

	Lot Area (zdef.html#la) (min)	Lot Frontage (zdef.html#lf) (min)	Front Yard (zdef.html#yf) (min)	Exterior Side Yard (zdef.html#yse) (min)	Interior Side Yard (zdef.html#ysi) (min)
18.6 For Institutional Uses	Refer to Regulations for the INST - Institutional Zone				

M1 - General Industrial

In any General Industrial (M1) Zone, no land shall be used and no *building* (zdef.html#building) or *structure* (zdef.html#structure) shall be erected or used except in accordance with the following provisions:

19.1 Permitted Uses (By-law 95-2003 (./pdfs/bylaws/95-2003.pdf)):

an *adult entertainment parlour* (zdef.html#adult)

an *assembly hall* (zdef.html#ah)

an *automotive use* (zdef.html#auto)

a *bulkfuel storage* (zdef.html#fs) establishment

a *business or professional office* (zdef.html#bpo), including an information processing use

a *caterer's establishment* (zdef.html#ce)

a *communications and broadcasting establishment* (zdef.html#cbe)

a *contractor or tradesman establishment* (zdef.html#cte)

a *hotel or motel* (zdef.html#hm)

an *industrial use* (zdef.html#iu)

a *lumber yard*

an *machine shop* (zdef.html#ms)

a nursery school (zdef.html#ns) with no outdoor play area

an public storage unit (zdef.html#psu)

a recreational establishment (zdef.html#re)

a recycling depot (zdef.html#rd)

a repair, service or rental establishment, excluding an automotive use (zdef.html#auto) and a personal service shop (zdef.html#pss)

a research and development use

a restaurant (zdef.html#restaurant)

a training facility (zdef.html#tf) By-law 2020-047 (./pdfs/bylaws/2020-047.pdf)

a truck or bus storage terminal (zdef.html#tbst)

a vehicle storage facility (zdef.html#vsf)

a welding shop (zdef.html#ws)

a accessory use (zdef.html#au) including office (zdef.html#office) and outdoor storage (zdef.html#os) uses

a accessory use (zdef.html#au) including office (zdef.html#office) a retail store (zdef.html#rs) or service establishment as an accessory use (zdef.html#au) on the same lot (zdef.html#lot) and occupying less than 20% of the main level floor area (zdef.html#fa) of the premises occupied by the primary use

19.2 Prohibited Uses:

an abattoir or meat packing plant

animal research

asbestos products manufacturing

an asphalt or concrete batching plant, including a portable asphalt plant (zdef.html#pap)

bone boiling, blood boiling, blood drying, rendering

explosives manufacturing

fish products processing, oil extraction from fish and animal matter

hide processing
a junk, scrap or wrecking yard and a <i>salvage yard</i> (zdef.html#sy) but excluding a <i>recycling depot</i> (zdef.html#rd)
manufacturing and storage of animal and fish matter fertilizers
medical waste storage and disposal
a nuclear power plant or other facility involving nuclear power
petroleum refining
a pulp and paper mill
a primary metal industry
research and development related to any prohibited use
a sugar refinery
a vegetable oil mill

19.3 Regulations (By-law 122-2001 (./pdfs/bylaws/122-2001.pdf); By-law 95-2003 (./pdfs/bylaws/95-2003.pdf); By-law 5-2015 (./pdfs/bylaws/5-2015.pdf)):

Lot Area (zdef.html#la) (min)	Lot Frontage (zdef.html#lf) (min)	Front Yard (zdef.html#yf) (min)	Exterior Side Yard (zdef.html#yse) (min)	Interior Side Yard (zdef.html#ysi) (min)	Rear Yard (zdef.html#yr) (min)
2000 sq metres	30 metres	6 metres, which shall be landscaped with the exception of driveway areas	3 metres which shall be landscaped with the exception of driveway area	9 metres from a <i>side lot line</i> (zdef.html#ls) that <i>abuts</i> (zdef.html#abut) a D, ER, R, RM or INST Zone; 3 metres in all other cases	9 metres from a <i>rear lot line</i> (zdef.html#lr) that <i>abuts</i> (zdef.html#abut) a D, ER, R, RM or INST Zone; 6 metres in all other cases



Other Regulations (By-law 122-2001 (./pdfs/bylaws/122-2001.pdf); By-law 95-2003 (./pdfs/bylaws/95-2003.pdf); By-law 5-2015 (./pdfs/bylaws/5-2015.pdf); By-law 2022-053 (./pdfs/bylaws/2022-053.pdf)):

