

13.1 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 13.1:

TABLE 13.1: USES PERMITTED
Residential Uses:
<ul style="list-style-type: none"> • not permitted;
Non-Residential Uses:
<ul style="list-style-type: none"> • an <i>animal kennel</i>; • an <i>animal shelter</i>; • an assembly plant; • an <i>automobile body repair shop</i>; • a bus storage yard; • a <i>contractor's shop or yard</i>; • a <i>dry cleaning establishment</i>; • a fabricating plant; • an industrial mall; • a laundry shop; • a lumber yard; • a machine shop; • a manufacturing plant; • a municipal recreation and multi-use facility; • an <i>open storage</i> use of goods or materials if <i>accessory</i> to a <i>use permitted</i> in the MR Zone; • a packaging plant; • a <i>parking lot</i>; • a printing plant; • a processing plant;

• a <i>public garage</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.22;
• a retail building supply establishment;
• a retail outlet, a business office or an <i>eating establishment accessory to a permitted use</i> ;
• a scientific research establishment;
• a <i>service shop</i> ;
• a <i>warehouse</i> ;
• a <i>wholesale outlet</i> ;

(Amended by By-Law 17-4949)

13.2 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 13.2:

TABLE 13.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area: Minimum	600 m² (6,458.5 ft ²)
Lot Frontage: Minimum	20 m (65.6 ft)
Lot Depth, Minimum	30 m (98.4 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	15.0 m (49.2 ft) provided that where the lands adjoining the opposite side of that portion of the street abutting such <i>front yard</i> or <i>exterior side yard</i> are designated as a Residential or Development Zone, the minimum <i>front yard</i> and <i>exterior side yard</i> shall be 25.0 m (82.0 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft) provided that where the rear lot line is the boundary line between a MR Zone and a Residential or Development Zone, the minimum rear yard shall be 15.0 m (49.2 ft).

Interior Side Yard, Minimum Width	3 m (9.8 ft) provided that where the <i>side lot line</i> is the boundary line between an MR Zone and a Residential or Development Zone, the minimum interior <i>side yard</i> shall be 10.0 m (32.8 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'B'	28 m (91.9 ft)
Setback, All other streets	25.0 m (82.0 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 Development Zone, then the required <i>setback</i> opposite such zone is increased by the addition of 5 m (16.4 ft) .
Setback, Minimum Distance from Property Boundary of Highway 401	14 m (45.9 ft)
Lot Coverage for All Buildings, Maximum	50% of the <i>lot area</i>
Landscaped Open Space, Minimum	10% of the <i>lot area</i>
Height of Building, Maximum	15.0 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 or 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) .
Property Abutting a Railway	Notwithstanding any other provisions of this By-Law to the contrary, where any <i>lot line</i> or portion thereof abuts a railway right-of-way, the minimum interior <i>side yard</i> or <i>rear yard setback</i> shall be 3.0 m (9.8 ft) .
Use of Front and Exterior Side Yards	Required front and <i>exterior side yards</i> shall be kept open and unobstructed by any <i>structure</i> or <i>parking area</i> for <i>motor vehicles</i> , except for visitor <i>parking areas</i> .
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.

13.2.1 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:

- 13.2.1.1 such *open storage* is *accessory* to the use of the *main building* on the lot;
- 13.2.1.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 13.2.1.3 such *open storage* shall not cover more than 30% of the *lot area*, not exceed twice the ground floor area of the *main building* on the *lot*;
- 13.2.1.4 such *open storage* shall be enclosed within a closed masonry, wooden, rigid plastic and/or metal fence at least **1.8 m** (6.0 ft) in *height* from the ground, and constructed of new materials and in such a manner as to ensure that the *open storage* use is visibly screened from the *street line* and any abutting residential *use*.

(Amended by By-Law 10-4592)

13.3 SPECIAL PROVISIONS13.3.1 LOCATION: OAKWOOD STREET, MR-1

- 13.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MR-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- all *uses* permitted in Section 13.1 to this By-Law;
 - a cartage, express or *truck transportation terminal*;
 - a retail outlet consisting of a used truck dealership *accessory* to a *permitted use*.

