

**M4 – UTILITIES**

**5.30** The purpose of this zone is to establish, maintain and regulate areas directly related to the operation of a railway, railway yard, high voltage transmission utility tower corridor, gas mains and related stations, reservoirs, water and sewer pump stations and other utilities works, whether or not publicly owned.

5.30.1 Permitted Uses

<u>Principal Uses</u>	<u>Accessory Uses</u>
Electric power stations and installations	
Natural gas sub-station	
Parking of equipment	
Railway lines and stations	
Sewer pump stations, chambers, treatment facilities and related equipment	
Telegraph and cable systems	
Telephone exchanges	
Transmission lines and sub-stations	
Utility storage	
Waste disposal facility	
Water reservoir, pump station, valve station and related equipment	
Works yard	

5.30.2 Site Development Regulations

Maximum Coverage	90%
Minimum Setbacks:	
<i>Front yard</i>	7 m (22.9 ft)
<i>Rear yard</i>	3 m (9.8 ft)
<i>Side yard (total)</i>	3 m (9.8 ft)
Maximum Building Height	7.5 m (25 ft)

5.30.3 Conditions of Use

- (a) Outdoor storage of mechanical equipment, natural gas sub-stations, pump stations, valve stations and related equipment shall be screened by solid fencing or *landscaping* which obstructs the visibility of the utility installation.