

SECTION 12.— REQUIREMENTS FOR GENERAL INDUSTRIAL (GM) ZONES**12.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any GM Zone except for:

(a) Residential Uses

- accessory single detached dwelling

(b) Non-Residential Uses

- abattoir
- accessory business office
- automotive-body shop
- automotive-commercial garage
- concrete manufacturing plant
- contractor's yard or shop
- factory outlet
- fuel storage tank
- logging hauler
- manufacturing plant
- public garage
- sawmill
- stock removal operation
- transfer station
- truck or bus terminal
- warehouse
- waste disposal site - composting
- waste disposal site - processing
- welding shop
- any use permitted in the General Commercial (GC) Zone

12.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any GM Zone except in accordance with the following provisions:

- | | | |
|-----|------------------------|---------------------|
| (a) | Lot Area (minimum) | 4000 m ² |
| (b) | Lot Frontage (minimum) | 30 metres |

(c)	Yards (minimum):	Abutting an Industrial <u>Zone</u>	Abutting Other <u>Zone</u>
	i) Front Yard Depth	15 metres	22 metres
	ii) Interior Side Yard Width	3 metres	22 metres
	iii) Rear Yard Depth	9 metres	22 metres
	iv) Exterior Side Yard Width	15 metres	22 metres

Provided that no side or rear yard is required along any portion of a lot line which abuts a railroad right-of-way.

- (d) Lot Coverage (maximum) 50%
- (e) Dwelling Unit Area (minimum) 55 m²
- (f) Open Storage: In accordance with the provisions for Open Storage in Section 3 — General Provisions of this By-law.
- (g) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 — General Provisions of this By-law.
- (h) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 — General Provisions of this By-law.
- (i) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (j) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.
- (k) Additional Zone Provisions for Automotive Uses: In accordance with the provisions of the GC Zone for Automotive Uses and with Section 3 - General Provisions of this By-law.