- 13.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MR-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 13.3.1.2.1 That all the provisions of the MR Zone in Section 13.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

13.3.2 LOCATION: BLOCK 1, REGISTERED PLAN 41M-129, MR-2

Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any MR-2 Zone use any *lot*, or *erect*, *alter* or use any *i* or *structure* for any purpose except for the following:

13.3.2.1 INDUSTRIAL USES

all *uses permitted* in Section 13.1 to this By-Law excluding:
a *contractor' shop or yard*.

HIGHWAY COMMERCIAL USES

an automobile dealership or leasing establishment;
an *automobile service station*;
an automobile supply establishment;
a *commercial school*;
a computer, electronics or data processing service;
a convenience retail store;
a courier service;
an *eating establishment*;
an *eating establishment*, drive-in;
an *eating establishment*, take out;
a *hotel or motel*;
a household power equipment sales and service establishment;
an office supply and sales establishment;
a photocopy and blueprinting establishment;
a *public garage*;
a rental and service establishment;
a *veterinarian clinic*.

(Amended by By-Law 04-4189)

13.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MR-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.2.2.1 SPECIAL PROVISIONS FOR INDUSTRIAL USES

Any construction of new *buildings*, addition to a *building* or *structure* or the redevelopment of the lands for industrial purposes shall be undertaken in accordance with the relevant provisions of the MR Zone and/or any other relevant provisions of this By-law.

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13.3.2.2.2 SPECIAL PROVISIONS FOR HIGHWAY COMMERCIAL USES

Any construction of new *buildings*, addition to a *building* or *structure* or the redevelopment of the lands for highway service commercial purposes shall be undertaken in accordance with the relevant provisions of the HC Zone and/or any other relevant provisions of this By-law.

13.3.2.2.3 That all the provisions of the MR-2 Zone in Section 13.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

13.3.3 LOCATION: 40 SAMNAH CRESCENT, MR-3

13.3.3.1 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any MR-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

INDUSTRIAL USES

all *uses* permitted in Section 13.1 to this By-Law.

HIGHWAY COMMERCIAL USES

a motor vehicle dealership.

13.3.3.2 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any MR-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.3.2.1 SPECIAL PROVISIONS FOR INDUSTRIAL USES

Any construction of new *buildings*, addition to a *building* or *structure* or the redevelopment of the lands for industrial purposes shall be undertaken in accordance with the relevant provision of the MR zone and/or any other relevant provisions of this By-Law.

13.3.3.2.2 SPECIAL PROVISIONS FOR HIGHWAY COMMERCIAL USES

Any construction of new *buildings*, addition to a *building* or *structure* or the redevelopment of the lands for highway service commercial purposes shall be undertaken in accordance with the relevant provision of the HC zone and/or any other relevant provisions of this By-Law.

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13.3.3.2.3 That all provisions of the MR Zone in Section 13.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 14-4709)

13.3.4 **LOCATION: VICTORIA STREET, MR-4 (KEY MAPS 25 & 26)**

13.3.4.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any MR-4 Zone *use any lot or erect, alter or use any building or structure* for any purpose except for the following:

- all uses permitted in Section 13.1 of this By-law;*
- an eating establishment;*
- a microbrewery;*
- a banquet hall*

13.3.4.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any MR-4 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.4.2.1 Rear Yard (Deck Only)

Minimum Depth **1.5 m (4.9 ft.)**

13.3.4.3 That all the provisions of the MR Zone in Section 13.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5219)

13.3.5 **LOCATION: 160 CARNEGIE STREET, MR-5 (KEY MAP 22)**

13.3.5.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any MR-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

- all uses permitted in Section 13.1 to this By-law;*
- a business or professional office*

(Added by By-Law 23-5258)

13.3.5.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MR-5 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

13.3.5.2.1 Total *Gross Floor Area* of a *Business or Professional Office*

Minimum **371.6 m²** (4,000 ft²).

13.3.5.2.3 That all the provisions of the MR Zone in Section 13.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 23-5258)