



## **SECTION 19: INDUSTRIAL (M1) ZONE**

### **19.1 PERMITTED USES**

No person shall hereafter change the use of any building, structure or land or erect and use any building or structure in an Industrial (M1) Zone, except for the following uses:

#### **19.1.1 Industrial Uses**

- a) Accessory use;
- b) Building supply establishment;
- c) Commercial bakery;
- d) Concrete batching or mixing plant;
- e) Contractor's yard;
- f) Dairy or bottling establishment;
- g) Dwelling unit for a caretaker, security guard or other person employed on the premises in accordance with Section 6.11;
- h) Feed or flour mill;
- i) Fuel storage yard;
- j) Grain elevator;
- k) Industrial uses including manufacturing, processing, storage and warehousing;
- l) Monument works;
- m) Motor vehicle washing establishment;
- n) Outside storage area incidental to a permitted use, subject to the provision of Section 19.2;
- o) Research and development establishment;
- p) Sawmill or wood products plant;
- q) Transportation terminal, forwarding depot or freight handling establishment.

#### **19.1.2 Commercial Uses**

- a) Accessory use;
- b) Agriculturally-related retail sales establishments;
- c) Auction establishment;
- d) Automobile service station;
- e) Bus or taxi depot;
- f) Commercial training centre (free standing);



- g) Convenience retail establishment with or without gas bar;
- h) Dry cleaning or laundry establishment;
- i) Eating establishment;
- j) Farm equipment sales and service;
- k) Office;
- l) Personal service shop;
- m) Printing or publishing establishment;
- r) Public garage;
- n) Rental establishment (free standing);
- o) Repair shop;
- p) Television or radio broadcasting station or studio;
- q) Tourist information centre.

## **19.2 ZONE RESTRICTIONS**

### **19.2.1 Outside Storage**

Notwithstanding the provisions of Section 19.1 to the contrary, outside storage as an incidental use shall not:

- a) be permitted within any required yard;
- b) be permitted within 7.5 m of a Provincial Highway or County Arterial or Collector Road;
- c) exceed 75.0 % of the area of the lot on which it is located;
- d) be permitted in any yard where such yard lies opposite or abuts an R, I, FD, OS or EP zone.

## **19.3 ZONE REQUIREMENTS**

No person within any Industrial (M1) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

- |                                       |                        |
|---------------------------------------|------------------------|
| a) Minimum lot area                   | 1,500.0 m <sup>2</sup> |
| b) Minimum lot frontage               | 30.0 m                 |
| c) Minimum front yard setback         | 12.0 m                 |
| d) Minimum exterior side yard setback | 12.0 m                 |
| e) Minimum interior side yard setback | 4.0 m                  |



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f) Minimum interior side yard setback adjacent to an R, I, FD, OS or EP Zone	12.0 m
g) Minimum rear yard setback	12.0 m
h) Minimum rear yard setback adjacent to an R, I, FD, OS or EP Zone	15.0 m
i) Minimum lot depth	60.0 m
j) Maximum lot coverage	50.0 %
k) Maximum building height	10.5 m
l) Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3
m) Maximum gross floor area percentage of lot area	200.0 %



## **SECTION 20: EMPLOYMENT (M2) ZONE**

### **20.1 PERMITTED USES**

No person shall hereafter change the use of any building, structure or land or erect or use any building, or structure in an Employment (M2) Zone, except for the following uses:

#### **20.1.1 Industrial**

- a) Accessory use;
- b) Dry cleaning and laundry establishment;
- c) Dwelling unit for a caretaker, security guard, or other person employed on the premises in accordance with Section 6.11;
- d) Food preparation plant;
- e) Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods;
- f) Mini-storage warehouse;
- g) Research and development establishment;
- h) Transportation terminal;
- i) Warehouse for semi-manufactured or manufactured goods;
- j) Wholesale distribution centre;

#### **20.1.2 Commercial**

- a) Accessory use;
- b) Agriculturally-related retail sales establishments;
- c) Auction establishment;
- d) Automobile parts supply establishment;
- e) Automobile service station;
- f) Bus or taxi depot;
- g) Commercial training centre;
- h) Convenience retail establishment with or without gas bar;
- i) Dry cleaning establishment;
- j) Eating establishment;
- k) Farm equipment sales and service;
- l) Office;
- m) Personal service shop;



- n) Printing or publishing establishment;
- o) Public garage;
- p) Rental establishment;
- q) Repair shop;
- r) Television or radio broadcasting station or studio;
- s) Tourist information centre.

