

SECTION 23 - STORAGE INDUSTRIAL (M4) ZONE

23.1 PERMITTED RESIDENTIAL USES

- prohibited

23.2 PERMITTED NON-RESIDENTIAL USES

- recycling facility, motor vehicles
- storage depot
- (500-98-003) - police station
- accessory buildings, structures and uses to any permitted use

23.3 ZONE REQUIREMENTS - RESIDENTIAL USES

Not applicable.

23.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

- (a) LOT FRONTAGE (MINIMUM)** 30 metres
 - except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.
- (b) FRONT YARD (MINIMUM)** 60 metres
 - including the fence mentioned in Section 23.4 (f) herein.
- (c) EXTERIOR SIDE YARD (MINIMUM)** 60 metres
 - including the fence mentioned in Section 23.4 (f) herein.
- (d) REAR YARD (MINIMUM)** 9 metres
- (e) INTERIOR SIDE YARD (MINIMUM)** 9 metres
- (f) OPEN STORAGE OR PROCESSING OF MOTOR VEHICLES AS PART OF RECYCLING FACILITY - MOTOR VEHICLES**

No storage or processing of salvage shall be permitted unless:

- it is enclosed on all sides by a fence or

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wall that is not less than 3 metres in height and constructed of permanent opaque materials;

- any area located between the fence mentioned above, and the lot lines, or limit of the zone is used for no other purpose than landscaping; and,
- the motor vehicle storage or processing is completely screened from view of the adjacent streets by the fence or wall above or trees.

For the purpose of this subsection, a fence or wall shall not be considered a building or structure.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

