

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 pumpstations and other utilities works, whether or not publicly owned.

5.30.1 Permitted usesPrincipal UsesAccessory Uses

Electric power stations and installations
 Natural gas sub-station
 Parking of equipment
 Railway lines and stations
 Sewer pumpstations, 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 <i>Coverage</i>	90%	
Minimum <i>Setbacks</i> :		
<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 <i>Building Height</i>	7.5 m	(25 ft)

5.30.3 Conditions of Use

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