

## SECTION 28

### HEAVY INDUSTRIAL 1 ZONE (HI1)

		Page
28.1	<u>Permitted Uses</u>	28 - 1
28.2	<u>Zone Regulations</u>	28 - 1
28.3	<u>Site and Area Specific Regulations</u>	28 - 3

#### 28.1 Permitted Uses

Abattoirs.

Accessory uses and buildings.

Auditoriums.

Automobile wrecking establishments. *(29/2003)*

Composting facilities.

Concrete batching plants.

Existing dwellings.

General industries.

Group Homes. *(41/2010)*

Lawn care and pest control operations.

Municipal sewage treatment facilities.

Rail or water transportation terminals.

Storage of petroleum and petrochemical products.

Uses permitted in Section 26.1.

#### 28.2 Zone Regulations

##### 28.2.1 All Uses Except Automobile Service Stations, Gas Bars, Automobile Washing Establishments, Existing Dwellings, Agriculture and Group Homes *(41/2010)*

- |     |                   |           |   |
|-----|-------------------|-----------|---|
| (1) | Lot Area:         | (minimum) | <b>465m<sup>2</sup></b>                   |
| (2) | Lot Frontage:     | (minimum) | <b>15m</b>                                |
| (3) | Front Yard Depth: | (minimum) | - <b>7.5m</b>                             |
|     |                   |           | - <b>15m</b> adjacent to Vidal Street and |

- |     |                    |           |  |
|-----|--------------------|-----------|--|
|     |                    |           | St. Clair Parkway  |
| (4) | Side Yard Widths:  | (minimum) | - <b>0m</b> interior side yard<br>- <b>6m</b> exterior side yard except that <b>15m</b> shall be required adjacent to Vidal Street and the St. Clair Parkway |
| (5) | Rear Yard Depth:   | (minimum) | <b>7.5m</b>  |
| (6) | Lot Coverage:      | (maximum) | <b>75%</b>   |
| (7) | Height:            | (maximum) | no limit   |
| (8) | Landscaped Strips: | (minimum) | - <b>3m</b> strip adjacent to a street<br>- <b>60m</b> adjacent to a Residential Zone  |
| (9) | Open Storage:      |           | not permitted in front or side yards abutting Vidal Street and St. Clair Parkway   |

### **28.2.2 Automobile Service Stations, Gas Bars and Automobile Washing Establishments**

- (1) The regulations set out in Section 15.2.2 shall apply.

### **28.2.3 Existing Dwellings**

- (1) The regulations set out in Section 7.2.1 shall apply.

### **28.2.4 Agriculture**

- (1) The regulations set out in Section 5.2.1 shall apply.

### **28.2.5 Group Homes**

- (1) The regulations set out in [Section 3.16](#) shall apply.

**(41/2010)**

## 28.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

	Page		Page
<u>HI1-1</u>	28 - 3	<u>HI1-2</u>	28 - 3

### 28.3.1 HI1-1 (See Zoning Map Part 73)

#### 28.3.1.1 Permitted Uses

- (1) A commercial recreation establishment may be permitted.

#### 28.3.1.2 Site Zone Regulations - Commercial Recreation Establishment

(1)	Height:	(maximum)	<b>7.5m</b>
(2)	Landscaped Open Space:	(minimum)	<b>40%</b>
(3)	Parking:	(minimum)	<b>1 per 18m<sup>2</sup></b> of useable floor area, of which a minimum of <b>42</b> spaces shall be provided on-site and the remainder off-site
(4)	Setbacks:	(minimum)	- Christina Street <b>15m</b> - Tecumseh Street <b>7.5m</b> - Rose Street <b>15m</b> - Southwest side <b>12m</b>

### 28.3.2 HI1-2 (See Zoning Map Part 81)

#### 28.3.2.1 Permitted Uses

- (1) The bulk storage and sale of aggregate material.

#### 28.3.2.2 Site Zone Regulations

(1)	Landscaped Strips:	(minimum)	<b>15m</b> along the south and east limits of the property
(2)	Screening:	(minimum)	solid visual screening not less than <b>3m</b> high within the required landscaped strips

