

Section 21 – Hamlet Industrial (HI)

21.1 Preamble

Within a Hamlet Industrial Zone (HI), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

21.2 Permitted Uses

21.2.1 Permitted Principal Uses

- a) Any manufacturing, processing or warehousing undertaking including storage warehousing, canning factory and cheese factory;
- b) An automobile repair garage;
- c) A merchandising service shop; and/or
- d) A research facility.

21.2.2 Permitted Accessory Uses

- a) An accessory building or use to the above uses including a retail outlet for purposes of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) percent of the gross floor area of the principal building;
- b) An accessory dwelling or dwelling unit for a caretaker or security guard, in accordance with the provisions of [Section 5.12](#);
- c) Any business or professional office accessory to a permitted industrial use;
- d) Any yard for the open or concealed storage of goods or materials; and/or
- e) Shipping containers where a building permit has been issued.

21.3 Zone Regulations

21.3.1 For the property

- a) Lot Area: 4,000 square metres (0.99 acres) minimum;
- b) Lot Frontage: 45 metres (147.6 feet) minimum;
- c) Lot Coverage: 40% maximum;
- d) Building Height: 15 metres (49.2 feet) maximum;
- e) Off-street parking shall be provided in accordance with [Section 5.31](#);
- f) Off-street loading shall be provided in accordance with [Section 5.24](#); and
- g) A sight triangle of 15 metres (49.2 feet) minimum shall be provided on a corner lot.

21.3.2 For Principal Building

- a) Front Setback: 8 metres (26.2 feet) minimum;
- b) Rear Setback: 8 metres (26.2 feet) minimum;
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 8 metres (26.2 feet) minimum; and
- e) When abutting a residential zone or use;
 - i. Rear Setback: 22 metres (72.2 feet)* minimum; and
 - ii. Interior Side Setback: 22 metres (72.2 feet)* minimum.

The area between the principal building and the rear and/or side lot line shall be maintained in an open space condition and the open storage of goods or materials shall not be permitted within this area.

21.3.3 For Accessory Buildings

- a) Front Setback: 8 metres (26.2 feet) minimum;
- b) Rear Setback: 1.5 metres (4.9 feet) minimum;
- c) Interior Side Setback: 1.5 metres (4.9 feet) minimum;
- d) Exterior Side Setback: 8 metres (26.2 feet) minimum; and
- e) Building Height: 4.5 metres (14.8 feet) maximum.

21.3.4 For Lands Abutting a Public or Private Road Allowance or Opposite a Residential Zone

Where any lot line in a Hamlet Industrial (HI) Zone abuts a public or private road allowance or where the lot on the opposite side of a street or a public or private road allowance is in a residential zone, a buffer planting strip adjoining such abutting lot line shall be provided on the Hamlet Industrial (HI) Zone lot, subject to the following:

a) Contents

The buffer/planting strip shall consist of an earth berm and/or a continuous unpierced hedgerow of tree, evergreens or shrubs, not less than 2.0 metres (6.6 feet) high and 3 metres (9.8 feet) wide immediately adjoining the lot line or portion thereof along which such planting strip is required. The earth berm shall not be greater than a 3:1 slope.

b) Maintenance

A buffer/planting strip shall be planted, nurtured and maintained by the owner or owners of the lot on which the strip is located.

c) Landscaped Open Space

A buffer/planting strip referred to in this subsection may form a part of any landscaped open space required by this By-law.

d) Interruption for Driveways or Pedestrian Walks

In all cases where ingress and egress driveways or walks extend through a buffer/planting strip or it shall be permissible to interrupt the strip within 3.0 metres (9.8 feet) of the edge of such driveway or within 1.5 metres (4.9 feet) of the edge of such walk.

21.4 General Provisions

All special provisions of [Section 5](#) "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Hamlet Industrial Zone (HI).

21.5 Special HI – Hamlet Industrial Zones (HI)

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

21.5.1 Special Hamlet Industrial 1 (HI-1) Part Lot 8, Concession 2

a) Residential

- i. No residential uses shall be permitted.