

16.1 USES PERMITTED

No person shall within any MR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the MR uses presented in Table 16.1:

TABLE 16.1: USES PERMITTED
<b>Residential Uses:</b>
<ul style="list-style-type: none"> <li>• not permitted;</li> </ul>
<b>Non-Residential Uses:</b>
<ul style="list-style-type: none"> <li>• an <i>animal shelter</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• an assembly plant;</li> </ul>
<ul style="list-style-type: none"> <li>• an <i>autobody repair shop</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a bus storage yard;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>contractor's shop or yard</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>dry cleaning establishment</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a fabricating plant;</li> </ul>
<ul style="list-style-type: none"> <li>• an <i>industrial mall</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>kennel</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a laundry plant;</li> </ul>
<ul style="list-style-type: none"> <li>• a lumber yard;</li> </ul>
<ul style="list-style-type: none"> <li>• a machine shop;</li> </ul>
<ul style="list-style-type: none"> <li>• a manufacturing plant;</li> </ul>
<ul style="list-style-type: none"> <li>• an <i>open storage use</i> in accordance with the provisions of Section 16.2.3 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a packaging plant;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>parking lot</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a printing plant;</li> </ul>
<ul style="list-style-type: none"> <li>• a processing plant;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>public garage</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a public <i>use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a scientific research and development establishment;</li> </ul>

TABLE 16.1: USES PERMITTED	
	<ul style="list-style-type: none"> <li>a self storage warehouse;</li> </ul>
	<ul style="list-style-type: none"> <li>a <i>service shop</i>;</li> </ul>
	<ul style="list-style-type: none"> <li>a <i>warehouse</i>;</li> </ul>
	<ul style="list-style-type: none"> <li>a retail or wholesale outlet, a business office or an <i>eating establishment accessory</i> to a permitted use;</li> </ul>

## 16.2 ZONE PROVISIONS

No person shall within any MR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 16.2:

TABLE 16.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Area:</b> Minimum	<b>600 m<sup>2</sup></b> (6,458.5 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Depth,</b> Minimum	<b>30 m</b> (98.4 ft)
<b>Lot Coverage,</b> Maximum	40% of <i>lot area</i>
<b>Front Yard,</b> Minimum Depth <b>Exterior Side Yard,</b> Minimum Width	<b>15 m</b> (49.2 ft), provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting <i>such front yard</i> or <i>exterior side yard</i> are zoned Residential or FD, the minimum <i>front yard</i> and <i>exterior side yard</i> shall be <b>18 m</b> (59.1 ft)
<b>Rear Yard,</b> Minimum Depth	<b>7.5 m</b> (24.6 ft), provided that where the <i>rear lot line</i> is the boundary line between an MR Zone and a Residential or FD Zone, the minimum <i>rear yard</i> shall be <b>15 m</b> (49.2 ft).
<b>Interior Side Yard,</b> Minimum Width	<b>3 m</b> (9.8 ft), provided that where the <i>side lot line</i> is the <i>boundary line</i> between an MR Zone and a Residential or FD Zone, the minimum <i>interior side yard</i> shall be <b>10 m</b> (32.8 ft)
<b>Setback,</b> Minimum Distance from the Centreline of an Arterial Road <b>Allowance</b> as shown on Schedule 'C'	<b>27.5 m</b> (90.2 ft)
<b>Setback,</b> All other streets	<b>25 m</b> (82 ft), provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting the MR Zone are designated as a Residential or FD Zone, then the required <i>setback</i> opposite such zone is increased by an additional <b>5 m</b> (16.4 ft).
<b>Landscaped Open Space,</b> Minimum	10% of the <i>lot area</i>

TABLE 16.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Height of Building, Maximum	15 m (49.2 ft), provided that if any portion of a <i>building</i> or <i>structure</i> is erected above a <i>height</i> of 15 m (49.2 ft), such <i>building</i> or <i>structure</i> must be set back from the centreline of the abutting <i>street</i> or from the <i>front, side</i> or <i>rear lot line</i> , as the case may be, in addition to the minimum requirements of this By-law, a further distance of 0.5 m (1.6 ft) for each metre by which such <i>building</i> or <i>structure</i> is erected above a <i>height</i> of 15 m (49.2 ft).
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5.

### 16.2.1 SETBACK ADJACENT TO A SENSITIVE LAND USE

Notwithstanding the provision of Table 16.2 to the contrary, where an MR zone abuts any residential, FD, IN1, IN2 or OS2 zone, then the *yard* so abutting such zone shall have a minimum depth of 20 m (65.6 ft) and be used for no other purpose than landscaping or visitor parking.

### 16.2.2 USE OF FRONT AND EXTERIOR SIDE YARD

Required *front* and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for visitor parking areas.

### 16.2.3 OPEN STORAGE

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main *building* provided that:

- 16.2.3.1 such *open storage* is accessory to the use of the *main building* on the *lot*;
- 16.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 16.2.3.3 such *open storage* does not cover more than 30% of the *lot area* nor exceed twice the *ground floor area* of the *main building* on the *lot*;
- 16.2.3.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a fence; and

- 16.2.3.5 the fence described in the foregoing subsection is at least **1.5 m** (4.9 ft) in *height* from the ground and is of permanent masonry, wood and/or rigid plastic construction with a ratio of voids to solids not greater than 50% of such length of fence as may be required so that the storage area is not visible, from a *street* adjoining the *lot* or along any line of sight that is perpendicular to the centreline of such *street*.

16.3 SPECIAL PROVISIONS