

SECTION 28

HEAVY INDUSTRIAL 1 ZONE (HI1)

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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) | 465m² |
| (2) | Lot Frontage: | (minimum) | 15m |
| (3) | Front Yard Depth: | (minimum) | - 7.5m |
| | | | - 15m adjacent to Vidal Street and |

			St. Clair Parkway
(4)	Side Yard Widths:	(minimum)	- 0m interior side yard - 6m exterior side yard except that 15m shall be required adjacent to Vidal Street and the St. Clair Parkway
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	75%
(7)	Height:	(maximum)	no limit
(8)	Landscaped Strips:	(minimum)	- 3m strip adjacent to a street - 60m 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.

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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) | 7.5m |
| (2) | Landscaped Open Space: | (minimum) | 40% |
| (3) | Parking: | (minimum) | 1 per 18m² of useable floor area, of which a minimum of 42 spaces shall be provided on-site and the remainder off-site |
| (4) | Setbacks: | (minimum) | <ul style="list-style-type: none"> - Christina Street 15m - Tecumseh Street 7.5m - Rose Street 15m - Southwest side 12m |

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) **15m** along the south and east limits of the property

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|-----|------------|-----------|---|
| (2) | Screening: | (minimum) | solid visual screening not less than
3m high within the required
landscaped strips |
|-----|------------|-----------|---|
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28.3.3 HI1-3 (See Zoning Map Part 74) **(10/2018)**

28.3.3.1 Permitted Uses

- (1) Those uses permitted in Section 28.1.

28.3.3.2 Site Zone Regulations

- (1) Frontage on a public road is not required.
 - (2) Front lot line shall be deemed to be the easterly lot line, nearest Vidal Street South.
 - (3) A minimum 3 metre landscaped strip shall be provided adjacent to the private road known as Avenue 'A'.
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28.3.4 HI1-4 (See Zoning Map Part 74) **(175/2019)**

28.3.4.1 Permitted Uses

- (1) Those uses permitted in Section 28.1.

28.3.4.2 Site Zone Regulations

- (1) Frontage on a public road is not required.
- (2) Front lot line shall be deemed to be the shortest lot line on an internal private road.
- (3) A minimum 3 metre landscaped strip shall be provided adjacent to a private road.