## **20.2 ZONE RESTRICTIONS**

### **20.1 Emission of Noise, Smoke or Odour**

The types of uses permitted in an Employment (M2) Zone shall not adversely affect adjoining land uses through the emission of noise, smoke or odour.

#### **20.2.2 Outside Storage**

Notwithstanding the provisions of Section 20.1 to the contrary, outside storage as an incidental use shall not be permitted.

## **20.3 ZONE REQUIREMENTS**

No person within any Employment (M2) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

- |  |   |
|--|---|
| a) Minimum lot area                          | 1,500.0 m <sup>2</sup>                  |
| b) Minimum lot frontage                      | 15.0 m                                  |
| c) Minimum front yard setback                | 15.0 m                                  |
| d) Minimum exterior side yard setback        | 15.0 m                                  |
| e) Minimum interior side yard setback        | 4.5 m*                                  |
| f) Minimum rear yard setback                 | 7.5 m*                                  |
| g) Maximum building height                   | 15.0 m                                  |
| h) Maximum height of an accessory building   | 10.5 m in accordance with Section 6.3.3 |
| i) Maximum gross floor area as % of lot area | 100.0 %                                 |
| j) Maximum lot coverage                      | 50.0 %                                  |



- k) Maximum gross floor area per lot for commercial uses 1,500.0 m<sup>2</sup>

\* *Where a permitted industrial use under Section 20.1.1 is situated on a lot abutting an R, I, FD, OS or EP Zone, the minimum setback from that abutting property line shall be 20.0 m.*

## **20.4 ZONE EXCEPTIONS**

### **20.4.1 Employment Exception 1 (M2-1) Zone**

Notwithstanding Sections 20.1, 20.2 and 20.3, on lands zoned M2-1 and shown on Schedule "A" (Map 43), the provisions of Section 20 shall apply with the following exceptions:

- a) The following shall be the only permitted uses:
  - i) machine shop, welding shop;
  - ii) woodworking and cabinet fabrication shop;
  - iii) equipment repair;
  - iv) accessory residential use in one single detached dwelling.
- b) The minimum lot frontage shall be the existing lot frontage on the effective date of this By-law;
- c) The minimum lot area shall be 2,444.0 m<sup>2</sup>;
- d) The minimum front yard for the workshop shall be the existing front yard and the 10.0 m for the single detached dwelling;
- e) The minimum side yard shall be the existing side yard for the workshop and 10.0 m for the single detached dwelling;
- f) The minimum building setbacks shall be 7.0 metres between the main walls of the single detached dwelling and the workshop;
- g) The minimum rear yard setback shall be the existing rear yard setback for the workshop and 8.0 m for the single detached dwelling.

### **20.4.2 Employment ((H)M2) Holding Zone**

Notwithstanding any other provisions of this By-law, on lands zoned (H)M2 and shown on Schedule "A" (Map 41), servicing agreements with the Municipality shall be executed prior to the removal of the holding prefix.



## **SECTION 21: RURAL INDUSTRIAL (M3) ZONE**

### **21.1 PERMITTED USES**

No person shall hereafter change the use of any building, structure or land or erect or use any building, or structure in a Rural Industrial (M3) Zone, except for the following uses:

- a) Accessory use;
- b) Abattoir;
- c) Agricultural sales and service establishment;
- d) Animal clinic;
- e) Bulk sales establishment;
- f) Commercial greenhouse;
- g) Contractor's yard or shop;
- h) Dry industrial use;
- i) Dwelling for a caretaker, security guard, or other person employed on the premises in accordance with Section 6.11;
- j) Farm equipment sales and service;
- k) Fuel storage yard;
- l) Grain drying or handling facility;
- m) Livestock sales barn and/or marketing yard;
- n) Kennel;
- o) Machine shop;
- p) Outside storage as an accessory use;
- q) Public garage;
- r) Retail store as an accessory use;
- s) Automobile service station;
- t) Transportation terminal;
- u) Warehouse;
- v) Welding shop.



