

SECTION 21 - GENERAL INDUSTRIAL (M2) ZONE

21.1

PERMITTED RESIDENTIAL USES

- one accessory dwelling

21.2

PERMITTED NON-RESIDENTIAL USES

- all uses permitted in a Restricted Industrial (M1) Zone
- building supply and equipment establishment
- bulk fuel storage establishment
- garage, bus or truck
- garage, autobody
- manufacturing or industrial establishment, not necessarily conducted and contained within a building, excluding a salvage yard
- motor vehicle sales establishment - commercial and recreational vehicles
- (500-98-003) - police station
- terminal, bus or truck
- truck driving centre
- welding shop
- accessory buildings, structures and uses to any permitted use

21.3

ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the provisions of Section 6 hereof for a Rural (RU) Zone.

21.4

ZONE REQUIREMENTS - NON-RESIDENTIAL USES

AUTO BODY GARAGES

In accordance with the provisions of Section 13 hereof for a mechanical garage.

OTHER USES

(a) LOT FRONTAGE (MINIMUM) no minimum required

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

SECTION 21 - GENERAL INDUSTRIAL (M2) ZONE (cont.)

- (b) **LOT AREA (MINIMUM)** 4 000 sq metres
- if served by sanitary sewers no minimum required.
- (c) **FRONT YARD (MINIMUM)** 15 metres
- (d) **EXTERIOR SIDE YARD (MINIMUM)** 15 metres
- (500-2000-004) (e) **REAR YARD (MINIMUM)** 11 metres
- provided that, where the rear yard abuts a Residential or Transitional Zone, the minimum rear yard shall be increased to 15 metres.
- (500-2000-004) (f) **INTERIOR SIDE YARD (MINIMUM)** 6 metres
- provided that where the interior side yard abuts a Residential or Transitional Zone, the minimum side yard shall be increased to 15 metres.
- (g) **LOT COVERAGE (MAXIMUM)** 20%
- provided that where serviced by sanitary sewers, this may be increased to 50%.
- (h) **HEIGHT OF BUILDING (MAXIMUM)** 11 metres
- (i) **GATEHOUSE**
- Notwithstanding the yard and setback provisions of this by-law, a gatehouse shall be permitted in a front yard or exterior side yard a minimum of 1.5 metres from any lot line.
- (j) **OPEN STORAGE**
- Open storage of goods, materials and vehicles shall be permitted in the General Industrial (M2) Zone, subject to the following provisions:
- such open storage is a permitted use or

SECTION 21 - GENERAL INDUSTRIAL (M2) ZONE (cont.)

accessory to the use of the main building on the lot;

- such open storage is not located within the minimum yards; and,
- such open storage does not cover more than 30% of the lot area.

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,
PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER
GENERAL PROVISIONS**

In accordance with the provisions of Section 5 hereof.

SECTION 21 - GENERAL INDUSTRIAL (M2) ZONE (cont.)

21.5 SPECIAL PROVISIONS

21.5.1 PART OF LOT 22, CONCESSION 5 (G); 'M2-1'
(Map 10)

Notwithstanding the requirements of Sections 5.31, 21.4 (e), (f) and (g) hereof, in that area designated 'M2-1' in Schedule 'A' hereto a planting strip will not be required and the following minimum yard and lot coverage provisions shall apply:

REAR YARD (MINIMUM) (abutting a Residential Zone)	11 metres
INTERIOR SIDE YARD (MINIMUM) (abutting a Residential Zone)	6 metres
LOT COVERAGE (MAXIMUM) (private water and sewage disposal services)	50%

21.5.2 PARTS OF LOTS 1 & 2, CONCESSION 8 (NG); 'M2-2'
(Map 5)

In the area designated 'M2-2' in Schedule 'A' hereto, a recycling establishment limited to construction materials shall be a permitted use as well as those shown in Section 21.2.

21.5.3 PART OF PART 1, DEPOSITED PLAN 65R-3100; 'M2-3'
(Map 1)

In the area designated 'M2-3' in Schedule 'A' hereto, the open storage of motor vehicles shall not be permitted closer to the front lot line than a line created by the projection of the rear wall of the existing steel clad building shown in Schedule 'B-12' hereto, and further, any such storage shall not be permitted unless completely screened from view from the adjacent streets by a fence, wall or trees.

SECTION 21 - GENERAL INDUSTRIAL (M2) ZONE (cont.)

**21.5.4 PART OF LOT 21, CONCESSION 4 (NG); 'M2-4'
(Map 1)**

Notwithstanding Section 21.4 (j), the open storage of goods and materials shall not take place within 30 metres of the westerly limit of Lot 21, Concession 4 (NG) and shall not be permitted unless completely screened from view of the adjacent street by a fence, wall, berm or trees.

For the purpose of this by-law, a fence or wall shall not be considered a structure.

**21.5.5 PART LOT 24, CONCESSION 1 (G); 'M2-8'
(Map 11)**

Notwithstanding the requirements of Section 21.4 (f), the minimum easterly interior side yard for an existing non-residential building shall be 4.49 metres.

**21.5.6 PART OF LOTS 2 & 3, CONCESSION 4 (NG); 'M2-9'
(Map 1)**

(500-2007-0017) Notwithstanding Section 21.1, on lands indicated 'M2-9' on Schedule 'A' to the By-law, the only permitted residential use shall be a single family dwelling.

Further, notwithstanding Section 21.2, on lands indicated 'M2-9' the following are the only permitted non-residential uses:

- motor vehicle sales establishment
- a contractor's or trademan's yard
- a warehouse
- a building supply and equipment establishment
- accessory buildings, structures and uses to any permitted use

Further, on lands indicated as 'M2-9', a smelter, smelter related uses or bulk fuel storage establishment shall not be permitted.

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21.5.7 **PART LOT 1, CONCESSION 5 (G)** **'M2-10'**
(2013-0109) **PART 3, PLAN 65R-1719** **(Map 1)**
 2 ELLISVIEW ROAD

On lands shown in heavy outline and designated 'M2-10' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Section 21.2, the only permitted non-residential uses shall be:
 - manufacturing or industrial establishment for the purpose of woodchip, mulch, and animal bedding production ⁽ⁱ⁾⁽ⁱⁱ⁾
 - accessory buildings, structures and uses
 - (i) Notwithstanding Section 5.40, for the purpose of this provision, a trailer may be used as an office for the sale of the manufactured goods and materials, associated with the use.
 - (ii) Notwithstanding Section 21.4 (j), for the purpose of this provision, the open storage of goods, materials, and vehicles shall only be permitted in the locations shown on Schedule 'B-71' attached hereto.