

## **5.19 Rural Industrial Zone (MR)**

### **5.19.1 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 following uses, namely:

- (a) Agricultural Industrial Establishment
- (b) Agricultural Processing Establishment
- (c) Agricultural Service Establishment
- (d) Agricultural Supply Establishment
- (e) Clinic, Veterinary
- (f) Feed or Flour Mill
- (g) Grading Station for farm product
- (h) Grain Elevator or other Storage Facility for farm produce
- (i) Industrial Use – If a municipal water supply is not available, only a Dry Industry shall be permitted
- (j) Nursery
- (k) Public Storage
- (l) Retail Store engaged in the sale of farm produce
- (m) Service Trade Establishment primarily serving the rural community
- (n) Truck Terminal
- (o) Warehouse
- (p) Uses and Buildings accessory to the above permitted uses

### **5.19.2 Regulations**

Each use permitted in a Rural Industrial Zone (MR) is subject to:

- (a) the regulations in Section 4;
- (b) the regulations detailed in the following Performance Standard Chart applicable to the zone; and
- (c) any exceptions referred to in Schedule “B” applicable to the land, building or structure.

## Rural Industrial Zone (MR)

Permitted Uses	Lot Area Minimum	Lot Frontage Minimum	Front Yard Depth Minimum	Interior Side Yard Width Minimum	Exterior Side Yard Width Minimum	Rear Yard Depth Minimum	Lot Coverage Maximum	Maximum Density per Lot	Landscaped Open Space Minimum	Maximum Building Height	Other Provisions
<b>MR Rural Industrial - See Section 5.19 of this By-law</b>											
Uses permitted in a MR Zone	1,390 sq. m	30 m	15 m	3 m	15 m	7 m	35%	N/A	10%	20 m	Maximum outdoor storage 40% of lot area subject to Section 4.0 of this By-law

Exception No.	Special Zone Symbol	Special Zone Provisions
		<ul style="list-style-type: none"> <li>iv) a personal service shop</li> <li>v) a retail store engaged in the sales of antiques, domestic arts, crafts or hobby items</li> <li>vi) a garden centre</li> <li>vii) a service trade</li> <li>viii) furniture refinishing</li> <li>ix) the sale or rental of boats and boating supplies</li> <li>x) a home industry</li> <li>xi) a home occupation</li> </ul> <p>however, any automobile-related use is specifically prohibited</p> <ul style="list-style-type: none"> <li>b) Minimum lot frontage – 9 m</li> <li>c) Minimum front yard <ul style="list-style-type: none"> <li>i) dwelling – 15 m</li> <li>ii) accessory building containing a cottage business – 20 m or equal to the front yard depth provided by the dwelling, whichever is greater</li> <li>iii) all other permitted uses – 20 m</li> </ul> </li> <li>d) Minimum interior side yard <ul style="list-style-type: none"> <li>i) 1.2 m for a dwelling;</li> <li>ii) 1.5 m for an existing other use;</li> <li>iii) 5 m for all other uses</li> </ul> </li> <li>e) Minimum rear yard – 7.5 m but not less than the minimum setback requirement of 15 m from the top of bank of the Arnold Drain or as given on the date of passing of the by-law or as otherwise determined by the Lower Thames Valley Conservation Authority</li> </ul>
197	MR-197	<ul style="list-style-type: none"> <li>a) The permitted uses include and are limited to the following: <ul style="list-style-type: none"> <li>i) a farm equipment dealer</li> <li>ii) agricultural demonstration plots</li> <li>iii) an agricultural use</li> </ul> </li> </ul>
198	MR-198	<ul style="list-style-type: none"> <li>a) The permitted uses also include a farm sales arena provided that: <ul style="list-style-type: none"> <li>i) there shall be no display or sale of live animals, fish or poultry</li> <li>ii) there shall be no open storage of goods or materials in any area of the lot</li> <li>iii) there shall be no outdoor display or sales area in the front yard</li> <li>iv) outdoor display and sales is restricted to farm products, garden and patio supplies, and food vending vehicles</li> <li>v) there shall be no open storage or sales of any used item</li> </ul> </li> </ul>
199	MR-199	An accessory dwelling unit is not permitted.