

SECTION 16 ZONE 10 AND ZONE 10a

16.1 Permitted Uses in Zone 10

Within a Zone 10, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

- 16.1.1 Any manufacturing, fabricating, processing, repair, storage, distribution or transportation operation, except for the following:
- ~~(a) a use designated as an offensive trade, business or manufacture by The Public Health Act, R.S.O. 1980 and amendments thereto;~~
 - ~~(b) a use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water carried wastes;~~
 - (a) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide
 - (b) the recycling of animal products or a rendering plant
 - (c) the recycling or refining of petroleum products
- 16.1.2 Veterinary Clinic
- ~~16.1.3 In connection with an industrial use, the residence of caretaker, supervisor or other such employee whose residence on the premises is essential, provided that the location of such residence shall have the approval of the Regional Medical Officer of Health and provided that such residence shall be an apartment, fully self-contained within a main building occupied by a permitted use, having a floor area of not less than 37 square meters and having a direct means of access by stairs and/or hallways.~~
- ~~The floor area of the residence shall not exceed the lesser of 100 square metres or 25% of the gross floor area of the building in which the residence is to be situate.~~
- 16.1.3 Contractor, building supplies dealer/outlet or sawmill
- 16.1.4 Trade School
- ~~16.1.6 Signs as accessory uses to the foregoing permitted uses in conformity with the regulations contained in subsection 6.15 of this By-law.~~
- 16.1.5 Uses accessory to the foregoing permitted uses, including:
- (a) outdoor storage
 - (b) retail sale of goods produced or stored on site
- 16.1.6 One refreshment vehicle or refreshment cart

16.1.7 Motor Vehicles sales, service and repair

16.1.8 Car Wash

16.2 Permitted Uses in Zone 10a

Within a Zone 10a, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

16.2.1 Any repair, storage, distribution or transportation operation, except for the following:

~~(a) a use designated as an offensive trade, business or manufacture by The Public Health Act, R.S.O., 1980 and amendments thereto;~~

~~(b) a use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke noise, fumes, vibration, refuse matter or water carried wastes;~~

(a) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide

(b) the recycling of animal products or a rendering plant;

(c) the recycling or refining of petroleum products;

(d) metal stamping.

~~16.2.2 Signs as accessory uses to the foregoing permitted uses in conformity with the regulations contained in subsection 6.15 of this By-law.~~

16.2.2 Car wash

16.2.3 Uses accessory to the foregoing permitted uses, including:

(a) outdoor storage

16.2.4 One refreshment vehicle or refreshment cart

16.3 Regulations

Within a Zone 10 or Zone 10a, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

16.3.1	All of the applicable regulations contained in Section 6 – General Regulations of this By-law.	
16.3.2	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres or the area of a Recognized Lot
	(b) With Municipal Sewer	695 square metres

16.3.3	Minimum Lot Width	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	22.5 metres
16.3.4	Front Yard Setback	7.6 metres
16.3.5	Exterior Side Yard Setback	6.0 metres
16.3.6	Minimum Side Yard (each side)	
	Equal to one-half (1/2) building height but in no case less than 4.5 metres. On any side where a Zone 10 or Zone 10a abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3 or Zone 4 Residential zone, the minimum side yard shall be 7.5 metres.	
16.3.7	Minimum Rear Yard	
	Equal to the building height but in no case less than 7.5 metres. In any zone where the rear yard of a Zone 10 or 10a abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, or Zone 4 Residential zone, no building, structure, outdoor storage or parking shall be permitted within 7.5 metres of the rear lot line. Where any rear yard abuts a railway right-of-way, no rear yard is required.	
16.3.8	Buffer Strips	
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along lot lines that abut a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3 or Zone 4 Residential zone.	
16.3.9	Maximum Building Height	Four (4) storeys
16.3.10	Maximum Lot Coverage (all buildings)	50% of total lot area
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along lot lines that abut a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3 or Zone 4 Residential zone.	
16.3.11	Off-Street Parking and Off-Street Loading	
	Off-street parking and off-street loading shall be provided in conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law.	
16.3.12	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and flankage exterior side yards in a Zone 10 or Zone 10a in accordance with the following regulation:	
	(a) that a landscaped strip of flowers, grass or shrubs, a minimum of 1.0 metres in width, shall be provided and maintained along and abutting the street, except at the location of the ingress and egress ramps.	
16.3.13	Outdoor Storage	
	All outdoor storage shall be located in the rear or side yard and shall not be located within 4.5 metres of any lot line.	
16.3.14	Main and Accessory Buildings	
	Notwithstanding any other provisions in this By-law, more than one main building shall be permitted on any lot in this zone and all buildings in Zone 10 or Zone 10a shall be considered to be main buildings.	

16.3.15	Notwithstanding any other provisions in this By-law, only those uses which qualify as “dry industry” shall be permitted where municipal sewers are not available to the subject property.
16.3.16	Retail Sale as Accessory Use
	Retail sales space shall be limited in size to 25% of the building area occupied by the permitted use to which it is accessory. Only one accessory retail outlet shall be permitted for each permitted use.