## 21.2 ZONE RESTRICTIONS

### 21.2.1 Outside Storage

Notwithstanding the provisions of Section 21.1 to the contrary, outside storage as an accessory use shall not:

- a) be permitted within any required yard;
- b) be permitted within 7.5 m of a Provincial Highway or County Arterial or Collector Road;
- c) exceed 75.0 % of the area of the lot on which it is located;
- d) be permitted in any yard where such yard lies opposite or abuts an R, I, FD, OS or EP zone.

## 21.3 ZONE REQUIREMENTS

No person within any Rural Industrial (M3) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following:

- |  |   |
|--|---|
| a) Minimum lot area                        | 4,000.0 m <sup>2</sup>                  |
| b) Minimum lot frontage                    | 60.0 m                                  |
| c) Minimum front yard setback              | 15.0 m                                  |
| d) Minimum exterior side yard setback      | 15.0 m*                                 |
| e) Minimum interior side yard setback      | 4.5 m*                                  |
| f) Minimum rear yard setback               | 7.5 m*                                  |
| g) Maximum building height                 | 15.0 m                                  |
| h) Maximum height of an accessory building | 10.5 m in accordance with Section 6.3.3 |
| i) Maximum lot coverage                    | 35.0 %                                  |

\* *Where a permitted industrial use is situated on a lot abutting an R, I, FD, OS or EP Zone, the minimum setback from that abutting property line shall be 20.0 m.*



## **21.4 ZONE EXCEPTIONS**

### **21.4.1 Rural Industrial Exception 1 (M3-1) Zone**

Notwithstanding Section 21.1, on lands zoned M3-1 and shown on Schedule "A" (Map 15), the provisions of Section 21.1 shall apply with the exception that the existing automotive parts painting use, which is not agriculturally-related, and an accessory single detached dwelling be permitted.

### **21.4.2 Rural Industrial Exception 2 (M3-2) Zone**

Notwithstanding Section 21.1, on lands zoned M3-2 and shown on Schedule "A" (Map 15), the provisions of Section 21 shall apply with the following exceptions:

- a) An electrical, sheet metal and plumbing contracting business and an accessory single detached dwelling are the only uses permitted.
- b) The minimum lot area shall be 0.57 hectares.

### **21.4.3 Rural Industrial Exception 3 (M3-3) Zone**

Notwithstanding Section 21.1 and 21.2, on lands zoned M3-3 and shown on Schedule "A" (Map 45), the provisions of Section 21.1 and 21.2 shall not apply and are replaced with the following exceptions:

- a) The only permitted use shall be a public garage.
- b) The buildings and structures existing on the date of adoption of this By-law are permitted.
- c) The lot area is 0.21 hectares.
- d) The lot frontage is 54.0 metres.
- e) The maximum building height is one storey.
- f) 1 space minimum for each employee and 5 spaces minimum for visitor parking and for the short term parking of vehicles which are under repair which spaces shall be kept available for such uses at all times, and shall not be used for the long term storage on vehicles kept of the property for other purposes.
- g) Any area not required for buildings, structures or parking shall be landscaped open space.

### **21.4.4 Rural Industrial Exception 4 (M3-4) Zone**

Notwithstanding Section 21.1 and 21.2, on lands zoned M3-4 and shown on Schedule "A" (Map 45), the provisions of Section 21.1 and 21.2 shall not apply and are replaced with the following exceptions:



- a) The only permitted use shall be an auto-wrecking establishment.
- b) The buildings and structures existing on the date of adoption of this By-law are permitted.
- c) The lot area existing on the date of adoption of this By-law is permitted.
- d) The lot frontage is 62.7 metres.
- e) The maximum building height is one storey.
- f) 1 space maximum for each employee and 3 spaces minimum for visitor parking which spaces shall be kept available for such use at all times and shall not be used for the long term storage of vehicles kept on the property for other purposes.
- g) Any area not required for buildings, structures, parking or storage of vehicles shall be landscaped open space.
- h) A closed fence of a minimum of 2.4 metres in height shall be required around the perimeter of any area of the lot used for the wrecking or dismantling of motor vehicles and for the storage and sale of scrap material, salvage and parts obtained therefrom.

