

SECTION 21 - GENERAL INDUSTRIAL (M2) ZONE

21.1 PERMITTED RESIDENTIAL USES

- one accessory dwelling

21.2 PERMITTED NON-RESIDENTIAL USES

- (500-98-003)
- 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
 - 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.

(b) LOT AREA (MINIMUM) 4 000 sq metres

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- 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 accessory to the use of the main building on the lot;
- such open storage is not located within the minimum yards; and,

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- 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.

[illegible]

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%

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.

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.

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.

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.

(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 tradesman'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.