

**BY-LAW NO. HAM-2026-28**  
**A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16**

The Council of Hampton, under authority vested in it by the Community Planning Act, enacts as follows:

1. An amendment to Section 9 to label the section “Industrial Zones”.
2. An amendment to Section 9.1 to change the title of the Industrial zone to the Light Industrial (IL) zone.
3. An amendment to create section 9.2 Medium Industrial (IM) zone which reads as follows:

## 9.2 Medium Industrial (IM) Zone

This zone provides for industrial land uses that may require increased separation from neighbouring land uses due to potential for increased nuisance such as noise or odor. It is generally understood that impacts from these land uses do not permeate beyond the property lines, however additional setbacks are implemented to avoid potential land use conflict.

### 9.2.1 Permitted Uses

Any land, building or structure may be used for the purposes of one or more of the following uses:

- a) Conventional Industrial Use
- b) Heavy Equipment Manufacturing, sales or service operation
- c) Light Industrial Use
- d) Salvage Yard
- e) Solar collector, subject to section 4.29

### 9.2.2 Secondary Uses

- a) Business Office
- b) Commercial Garage
- c) Outdoor Storage, subject to section 9.2.3
- d) Recycling Facility
- e) Vehicle Repair Garage
- f) Vehicle Body and Paint Shop
- g) Warehouse

### 9.2.3 Conditions of Use

#### 9.2.3.1 Salvage Yard

A Salvage Yard permitted under section 9.2.1 shall be subject to the following:

- a) Shall be in conformity and maintained under the appropriate Provincial licensing or permitting system;
- b) Screening shall be provided on any street facing yard and shall be a minimum height of 2 metres and not more than 3 metres in height, and be composed of:
  - a. Chain-link covered in filler strips woven into the mesh;
  - b. A fence constructed of solid boards placed vertically or horizontally;
  - c. A berm or retaining wall;
  - d. Any combination of the above.
- c) Existing vegetation along shared property lines and within prescribed setbacks shall be maintained;
- d) Salvage and dismantling activities, shall be setback a minimum of 100 metres from a residential zone;
- e) Salvage and dismantling activities, shall be setback a minimum of 50 metres from the lot line of a residential use;
- f) Secondary and accessory uses shall be setback in accordance with the standards provided in section 9.2.4.
- g) Dismantling that is undertaken manually and / or without the use of heavy machinery may occur outside; and
- h) Dismantling that is undertaken using heavy machinery, crushing, and / or shredding shall be located within a structure when the salvage yard is located within 100 metres of a residential structure.

#### 9.2.3.2 Outdoor Storage

Outdoor Storage shall be permitted as a secondary use in association with a use permitted in section 9.2.1 and be subject to the following:

- a) Screening shall be provided on any street facing yard and shall be a minimum height of 2 metres and not more than 3 metres in height, and be composed of:
  - a. Chain-link covered in filler strips woven into the mesh;
  - b. A fence constructed of solid boards placed vertically or horizontally;
  - c. A berm or retaining wall;
  - d. Any combination of the above.

#### 9.2.4 Zone Standards

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|---|--------------------|
| a) Minimum Lot Area                               | 8000 square metres |
| b) Minimum Lot Frontage                           | 30 metres          |
| c) Minimum Lot Depth                              | 30 metres          |
| d) Minimum Front Yard – Arterial / Collector Road | 15 metres          |

- e) Minimum Front Yard – Local Road 30 metres
- f) Minimum Rear Yard – Abutting a Non-Industrial Use 50 metres
- g) Minimum Rear Yard – Abutting an Industrial Use 7.5 metres
- h) Minimum Side Yard – Abutting a Non- Industrial Use 50 metres
- i) Minimum Side Yard – Abutting an Industrial Use 7.5 metres

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