
SECTION 15
RESTRICTED INDUSTRIAL ZONE (M1)

No person shall hereafter use any lands or erect, alter, enlarge or use any building or structure in a Restricted Industrial (M1) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

15.1 PERMITTED USES

- only those industrial uses which are able to comply with high environmental standards and are not likely to be obnoxious, or dangerous by reason of fire, explosion, vibrations, noise, dust, smoke, or odour. Subject to this qualification, the following non-residential uses are permitted:
 - assembly plant;
 - automobile body shop;
 - automobile sales and service;
 - bottling and food packaging plant;
 - cartage, express or transport terminals, trucking yards;
 - commercial garages, automobile service stations;
 - construction equipment yards;
 - custom workshops;
 - dairy;
 - eating establishments;
 - educational and/or training facilities; (By-law 2001-18)
 - farm machinery sales and service;
 - fuel retail and storage facility;
 - heavy equipment sales and service;
 - kennels;
 - lumber yards and lumber mills;
 - manufacturing plant;
 - mobile homes and modular homes construction and sales;
 - office of a consulting engineer or some other office use directly supportive of industry;
 - recreational vehicle sales and service;
 - retail outlet, a wholesale outlet or business office accessory to a permitted use;
 - self storage warehouse;
 - service industries such as building supply centre, building contractor shops, feed and fuel yards, machine shops, bulk storage, nursery or garden supply centre, printer or publisher, dry cleaning or laundry plant;
 - warehouse;
 - wholesale establishments;
 - uses accessory to the foregoing.

15.2 ZONE PROVISIONS

(i)	Minimum Lot Area	557.40 m ²	6,000 ft. ²
(ii)	Minimum Lot Frontage	18.29 m	60 ft.
(iii)	Minimum Yard Dimensions		
	- front (depth)	6.10 m	20 ft.
	- rear (depth)	6.10 m.	20 ft.
	- Where the side or rear lot line is the boundary line between an Industrial zone and a Residential, Commercial or Development Zone, the minimum interior side or rear yard opposite such zone shall be doubled.		
	- Notwithstanding any other provision of this By-law to the contrary, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required.		
	- exterior side (width)	6.10 m	10 ft.
	- Where the lands adjoining the opposite side of that portion of the street abutting a front or exterior side yard are designated as a Residential or Development zone, the minimum front yard depth or exterior side yard width opposite such Zone shall be increased by an additional 9.14 m (30 ft.).		
	- 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, in accordance with Section 3.		
	- interior side (width)	3.05 m	10 ft.
(iv)	Minimum Landscaped Open Space	10%	
(v)	Maximum Building Height	15.24 m	50 ft.
(vi)	Height of Building Setback		

If any portion of a building is erected above a height of 9.14 m (30 ft.), such portion must be setback from the centre line of the abutting street or from the front, side or rear lot line, as the case may be, in addition to the minimum set back, front, side or rear yard requirements of this By-law, a further distance of 0.31 m (1 ft.) for each 0.31 m (1 ft.) by which such portion of the building is erected above a building height of 9.14 m (30 ft.).

(vii) Open Storage

The open storage of goods or materials shall be permitted only to the rear of the main building provided as well that:

- such open storage is accessory to the use of the main building on the lot.
- such open storage complies with the yard and setback requirements of this By-law.
- such open storage does not cover more than 35% of the lot area nor exceed twice the ground floor area of the main building on the lot.
- any portion of the area used for open storage is concealed from view from the street by a fence or wall.

(viii) Railway Spur and/or Gatehouse

Notwithstanding the yard and setback provisions of this By-law to the contrary, a railway spur and/or gatehouse shall be permitted within any required yard or in the area between the street line and the required setback.

(ix) Parking, Accessory Buildings, Planting Strips, Driveways, Etc.

In accordance with the provisions of Section 3 hereof.

15.3 SPECIAL EXCEPTION ZONES**(a) M1-1**
(97-12)

Notwithstanding any provisions of this By-law and Section 16.2(a)(iii) hereof to the contrary, the property which is located in the M1-1 Zone, known municipally as 980 Cecelia Street and more particularly described as Part of Gore Lot A, Concession 1, may be developed in accordance with the following provisions:

(i) Minimum Front Yard (depth)	12.17 m	39.93 ft.
(ii) Minimum South Interior Yard (width)	3.61 m	11.85 ft.

(b) M1-2

Notwithstanding any provisions of the By-law to the contrary, the property which is municipally known as 1300 Boundary Road and more particularly described as

Concession 1, Part of Lot 35, may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 15.1 – “Restricted Industrial-M1” uses with the addition of a flea market.
- (ii) A flea market shall be defined as follows:

“A building or open area in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old, obsolete or antique and may include the selling of goods at retail by businesses or individuals who generally engage in retail trade and shall also include a Farmer’s Market.”
- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 (a) of the Comprehensive Zoning By-Law 97-38 for a public building.
- (iv) In accordance with the Accessory Uses Provisions in Section 3.1 of the Comprehensive Zoning By-law 97-38.
- (v) Lot area, frontage and setbacks shall be in accordance with Section 15.2 Zone Provisions for “Restricted Industrial – M1” uses.

(c) M1-3 (100 Crandall Street)

(2002-33) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the “M1-3” Zone, municipally known as **100 Crandall Street** and more particularly described as Lts 4 to 8, 15-18, 27-31, Pt Lots 9, 12 to 14, 19 to 21, 24 to 26 & 32, Pt Queen St, King St, 2.414 lane & 4.828 lane as closed by R244816, PL 194, Pt Lt 19, Con 1, being Pts 1 & 8, 49R13935, City of Pembroke s/t easement in favour of the Corporation of the City of Pembroke as in R426075 being all lands in PIN #57139-0266 (LT) may be developed in accordance with the following provisions:

- i) Permitted Uses: Section 15.1 - “Restricted Industrial - M1” zone be amended to add a place of entertainment and office as additional uses to the permitted “Restricted Industrial - M1” uses. The additional uses shall be defined as follows:

A place of entertainment shall be defined as a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink, dance hall or music hall, bingo hall or similar use.

An office shall be defined as a building or part of a building used or intended to be used in the performance and transaction of business including administrative and clerical activities as well as professional and business offices including a call centre, but not including the use of manual labour.

- (ii) Lot Frontage, Lot Area and Setbacks shall be in accordance with Section 15.2 of the Comprehensive Zoning By-law;
- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 of the Comprehensive Zoning By-law 97-38.
- (iv) Accessory Uses shall be in accordance to Section 3.1 of the Comprehensive Zoning By-law 97-38.

d) M1-4 100 Crandall Street (application withdrawn)

**e) M1-5 250 Quarry Road
(2004-55)**

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the “M1-5” Zone, municipally known as 250 Quarry Road and more particularly described as Concession 1, Part Lot 12 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 15.1 – “Restricted Industrial-M1” zone be amended to add a religious institution and accessory dwelling unit as additional uses to the permitted “Restricted Industrial – M1” uses.
- (ii) Lot Frontage, Lot Area and Setbacks shall be in accordance with Section 15.2 of the Comprehensive Zoning By-law 97-38.
- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 of the Comprehensive Zoning By-law 97-38.
- (iv) Accessory Uses shall be in accordance to Section 3.1 of the Comprehensive Zoning By-law 97-38.

