

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.

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- (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

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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.)

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