- *Outdoor storage* (zdef.html#os) areas, including a *vehicle storage facility* (zdef.html#vsf) and truck or bus terminal, shall be located to the rear of the front wall of the main building, but are not permitted in any *yard* (zdef.html#yard) that *abuts* (zdef.html#abuts) a D, ER, R, RM or INST Zone.
- *Outdoor storage* (zdef.html#os) or display areas, including a *vehicle storage facility* (zdef.html#vsf) and truck or bus terminal, will be screened by a wall, fence or planting in such a manner that the stored or displayed materials, products or *vehicles* (zdef.html#vehicle) are not visible from a *street* (zdef.html#street) or from a *lot* (zdef.html#lot) in a D, ER, R, RM or INST Zone.
- The outdoor display of new goods, including *vehicles* (zdef.html#vehicle), produced by or otherwise associated with an *industrial use* (zdef.html#iu) or *automotive use* (zdef.html#au) on the same *lot* (zdef.html#lot), is permitted in a *front yard* (zdef.html#yf) or an *exterior side yard* (zdef.html#yse), but only within a single area that is at least 6.0 metres from the *street line* (zdef.html#sl) and that occupies up to 20% of the *front yard* (zdef.html#yf) or *exterior side yard* (zdef.html#yse), as the case may be. Such display areas shall not be used for *outdoor storage* (zdef.html#os).
- Loading areas are not permitted in any *yard* (zdef.html#yard) that *abuts* (zdef.html#abut) a D, ER, R, RM or INST Zone.
- All required *yards* (zdef.html#yard) that *abuts* (zdef.html#abut) a D, ER, R, RM or INST Zone shall be landscaped.
- With the exception of a security post, all *accessory buildings* (zdef.html#ab) and *accessory structures* (zdef.html#structure) shall be located to the rear of the front wall of the main building.
- *Accessory buildings* (zdef.html#ab) and *accessory structures* (zdef.html#structure), excluding silos and tanks with a *height* (zdef.html#height) exceeding 4.3 metres, are subject to the following requirements:
 - a. *Lot Coverage* (zdef.html#cov) (maximum) 10%
 - b. *Height* (zdef.html#height) (maximum) 4.3 metres
 - c. *Side Yard* (zdef.html#ys) (minimum) 1.2 metres
 - d. *Rear Yard* (zdef.html#yr) (minimum) 1.2 metres
- An *adult entertainment parlour* (zdef.html#adult) is permitted only in a free-standing *structure* (zdef.html#structure) and shall be located no closer than 500 metres in a continuous path over the shortest distance from a residence or a Residential or Institutional Zone.
- Each of the following uses are permitted only as the sole use on a *lot* (zdef.html#lot), but one or more establishments may be devoted to the same use on the same *lot* (zdef.html#lot):

a. an *automotive use* (zdef.html#au)

b. a *contractor or tradesman establishment* (zdef.html#cte)

c. a *lumber yard*

- A *hotel or motel* (zdef.html#hm) is permitted only a *lot* (zdef.html#lot) that *abuts* (zdef.html#abut) Riddell Road, based on the current boundaries of the *lot* (zdef.html#lot), or the boundaries of the *lot* (zdef.html#lot) that existed on September 8, 2003.
- An *assembly hall* (zdef.html#ah) or a *restaurant* (zdef.html#restaurant) is permitted only if located on the same *lot* (zdef.html#lot) as a *hotel or motel* (zdef.html#hm), based on the current limits of the *lot* (zdef.html#lot) or the boundaries of the *lot* (zdef.html#lot) that existed on September 8, 2003.
- *Building* (zdef.html#building) used in conjunction with a *vehicle storage facility* (zdef.html#vsf) or truck or bus terminal shall have a minimum ground floor area of 464 square metres or a minimum *lot coverage* (zdef.html#lcov) of 5%, whichever is less.

OS1 - Open Space - Recreation

In any Open Space - Recreation (OS1) Zone, no land shall be used and no *building* (zdef.html#building) or *structure* (zdef.html#structure) shall be erected or used except in accordance with the following provisions:

20.1 Permitted Uses:

an apiary, arboretum, nursery garden or forest management operation

a *fairground* (zdef.html#fairground)

a *farm* (zdef.html#farm), but not including a *dwelling unit* (zdef.html#du)

a park

a *recreation use* (zdef.html#ru)

20.2 Regulations: