

SECTION 31 SUBURBAN INDUSTRIAL ZONE (SI)

31.1 PERMITTED USES

The following uses are permitted provided that municipal piped water is available to the lot:

Amended by
B/L 2-1986

- automotive gas bar
- automotive sales establishment
- automotive service station
- bakery
- body repair shop
- building supply outlet
- bulk fuel distribution station
- bus depot
- car rental agency
- car wash
- community bake shop
- dry cleaning plant

Amended by
B/L 134-2002

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- equipment rental establishment
- furniture showroom
- industrial centre containing two or more uses permitted in this Section
- light industrial uses including an accessory retail use provided such retail use is located in the same building as the main use and provided that the gross floor area of the retail use does not exceed 10% of the gross floor area of the industrial use or 185.0 square metres, whichever is the lesser
- office accessory to a permitted use in this Section
- office legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- open storage
- public utility
- radio or television station studio
- radio or television transmitting station
- retail store legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- service shop
- truck depot
- veterinary clinic
- warehouse
- welding shop
- buildings, structures, or uses accessory to a permitted use in this Section

31.2 REGULATIONS

In addition to the Regulations of Section 5, the following regulations shall apply to the Suburban Industrial Zone (SI):

31.2.1 Minimum Lot Area:

1,850.0 square metres

31.2.2 Minimum Lot Frontage:

30.0 metres

SECTION 32 LIGHT INDUSTRIAL ZONE (LI)

32.1 PERMITTED USES

Added by
By-law 33-2000

- animal shelter

Amended by
B/L 2-1986

- automotive gas bar
- automotive sales establishment
- automotive service station
- bakery
- bank
- body repair shop
- building supply outlet
- bulk fuel distribution station
- bus depot
- car rental agency
- car wash
- community bake shop
- dry cleaning plant

Amended by
B/L 134-2002

-
- equipment rental establishment
- fraternal organization
- furniture showroom
- industrial centre containing two or more uses permitted in this Section
- light industrial use including an accessory retail use provided such retail use is located in the same building as the main use and provided that the gross floor area of the retail use does not exceed 10% of the gross floor area of the industrial use or 185.0 square metres, whichever is the lesser
- office accessory to a permitted use in this Section
- office legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- open storage
- private club
- public recreation
- public utility
- radio or television station studio
- radio or television transmitting station
- restaurant
- retail store legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- retail warehouse
- service shop
- truck depot
- veterinary clinic
- warehouse
- welding shop
- wholesale store
- buildings, structures, or uses accessory to a permitted use in this Section

32.2 REGULATIONS

In addition to the Regulations of Section 5, the following regulations shall apply to the Light Industrial Zone (LI):

32.2.1	<u>Minimum Lot Frontage:</u>
Amended by B/L 188-1986	6.0 metres
32.2.2	<u>Minimum Front Yard:</u>
	6.0 metres
32.2.3	<u>Minimum Exterior Side Yard:</u>
	6.0 metres for each exterior side yard
32.2.4	<u>Minimum Interior Side Yard:</u>
	1.0 metres for each interior side yard, provided however:
	<ul style="list-style-type: none"> i) where a main building is attached to an adjacent main building with a party wall, there shall be no interior side yard requirements along the party wall ii) where a use abuts a Residential Zone, then a minimum interior side yard abutting such zone shall be 3.0 metres iii) where windows of a building face the interior side yard then an interior side yard of 1.0 metres for each 3.0 metres or portion thereof, of building height shall be provided
32.2.5	<u>Minimum Rear Yard:</u>
Amended by B/L 2-1986	7.5 metres except where the rear lot line abuts a street allowance, then a minimum rear yard of 6.0 metres shall be required.
32.2.6	<u>Maximum Height:</u>
Amended By B/L 209-1990	Shall not exceed either 17.0 metres or 4 storeys
32.2.7	<u>Maximum Number of Main Uses and Main Buildings Per Lot:</u>
	<ul style="list-style-type: none"> a) Uses: <ul style="list-style-type: none"> one only b) Buildings: <ul style="list-style-type: none"> No maximum, provided that a minimum distance of 6.0 metres separates each main building.
32.2.8	<u>Separation Distance from a Dwelling Unit:</u>
Amended by B/L 2-1986 Amended by B/L 134-2002	No light industrial use shall be located closer than 7.5 metres to any dwelling unit, or to any Residential Zone.
32.2.9	<u>Buffering</u>
Amended by B/L 2-1986 Amended by B/L 7-2005	A privacy fence and/or buffer strip with a minimum height of 1.8 metres shall be constructed along each lot line that is not a street line, abutting a Residential Zone and along each lot line abutting a lane which abuts a Residential Zone.

32.2.10

Fuel Pump Island Location:

Amended by
B/L 2-1986

Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage, facility, in any part of a required front or interior or exterior side yard provided that:

- a) the minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.

32.2.11

Stacking Lanes for a Car Wash:

Every car wash shall provide a minimum of five vehicular waiting spaces for each washing bay with each space measuring 3.0 metres in width and 6.0 metres in length for each washing bay.

32.2.12

Special Regulations for an Animal Shelter

Added by
By-law 33-2000

- a) the use of an outdoor run shall be restricted to the hours between 8:00 a.m. and 6:00 p.m.

SECTION 33 LIGHT INDUSTRIAL PARK ZONE (LIP)

33.1 PERMITTED USES

Added by
By-law 33-2000

Amended by
B/L 2-1986

- animal shelter
- automotive gas bar
- automotive sales establishment
- automotive service station
- bakery
- bank
- body repair shop
- building supply outlet
- bulk fuel distribution station
- bus depot
- car rental agency
- car wash
- community bake shop
- dry cleaning plant

Amended by
B/L 134-2002

-
- equipment rental establishment
- fraternal organization
- furniture showroom
- industrial centre containing two or more uses permitted in this Section
- light industrial uses including an accessory retail use provided such retail use is located in the same building as the main use and provided that the gross floor area of the retail use does not exceed 10% of the gross floor area of the industrial use or 185.0 square metres, whichever is the lesser
- office accessory to a permitted use in this Section
- office legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- open storage
- private club
- public recreation
- public utility
- radio or television station studio
- radio or television transmitting station
- restaurant
- retail store legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- retail warehouse
- service shop
- truck depot
- veterinary clinic
- warehouse
- welding shop
- wholesale store
- buildings, structures, or uses accessory to a permitted use in this Section

33.2 REGULATIONS

In addition to the Regulations of Section 5, the following regulations shall apply to the Light Industrial Park Zone (LIP):

33.2.13

Stacking Lanes for a Car Wash:

Every car wash shall provide a minimum of five vehicular waiting spaces for each washing bay with each space measuring 3.0 metres in width and 6.0 metres in length.

33.2.14

Special Regulations for an Animal Shelter

Added by
By-law 33-2000

- a) the use of an outdoor run shall be restricted to the hours between 8:00 a.m. and 6:00 p.m.

SECTION 34 HEAVY INDUSTRIAL ZONE (HI)

34.1 PERMITTED USES

- Added by
By-law 33-2000
- Amended by
B/L 2-1986
- Amended by
B/L 134-2002
- animal shelter
 - automotive gas bar
 - automotive service station
 - automotive wrecking establishment
 - bakery
 - bank
 - body repair shop
 - building supply outlet
 - bulk fuel distribution station
 - bulk fuel storage facilities
 - bus depot
 - car rental agency
 - car wash
 - community bake shop
 - dry-cleaning plant
 -
 - equipment rental establishment
 - fraternal organization
 - furniture showroom
 - heavy industrial use
 - industrial centre containing two or more uses permitted in this Section
 - light industrial uses including an accessory retail use provided such retail use is located in the same building as the main use and provided that the gross floor area of the retail use does not exceed 10% of the gross floor area of the industrial use or 185.0 square metres, whichever is the lesser
 - office accessory to a permitted use in this Section
 - office legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
 - open storage
 - private club
 - private industrial waste disposal accessory to a permitted use in this Section to dispose of waste created on the same site as the use
 - public recreation
 - public utility
 - radio or television station studio
 - radio or television transmitting station
 - restaurant
 - retail store legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
 - retail warehouse
 - salvage yard
 - service shop
 - truck depot
 - veterinary clinic
 - warehouse
 - welding shop
 - wholesale store
 - buildings, structures, or uses accessory to a permitted use in this Section

34.2 REGULATIONS

In addition to the Regulations of Section 5, the following regulations shall apply to the Heavy Industrial Zone (HI):

34.2.1 Minimum Lot Area:

- a) lots without municipal piped water and without municipal sewage disposal:
1.0 hectare
- b) lots with municipal piped water but without municipal sewage disposal:
1,850.0 square metres
- c) lots with municipal piped water and municipal sewage disposal:
450.0 square metres

Amended by
B/L 30-2001

34.2.2 Minimum Lot Frontage:

- a) lots without municipal piped water and without municipal sewage disposal:
60.0 metres
- b) lots with municipal piped water but without municipal sewage disposal:
30.0 metres
- c) lots with municipal piped water and municipal sewage disposal:
15.0 metres

34.2.3 Minimum Front Yard:

9.0 metres

34.2.4 Minimum Exterior Side Yard:

9.0 metres for each exterior side yard

34.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

34.2.6 Minimum Rear Yard:

Amended by
B/L 2-1986

7.5 metres except where the rear lot line abuts a street allowance, then a minimum rear yard of 9.0 metres shall be required.

34.2.7 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:
one only
- b) Buildings:
No maximum, provided that a minimum distance of 6.0 metres separates each main building.

34.2.8

Separation Distance from a Dwelling Unit:

Amended by
B/L 2-1986
Amended by
B/L 134-2002

a) No light industrial use shall be located closer than 7.5 metres from any dwelling unit, or to any Residential Zone.

Amended by
B/L 134-2002

b) No heavy industrial use including petroleum, propane or gaseous storage facilities not associated with an automotive service station or automotive gas bar shall be located closer than 7.5 metres from any dwelling unit, or to any Residential Zone.

34.2.9

Buffering:

Amended by
B/L 2-1986
Amended by
B/L 7-2005

A privacy fence and/or a buffer strip with a minimum height of 2.5 metres shall be provided and maintained along each lot line that is not a street line, abutting any zone and along each lot line abutting a lane which abuts any zone other than an Industrial Zone or Railway Zone.

34.2.10

Fuel Pump Island Location:

Amended by
B/L 2-1986

Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage, facility, in any part of a required front or interior or exterior side yard provided that:

a) the minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.

34.2.11

Stacking Lanes for a Car Wash:

Every car wash shall provide a minimum of five vehicular waiting spaces for each washing bay with each space measuring 3.0 metres in width and 6.0 metres in length.

34.2.12

Special Regulations for an Animal Shelter

Added by
By-law 33-2000

a) the use of an outdoor run shall be restricted to the hours between 8:00 a.m. and 6:00 p.m.

SECTION 35 EXTRACTIVE INDUSTRIAL ZONE (EI)

35.1 PERMITTED USES

- pit
- quarry
- wayside pit
- wayside quarry
- buildings, structures, or uses accessory to the permitted uses

35.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Extractive Industrial Zone (EI):

35.2.1 Minimum Front Yard:

30.0 metres

35.2.2 Minimum Exterior Side Yard:

30.0 metres

35.2.3 Minimum Interior Side Yard:

15.0 metres

35.2.4 Minimum Rear Yard:

Amended by 15.0 metres except where the rear lot lines abuts a street allowance, in
B/L 2-1986 which case a minimum rear yard of 30 metres shall be required.

35.2.5 Separation Distance from a Dwelling Unit:

No pit or quarry which involves blasting shall be located closer than 450.0 metres from the boundary of any land zoned to permit dwelling units.

No pit or quarry or wayside pit or quarry which does not involve blasting shall be located closer than 90.0 metres from the boundary of any land zoned to permit dwelling units.

SECTION 36 HARBOUR INDUSTRIAL ZONE (HRI)

36.1 PERMITTED USES

Amended by B/L 2-1986 Any use identified hereunder is permitted in the Harbour Industrial Zone (HRI) provided that access to the Harbour or navigable waters in the Harbour is essential to the operation of the use:

- automotive wrecking establishment
-
- fish processing plant
- heavy industrial use including but not limited to facilities for the underground and surface storage of petroleum and other gaseous products, grain elevators, pulp and paper mills, and coal storage facilities
- lighthouse
- light industrial use
- marina or marine facility
- office accessory to a use permitted in the HRI Zone
- office legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- public utility
- use permitted in the Railway Zone (RR)
- salvage yard
- seaplane base
- shipyard
- warehouse
- buildings, structures, or uses accessory to the permitted uses

Amended by B/L 134-2002

36.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Harbour Industrial Zone (HRI):

36.2.1 Minimum Lot Frontage or Water Frontage:

15.0 metres

36.2.2 Minimum Front Yard

Amended by B/L 2-1986 6.0 metres

36.2.3 Minimum Exterior Side Yard

Amended by B/L 2-1986 6.0 metres unless the exterior side yard abuts the water, then no exterior side yard shall be required

36.2.4 Minimum Interior Side Yard

Amended by B/L 2-1986 B/L 188-1986 3.0 metres unless the interior side yard abuts the water, then no interior side yard shall be required

36.2.5 Minimum Rear Yard

Amended by B/L 2-1986 7.5 metres unless the rear yard abuts the water, then no rear yard shall be required. Where the rear lot line abuts a street allowance then a minimum rear yard of 6.0 metres shall be required.

36.2.6 Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

No maximum, provided that a minimum distance of 6.0 metres separates each main building.

36.2.7 Buffering

Amended by
B/L 2-1986
Amended by
B/L 7-2005

A privacy fence and/or a buffer strip with a minimum height of 2.5 metres shall be provided and maintained along each lot line that is not a street line, abutting any zone and along each lot line abutting a lane which abuts any zone other than an Industrial or Railway Zone, provided however, that no part of the privacy fence and/or buffer strip shall be located along the Harbour Line.

36.2.8 Separation Distance from a Dwelling Unit:

Amended by
B/L 2-1986

No building or structure used for heavy industrial purposes or petroleum or gaseous storage facilities shall be located closer than 7.5 metres from a dwelling unit or from any Residential Zone.

SECTION 37 NEIGHBOURHOOD INSTITUTIONAL ZONE (NIN)

37.1 PERMITTED USES

- Added by
B/L 132-2002
- adult day care facility
- Amended by
B/L 2-1986
- day nursery
 - dwelling unit accessory to a use permitted in this Section
 - educational institution
 - park
 - public recreation
 - religious institution
 - buildings, structures, or uses accessory to a permitted use in this Section

37.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Neighbourhood Institutional Zone (NIN):

37.2.1 Minimum Lot Area:

- Amended by
B/L 25-1991
- a) lots without municipal piped water and without municipal sewage disposal:
2.0 hectares
 - b) lots with municipal piped water but without municipal sewage disposal:
4000.0 square metres
 - c) lots with municipal piped water and municipal sewage disposal:
450.0 square metres

37.2.2 Minimum Lot Frontage:

- Amended by
B/L 25-1991
- a) lots without municipal piped water and without municipal sewage disposal:
90.0 metres
 - b) lots with municipal piped water but without municipal sewage disposal:
30.0 metres
 - c) lots with municipal piped water and municipal sewage disposal:
15.0 metres

37.2.3 Minimum Front Yard:

7.5 metres

37.2.4 Minimum Exterior Side Yard:

7.5 metres for each exterior side yard

37.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

SECTION 38 COMMUNITY INSTITUTIONAL ZONE (CIN)

38.1 PERMITTED USES

- Added by
B/L 132-2002
- adult day care facility
- Amended by
B/L 2-1986
- community centre
 - community clinic
 - day nursery
 - dwelling unit accessory to a permitted use in this Section
 - educational institution
 - fire hall
 - fraternal organization
 - library
- Added by
B/L 239-2002
- long-term care facility
- Amended by
B/L 239-2002
- neighbourhood clinic
- Added by
B/L 239-2002
- park
 - police station
 - private club
 - religious institution
 - retirement residence
- buildings, structures, or uses accessory to a permitted use in this Section

38.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Community Institutional Zone (CIN):

38.2.1 Minimum Lot Area:

- Amended by
B/L 25-1991
- a) lots without municipal piped water and without municipal sewage disposal:
2.0 hectares
 - b) lots with municipal piped water but without municipal sewage disposal:
4000.0 square metres
 - c) lots with municipal piped water and municipal sewage disposal:
450.0 square metres

38.2.2 Minimum Lot Frontage:

- Amended by
B/L 25-1991
- a) lots without municipal piped water and without municipal sewage disposal:
90.0 metres
 - b) lots with municipal piped water but without municipal sewage disposal:
30.0 metres

- c) lots with municipal piped water and municipal sewage disposal:
15.0 metres

38.2.3 Minimum Front Yard:

7.5 metres

38.2.4 Minimum Exterior Side Yard:

7.5 metres for each exterior side yard

38.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

38.2.6 Minimum Rear Yard:

7.5 metres

38.2.7 Maximum Height:

Amended by
B/L 209-1990

11.0 metres

38.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:

one maximum

- b) Buildings:

No maximum, provided that a minimum distance of 6.0 metres separates each main building.

38.2.9 Buffering:

Amended by
B/L 2-1986
Amended by
B/L 7-2005

A privacy fence and/or a buffer strip with a minimum height of 1.6 metres shall be provided and maintained along each lot line that is not a street line, abutting any Residential Zone and along each lot line abutting a lane which abuts any Residential Zone.

38.2.10 Special Regulations for lots without municipal sewage disposal:

Amended by
B/L 25-1991

With the exception of an educational institution, all uses will be prohibited which require a septic tank capacity in excess of 6,819.0 litres, in total, per lot.

SECTION 39 MAJOR INSTITUTIONAL ZONE (MIN)

39.1 PERMITTED USES

- Added by B/L 132-2002
 - adult day care facility
- Amended by B/L 2-1986
 - cemetery
 - community centre
 - community clinic
 - correctional centre or penitentiary
 - crisis residence
 - day nursery
 - dwelling unit accessory to a permitted use in this Section
 - educational institution
 - fairgrounds
 - fire hall
 - fraternal organization
 - government building
 - group residence
 - hospital
 - institution of culture
- Added by B/L 13-2005
 - laboratory
- Added by B/L 239-2002
 - library
 - long-term care facility
- Amended by B/L 239-2002
 -
- Amended by B/L 13-2005
 - park
 - police station
 - private club
 - public recreation
 - religious institution
- Added by B/L 13-2005
 - research and development centre
- Added by B/L 239-2002
 - retirement residence
- Amended by B/L 25-1991
 - senior citizen dwelling only on lots with municipal piped water and municipal sewage disposal
 - buildings, structures, or uses accessory to a permitted use in this Section

39.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Major Institutional Zone (MIN):

39.2.1 Minimum Lot Area:

- Amended by B/L 2-1986
 - a) Senior citizen dwelling with piped municipal water and municipal sewage disposal:

900.0 square metres in total for the first seven units or portion thereof, plus 40.0 square metres for each additional unit.

Amended by
B/L 25-1991

- b) Uses other than a senior citizen dwelling:
 - i) lots without municipal piped water and without municipal sewage disposal:

2.0 hectares
 - ii) lots with municipal piped water but without municipal sewage disposal:

4000.0 square metres
 - iii) lots with municipal piped water and municipal sewage disposal:

450.0 square metres

39.2.2

Minimum Lot Frontage:

Amended by
B/L 25-1991

- a) Senior citizen dwelling with piped municipal water and municipal sewage disposal:

30.0 metres
- b) Uses other than a senior citizen dwelling:
 - i) lots without municipal piped water and without municipal sewage disposal:

90.0 metres
 - ii) lots with municipal piped water but without municipal sewage disposal:

30.0 metres
 - iii) lots with municipal piped water and municipal sewage disposal:

15.0 metres

39.2.3

Minimum Front Yard:

9.0 metres

39.2.4

Minimum Exterior Side Yard:

9.0 metres for each exterior side yard

39.2.5

Minimum Interior Side Yard:

3.0 metres for each interior side yard

39.2.6

Minimum Rear Yard:

Amended by
B/L 2-1986

9.0 metres

39.2.7

Maximum Height:

30.0 metres

39.2.8

Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:

no maximum

b) Buildings:

No maximum, provided that a minimum distance of 9.0 metres separates each main building.

39.2.9

Separation Distance for a Crisis Residence or a Group Residence:

No crisis residence or group residence shall be located closer than 240.0 metres from any other crisis residence or group residence.

39.2.10

Buffering:

Amended by
B/L 2-1986
Amended by
B/L 7-2005

A privacy fence and/or a buffer strip with a minimum height of 1.8 metres shall be provided and maintained along each lot line that is not a street line, abutting any Residential Zone and along each lot line abutting a lane which abuts any Residential Zone.

39.2.11

Special Regulations for lots without municipal sewage disposal:

Amended by
B/L 25-1991

With the exception of an educational institution; and the correctional centre located on the lands and premises more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of Lots 24 and 25, Concession III, S.K.R.; Lots 23, 24, 25 and the west half of Lot 22, Concession IV, S.K.R. and Lots 23, 24 and 25, Concession V, S.K.R.,

all uses will be prohibited which require a septic tank capacity in excess of 6,819.0 litres, in total, per lot.

SECTION 40 OPEN SPACE ZONE (OS)

40.1 PERMITTED USES

- Amended by
B/L 2-1986
- community centre
 - conservatory
 - golf course
 - greenhouse
 - historic park
 - institutions of culture
 - marina
 - marine facility
 - nursery
 - park
 - public recreation
 - ski resort
 - zoo
 - buildings, structures, or uses accessory to a permitted use in this Section

40.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Open Space Zone (OS):

40.2.1 Minimum Lot Frontage:

15.0 metres

40.2.2 Minimum Front Yard:

9.0 metres

40.2.3 Minimum Exterior Side Yard:

6.0 metres for each exterior side yard

40.2.4 Minimum Interior Side Yard:

3.0 metres for each interior side yard

40.2.5 Minimum Rear Yard:

9.0 metres

40.2.6 Maximum Height:

15.0 metres

40.2.7 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

No maximum, provided that a minimum distance of 6.0 metres separates each main building.

SECTION 41 AIRPORT ZONE (AIR)

41.1 PERMITTED USES

- airport
- bus depot
- car rental agency
- commercial parking lot
- flying school
- restaurant
- storage facilities for vehicles and aircraft, and facilities for storage of materials required for aircraft maintenance including fuel and related repair facilities
- tavern
- taxi stand
- buildings, structures, or uses accessory to a permitted use in this Section

41.2 REGULATIONS

In addition to the Regulations of Section 5, the following regulations shall apply to the Airport Zone (AIR):

41.2.1 Minimum Lot Frontage:

120.0 metres

41.2.2 Minimum Front Yard:

30.0 metres

41.2.3 Minimum Exterior Side Yard:

30.0 metres for each exterior side yard

41.2.4 Minimum Interior Side Yard:

30.0 metres for each interior side yard

41.2.5 Minimum Rear Yard:

30.0 metres

41.2.6 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

No maximum, provided that a minimum distance of 6.0 metres separate each main building.

SECTION 42 UTILITIES AND SERVICES ZONE (US)

42.1 PERMITTED USES

- electric power generating stations and main transformer stations
- private industrial waste disposal site
- private sewage lagoon facilities
- public sanitary landfill site
- public sanitary sewage treatment facilities
- public utility
- public water treatment facilities
- radio or television transmitting station
- transit depot
- buildings, structures, or uses accessory to a permitted use in this Section

42.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Utilities and Services Zone (US):

42.2.1 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

No maximum, provided that a minimum distance of 6.0 metres separate each main building.

42.2.2 Buffering:

Amended by
B/L 7-2005

A privacy fence and/or buffer strip with a minimum height of 1.8 metres shall be provided and maintained along each lot line that is not a street line, abutting a Residential Zone. In addition, no building or structure shall be erected closer than 15.0 metres from the boundary of any Residential Zone and along each lot line abutting a lane which abuts any Residential Zone.

SECTION 43 RAILWAY ZONE (RR)

43.1 PERMITTED USES

- rail corridors
- rail yards
- train station
- facilities for the repair, storage, and maintenance of rail equipment and machinery
- buildings, structures, or uses accessory to a permitted use in this Section

SECTION 44 HAZARD LAND ZONE (HL)

44.1

PERMITTED USES

- agriculture exclusive of buildings or structures
- flood control
- a park exclusive of buildings or structures
- uses accessory to the permitted uses

SECTION 45 FUTURE DEVELOPMENT ZONE (FD)

45.1 PERMITTED USES

Amended by B/L 2-1986 Buildings, structures or uses legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter.

45.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Future Development Zone (FD).

45.2.1 Minimum Lot Area:

Shall be the area of the lot as it exists on the effective date of this By-law.

45.2.2 Minimum Lot Frontage:

Shall be the frontage of the lot as it exists on the effective date of this By-law.

45.2.3 Minimum Front Yard

Added by B/L 2-1986 10.0 metres

45.2.4 Minimum Exterior Side Yard

Added by B/L 2-1986 10.0 metres

45.2.5 Minimum Interior Side Yard

Added by B/L 2-1986 10.0 metres

45.2.6 Minimum Rear Yard

Added by B/L 2-1986 10.0 metres

45.2.7 Maximum Height

Added by B-L 2-1986 10.0 metres