

SECTION 29 - DRY INDUSTRIAL (DI) ZONE

29.1 Subject to the General Provisions of Section 6 and all applicable requirements of this By-law, the provisions of this Section shall apply in all Dry Industrial (DI) Zones.

29.2 PERMITTED USES

Provided that:

- (i) no water requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
- (ii) no sewage disposal requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
- (iii) water supply and sewage disposal requirements are limited to those necessary to serve on-site employees only;

the following uses shall be permitted:

- Communication facilities
- Dry cleaning plants
- Industrial uses
- Lumber and building material yard
- Manufacturing uses
- Motor vehicle body shops
- Printing establishments
- Public uses and operations
- Public storage
- Scientific or medical establishments
- Service shops
- Tradesperson's shops
- Transportation depots & transport truck terminals
- Wholesale establishments
- Warehousing

and uses, buildings and structures accessory thereto.

29.3 REGULATIONS

Minimum Lot Area	8000 sq. m.
Minimum Lot Frontage	45m
Maximum Lot Coverage	30 percent
Minimum Front Yard	15m
Minimum Interior Side Yard	6m, except: (i) 10.5m abutting a side lot line which is the boundary of any Residential Zone
Minimum Exterior Side Yard	10.5m
Minimum Rear Yard	7.5m, except: (i) 15m abutting a rear lot line which is the boundary of any Residential Zone (ii) No rear yard need be provided abutting any railway right-of-way or railway siding (iii) For the purposes of this Section, any rear yard abutting a street shall be deemed to be a front yard and all provisions herein relating to front yards shall apply thereto
Minimum Loading Requirements	No loading space shall be established in any front yard or any yard adjacent to a residential zone
Minimum Landscaping Requirements	A landscaping area of a minimum width of 3m adjacent to any residential or commercial zone or a street that abuts the front, side or rear yard
Outside Storage Regulations	There shall be no outside storage of materials, waste matter, finished or unfinished products, equipment or parts which shall be placed, kept or allowed to remain, except in accordance with the following outside storage requirements: (i) Outside storage is permitted in the rear and interior side yard, provided it is screened from view from any street
Building Façade Regulations	No exterior walls that face a street shall be constructed of concrete blocks unless the same are decorative masonry units or are used in a decorative pattern form or are surfaced with stucco or with a permanent coloured finish (does not include paint).

EXCEPTIONS TO THE DRY INDUSTRIAL (DI) ZONE

DI-285 (129-90) 2063 Pettit Road

Nothing shall prevent the continued use of the lands indicated as DI-285 on Schedule "A" for a community centre and uses, buildings and structures accessory thereto.

DI-286 (129-90) 1557 Bowen Road

Nothing shall prevent the continued use of the lands indicated as DI-286 on Schedule "A" for a recycling centre and uses, buildings and structures accessory thereto.