

**5.10 INDUSTRIAL COMMERCIAL MIXED USE (M1) ZONE****PERMITTED USES IN M1 ZONE**

5.10.1 The following uses shall be permitted in any M1 Zone:

Automobile Sales, Parts and Service  
Building and Construction Contractors  
Building Supplies and Equipment Sales  
Commercial Recreation Uses  
Commercial Uses accessory to a main use permitted in this zone, and  
conducted on the same lot as the main use.  
Existing Hatchery located in New Minas  
Factory Outlets  
Greenhouses and Garden Supplies  
Heavy Equipment, Parts, Sales and Service  
Manufacturing and Bottling of Beverages  
Manufacturing, Assembly or Fabrication Plants  
Outdoor Commercial Displays  
Professional Trades  
Public Utility Stations and Facilities  
Service Station and Gas Bar  
Telephone Switching Centres  
Trucking and Storage  
Uses Related to the Automotive Trade excluding salvage operations  
Veterinary Establishments and Kennels  
Warehousing and Storage (including cold storage)

**SPECIAL REQUIREMENTS IN M1 ZONE**

5.10.2 Any permitted use in any M1 Zone must comply with the following special requirements:

**Special Restrictions**

5.10.2.1 Any permitted industrial use must not be considered obnoxious by reason of sound, odour, dust, fumes, or smoke or other obnoxious emissions or by reason of hours of operation.

**Yards Adjacent to a Railway**

5.10.2.2 In an M1 Zone, the yard requirement may be waived for any yard which directly abuts a railway right-of-way.

**Outdoor Storage**

- 5.10.2.3 Outdoor storage shall not be permitted in any yard abutting a residential zone or the required front yard of a lot and the area devoted to outdoor storage shall not exceed fifty (50) percent of the lot area.

**Abutting Yard Requirements**

- 5.10.2.4 Where a yard or lot located within an M1 Zone abuts a Residential Zone, the following restrictions shall apply:
1. the minimum side yard or rear yard requirement for an abutting yard shall be fifty (50) feet in the M1 Zone;
  2. no parking or loading space shall be permitted in an abutting yard within fifteen (15) feet of a side or rear lot line, although driveways and other such means of access to parking or loading space shall be permitted in the abutting yard.

**Fencing Required**

- 5.10.2.5 Where an industrial use in an M1 Zone is located on lands adjacent to residential development, the industrial use shall provide an opaque fence, a minimum of six (6) feet in height, along any adjoining lot line which separates the industrial use from the residential use(s).

**Automobile Service Stations - Special Requirements**

- 5.10.2.6 The following requirements apply to automobile service stations:
1. No portion of any pump island shall be located closer than twenty (20) feet from any street line.
  2. The minimum height of any canopy or cover over a pump island shall be fourteen (14) feet.
  3. No part of any canopy or cover over a pump island shall be closer than ten (10) feet from any street line.
  4. The service station canopy meets the minimum requirements of the Department of Transportation and Public Works of the Province of Nova Scotia. In the

event of conflict between requirements, the more stringent regulation shall apply.

### **Parking**

#### 5.10.2.7 a. **Off Street Parking**

Off street parking shall be provided at the rate of one (1) space for every two (2) employees of the combined total of the two greater successive shifts of employees; or at the rate of three (3) parking spaces for every four (4) employees; whichever is greater;

#### b. **Standards for Parking Areas**

Parking facilities for more than four (4) vehicles shall comply with the following standards:

- i. the parking area shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles;
- ii. the lights used for illumination of the parking lot or parking station shall be so arranged as to divert the light away from streets, adjacent lots and buildings;
- iii. a structure, not more than fifteen (15) feet in height and not more than fifty (50) square feet in area may be erected in the parking area for the use of attendants;
- iv. when the parking area is of a permanent hard surfacing, each parking space shall be clearly demarcated and maintained as such;
- v. gasoline pumps or other outdoor equipment incidental to any permitted M1 use shall not be located on any designated parking area.

### **Access**

- 5.10.2.8 a. A maximum of two (2) accesses to any industrial lot from any public road shall be permitted.

- b. A minimum twenty-five (25) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses.
- c. Accesses shall have a maximum width of thirty-six (36) feet.
- d. Accesses shall be located at least fifty (50) feet from the nearest intersection of street lines.

### **Loading Spaces**

- 5.10.2.9 For each establishment in excess of 1,500 square feet, loading spaces shall be provided at the rate of one space for standing, loading and unloading for every 30,000 square feet, or fraction thereof, of building floor area.

### **Signs**

- 5.10.2.10 All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

**REGULATIONS IN INDUSTRIAL COMMERCIAL MIXED USE (M1) ZONE**

5.10.3 Any permitted use in any M1 Zone must comply with the following regulations:

<b>INDUSTRIAL COMMERCIAL MIXED USED (M1) ZONE</b>	<b>Permitted M1 Uses</b>	<b>Automobile Service Stations</b>
Minimum Lot Area	10,000 sq ft	20,000 sq ft
Minimum Lot Frontage	80 ft	125 ft
Minimum Front Yard or Flankage Yard	45 ft	80 ft
Minimum Rear Yard	25 ft	25 ft
Minimum Side Yard	15 ft	20 ft
Abutting Yard Requirements - Refer to Section 5.8.2-4		
Maximum Height of any Building Structure, Ventilator, Silo, Elevator or Machinery Enclosure, Tower or Incidental Use Exclusive of Water Tower	55 ft	35 ft
Maximum Lot Coverage	50% of lot area	50% of lot area

PART 5	AMENDED DATE	SECTION
	February 5, 1980	5.10
	August 17, 1982	5.10
	December 4, 1984	5.10
	May 26, 1987	5.10
	May 1, 1990	5.10
	October 16, 1990	5.10
	April 26, 2005	5.10.1
	May 10, 2005	5.10 / 5.10.2.6 4
	February 2, 2007	5.10.2.10
	April 2, 2009	5.10.1

**Note:** Numbering of Sections within this Bylaw may be different from the Amended Date.