

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>	
•	not permitted;
<b>Non-Residential Uses:</b>	
•	an <i>animal shelter</i> ;
•	an assembly plant;
•	an <i>autobody 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 <i>industrial mall</i> ;
•	a <i>kennel</i> ;
•	a laundry plant;
•	a lumber yard;
•	a machine shop;
•	a manufacturing plant;
•	an <i>open storage use</i> in accordance with the provisions of Section 16.2.3 of this By-Law;
•	a packaging plant;
•	a <i>parking lot</i> ;
•	a printing plant;
•	a processing plant;
•	a <i>public garage</i> ;
•	a public <i>use</i> in accordance with the provisions of Section 5.27 of this By-Law;
•	a scientific research and development establishment;

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 Allowance as shown on Schedule 'C'	<b>27.5 m</b> (90.2 ft)

TABLE 16.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<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>
<b>Height of Building</b> , Maximum	<b>15 m</b> (49.2 ft), provided that if any portion of a <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (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</i> , <i>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 <b>0.5 m</b> (1.6 ft) for each metre by which such <i>building</i> or <i>structure</i> is erected above a <i>height</i> of <b>15 m</b> (49.2 ft).
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5.

(Deleted and Replaced by By-Law 2025-046)

#### 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*;

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- 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