

SECTION 18 - INDUSTRIAL LIGHT ZONE (M1) REGULATIONS

18.1 General Use Regulations

No person shall within the M1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

18.1.1 Permitted Uses

- a) Automotive uses consisting of:
 - i) automobile repair garages;
 - ii) automobile washing establishments;
 - iii) automobile body shops and impound yards;
 - iv) tire repair shops;
- b) sales and rental facilities for:
 - i) home improvements and building supplies;
 - ii) lumber;
 - iii) bulk goods;
 - iv) equipment;
 - v) communication;
- c) yard and shop facilities for, contractors, tradesman, machinists or welders, public utilities, appliance and machinery repairs;
- d) facilities for light manufacturing, laboratories, facilities for warehousing or storage uses;
- e) facilities for service shops;
- f) transportation and truck terminals;
- g) accessory uses including offices, showrooms, merchandising centres and retail store or wholesale outlets, cafeterias, outside storage and display of the sale of goods and materials, in accordance with subsection 4.37.

18.1.2 Permitted Buildings and Other Structures

- a) Buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, in accordance with 4.1 of the By-law.

18.1.3 Zone Provisions

Zone Provision	Requirement
Minimum Lot Area	1,400 m ² (15,069.96 ft ²)
Minimum Lot Frontage	30 m (98.42 ft)
Maximum Lot Coverage	50 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	20 %
Maximum Building Height	10 m (32.80 ft)
Minimum Front Yard	9 m (29.52 ft)
Minimum Interior Side Yard	6 m (19.68 ft)
Minimum Exterior Side Yard	6 m (19.68 ft)
Minimum Rear Yard	10 m (32.80 ft)

18.2 Exceptions

The special regulations contained in subsection 18.2 shall apply to the area or areas defined below.

18.2.1 Defined Area M1-1 as shown on Schedule "A", Map 28 to this By-law

- a) **Permitted Uses**
A retail store in addition to uses permitted in subsection 18.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 18.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 18.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-1.

18.2.2 Defined Area M1-2 and M1-2(h) as shown on Schedule "A", Map 34 to this By-law

- a) **Permitted Uses**
The existing uses only for those lands zoned M1-2(h) and a waste transfer station, a recycling facility, a sand blasting operation, an asphalt plant, a ready-mix plant, an establishment for the manufacture of concrete products and uses accessory to the foregoing permitted uses.
- b) **Permitted Buildings and Structures**
Existing buildings and structures only for lands zoned M1-2(h). Buildings and structures for the permitted uses in the M1-2 Zone.
- c) **Zone Provisions**
All lot and building requirements in the M1-2(h) Zone shall be as they existed on the date of adoption of this By-law. All lot and building requirements for the M1-2 Zone shall be in accordance with subsection 18.1.3 of this By-law except that the minimum yard setbacks shall be in accordance with the approved site plan.
- d) **Holding Provisions**
On those lands zoned M1-2(h) the (h) symbol may be removed once site plan agreements are in place and the criteria established in the Official Plan have been satisfied.
- e) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-2.

18.2.3 Defined Area M1-3 as shown on Schedule "A", Map 38 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 18.1.1 of this By-law.
- b) **Permitted Buildings and Structures**
Buildings and structures permitted in subsection 18.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 18.1.3 of this By-law except for the following:
 - i) Minimum Lot Area 700 m² (7,534.98 ft²);
 - ii) Minimum Lot Frontage 18 m (59.05 ft);
 - iii) Minimum Front Yard 6 m (19.68 ft);
 - iv) Minimum Exterior Side Yard 8.8 m (28.87 ft).
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-3.

18.2.4 Defined Area M1-4 as shown on Schedule "A", Map 38 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 18.1.1 of this By-law.
- b) **Permitted Buildings and Structures**
Buildings and structures permitted in subsection 18.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 18.1.3 of this By-law except for the following:
 - i) Minimum Lot Area 700 m² (7,534.98 ft²);
 - ii) Minimum Lot Frontage 18 m (59.05 ft);
 - iii) Minimum Front Yard 6 m (19.68 ft);
 - iv) Minimum Exterior Side Yard 8.8 m (28.87 ft);
 - v) Minimum Rear Yard 3 m (9.84 ft).
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-4.

18.2.5 Defined Area M1-5 as shown on Schedule "A", Map 38 to this By-law

- a) **Permitted Uses**
Fish processing in addition to the uses permitted in subsection 18.1.1 of this By-law.
- b) **Permitted Buildings and Structures**
The existing buildings only for the fish processing use and buildings and structures permitted in subsection 18.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 18.1.3 of this By-law except that the minimum lot frontage shall be 29 m (95.14 ft).
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-5.

18.2.6 Defined Area M1-6 as shown on Schedule "A", Map 38 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 18.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 18.1.2 of this By-law.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 18.1.3 of this By-law except for the following:

i)	Minimum Lot Area	700 m ² (7,534.98 ft ²);
ii)	Minimum Lot Frontage	18 m (59.05 ft);
iii)	Minimum Exterior Side Yard	9 m (29.52 ft);
v)	Minimum Rear Yard	3 m (9.84 ft).

d) **Other**

In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-6.

18.2.7 Defined Area M1-7 as shown on Schedule "A", Map 43 to this By-law

a) **Permitted Uses**

- i) the existing single unit detached dwelling;
- ii) a manufacturing industry;
- iii) a service shop;
- iv) a storage industry;
- v) a communications facility;
- vi) a contractor's or tradesman's shop;
- vii) a dry cleaning and/or laundry establishment;
- viii) a parking lot;
- ix) a public garage;
- x) an open storage area, a retail store or wholesale area, an office area or any other use accessory to any of the above permitted uses.

b) **Permitted Buildings and Structures**

Buildings and structures permitted in subsection 18.1.2 of this By-law.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 18.1.3 of this By-law.

d) **Other**

In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-7.

18.2.8 Defined Area M1-8 as shown on Schedule "A", Map 52 to this By-law

a) **Permitted Uses**

The operation of a second hand goods dealer and salvage shop and yard and tree trimming removal services and accessory uses in addition to the uses permitted in the M1 Zone as indicated in subsection 18.1.1 of this By-law.

- b) **Permitted Buildings and Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 18.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M1 shall also apply to lands zoned M1-8.

18.2.9 Defined Area M1-9 and M1-9 (h) as shown on Schedule "A", Map 61 to this By-law

- a) **Permitted Uses**
The existing use of a concrete manufacturer associated with cemeteries and a pet crematorium with a maximum manufacturer's design safe load capacity of 300 lbs in addition to a retail store and showroom associated with the pet crematorium use.
- b) **Permitted Buildings and Structures**
All other buildings and setback provisions of an M1 Zone apply.
- c) **Other**
Prior to any use other than the existing concrete manufacturer associated with cemeteries being permitted, the following requirements shall be met:
 - i) no outside storage of any materials for any use is permitted unless it is enclosed by a privacy fence or screened chain link fence at least 1.8 m (6 ft) in height;
 - ii) all existing vehicle accesses, parking areas and storage areas shall be improved, and maintained, with a hard surface such as concrete, asphalt or similar material approved by the Corporation of the Municipality of Leamington;
 - iii) privacy fencing shall be provided along the property boundaries to the satisfaction of the Corporation of the Municipality of Leamington or provide landscaping according to a landscape plan submitted to and approved by the Corporation of the Municipality of Leamington.