

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
<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 kennel</i>;</li> <li>• an <i>animal shelter</i>;</li> <li>• an assembly plant;</li> <li>• an <i>automobile body repair shop</i>;</li> <li>• a bus storage yard;</li> <li>• a <i>contractor's shop or yard</i>;</li> <li>• a <i>dry cleaning establishment</i>;</li> <li>• a fabricating plant;</li> <li>• an industrial mall;</li> <li>• a laundry shop;</li> <li>• a lumber yard;</li> <li>• a machine shop;</li> <li>• a manufacturing plant;</li> <li>• a municipal recreation and multi-use facility;</li> <li>• an <i>open storage</i> use of goods or materials if <i>accessory</i> to a <i>use permitted</i> in the MR Zone;</li> <li>• a packaging plant;</li> <li>• a <i>parking lot</i>;</li> <li>• a printing plant;</li> <li>• a processing plant;</li> </ul>

• 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</i> to a <i>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
<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>Front Yard,</b> Minimum Depth  <b>Exterior Side Yard,</b> Minimum Width	<b>15.0 m</b> (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 <b>25.0 m</b> (82.0 ft)
<b>Rear Yard,</b> Minimum Depth	<b>7.5 m</b> (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 <b>15.0 m</b> (49.2 ft).

<b>Interior Side Yard, Minimum Width</b>	<b>3 m (9.8 ft)</b> 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 <b>10.0 m (32.8 ft)</b>
<b>Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'B'</b>	<b>28 m (91.9 ft)</b>
<b>Setback, All other streets</b>	<b>25.0 m (82.0 ft)</b> 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 <b>5 m (16.4 ft)</b> .
<b>Setback, Minimum Distance from Property Boundary of Highway 401</b>	<b>14 m (45.9 ft)</b>
<b>Lot Coverage for All Buildings, Maximum</b>	50% of the <i>lot area</i>
<b>Landscaped Open Space, Minimum</b>	10% of the <i>lot area</i>
<b>Height of Building, Maximum</b>	<b>15.0 m (49.2 ft)</b> provided that if any portion of a <i>building</i> or <i>structure</i> is erected above a <i>height</i> of <b>15 m (49.2 ft)</b> , 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 <b>0.5 m (1.6 ft)</b> for each metre by which such <i>building</i> or <i>structure</i> is erected above a <i>height</i> of <b>15 m (49.2 ft)</b> .
<b>Property Abutting a Railway</b>	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 <b>3.0 m (9.8 ft)</b> .
<b>Use of Front and Exterior Side Yards</b>	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> .
<b>Parking and Accessory Buildings, Etc.</b>	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 PROVISIONS

13.3.1 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, 41M-129, 13 SAMNAH CRESCENT, MR-2 (KEY MAP 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.

## 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: PT BLK 3, 41M-129, PT 1, 41R-6544, SAMNAH CRESCENT, MR-3 (KEY MAP 2)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.

- 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: BLK 1, 41M-129, 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*

- 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 m<sup>2</sup> (4,000 ft<sup>2</sup>).

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)

13.3.6 **LOCATION: PART BLOCK 3, PLAN 41M-129, 90 SAMNAH CRESCENT, MR-6 (KEY MAP 2)**

13.3.6.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MR-6 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;  
*a daycare centre* in a portion of an existing *structure*.

13.3.6.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MR-6 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

13.3.6.2.1 Provisions for a *Daycare Centre*

13.3.6.2.2 *Gross Floor Area*

Maximum

50% of the *gross floor area* of the industrial *structure*

13.3.6.3 That all provisions of the MR Zone in Section 13.2 of 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 25-5424)