#### **21.4.5 Rural Industrial Exception 5 (M3-5) Zone**

Notwithstanding Section 21.1 and 21.2, on lands zoned M3-5 and shown on Schedule “A” (Map 36), the provisions of Section 21 shall apply with the following exceptions:

- a) The permitted uses shall be agricultural construction contractor’s yard and shop; manufacturing of pre-cast concrete products for agricultural construction; concrete batching plant accessory to the manufacturing use; single unit detached dwelling as an accessory use; and accessory use including office facilities.
- b) Outside storage shall be permitted within a rear yard and interior yard between buildings.
- c) The rear yard depth shall be 15.0 m.
- d) One sign only is permitted with maximum dimensions of 2.5 m width and 2.5 m height extending a maximum of 3.3 m from the ground. The sign may be illuminated.

#### **21.4.6 Rural Industrial ((H)M3) Holding Zone**

Notwithstanding any other provisions of this By-law, on lands zoned (H)M3 and shown on Schedule “A” (Map 21), servicing agreements with the Municipality shall be executed prior to the removal of the holding prefix.



## **SECTION 22: EXTRACTIVE INDUSTRIAL (M4) ZONE**

### **22.1 PERMITTED USES**

No person within any Extractive Industrial (M4) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use and associated operation;
- b) Agricultural uses are permitted in an Extractive Industrial (M4) Zone but, notwithstanding Section 6.3, buildings and structures accessory to an agricultural use are not a permitted use;
- c) Asphalt batching plant;
- d) Concrete batching plant;
- e) Extractive use licensed under the *Oil, Gas and Salt Resources Act*;
- f) Quarrying and sand and gravel pit operation or any other operation licensed under the *Aggregate Resources Act*;
- g) Washing, screening, crushing and storage of sand, gravel, ballast, stone, aggregates, clays, brick, peat, and other surface and sub-surface resource materials operation;
- h) Notwithstanding any other provision of this By-law, a temporary mobile work camp consisting of mobile homes or other structures designed to be made mobile may be located and used on a lot in the Extractive Industrial (M4) Zone as a use accessory to pit or quarry operations or to a use permitted in this Section.

### **22.2 ZONE RESTRICTIONS**

No person within an Extractive Industrial (M4) Zone shall excavate so that a pit or quarry edge is at a point less than 38.0 metres from the limit of any road right-of-way and/or 30.0 metres from any adjoining property line. However, this lot line restriction may be waived where two extractive operations abut and are being mined at the same time thus permitting a more efficient use of the available aggregate.

No use shall be permitted and no person shall make or establish a pit or quarry within;

- a) 75.0 metres of any residential use on another lot; or
- b) 50.0 metres of any street.

The requirements set out in Section 22.3 do not apply to conveyor and loading facilities accessory to an extractive industrial operation or to a permitted agricultural use.



## **22.3 ZONE REQUIREMENTS**

No person within any Extractive Industrial (M4) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following:

- |   |   |
|---|---|
| a) Minimum front, side and rear yard                        | 30.0 m                                  |
| b) Maximum building height                                  | 20.0 m                                  |
| c) Minimum distance to a lot line for an accessory building | 10.0 m                                  |
| d) Maximum height of an accessory building                  | 10.5 m in accordance with Section 6.3.3 |

## **22.4 ZONE EXCEPTIONS**

### **22.4.1 Extractive Industrial Exception 1 (M4-1) Zone**

Notwithstanding Section 22.1, 22.2 and 22.3, on lands zoned M4-1 and shown on Schedule “A” (Map 17), the provisions of Section 22 shall apply with the following exceptions:

- A wildlife sanctuary use, residential use, and accessory uses shall be additional permitted uses.
- A single detached dwelling and accessory buildings and structures for the permitted uses including a private garage shall be additional permitted buildings and structures.
- A single detached dwelling may be permitted in accordance with the regulations of Section 7.3 and the provisions of Section 22.3 shall not apply to such a dwelling.
- Section 6.22 (landscaping and buffering requirements) does not apply to the defined area.

### **22.4.2 Extractive Industrial Exception 2 (M4-2) Zone**

Notwithstanding Section 22.1, on lands zoned M4-2 and shown on Schedule “A” (Map 28), the provisions of Section 22 shall apply with the exception that a single unit detached dwelling shall be permitted in addition to all other permitted uses in the M4 zone.

### **22.4.3 Extractive Industrial Exception 3 (M4-3) Zone**

Notwithstanding Section 22.1, on lands zoned M4-3 and shown on Schedule “A” (Map 3), the provisions of Section 22 shall apply with the exception that a dwelling and business are permitted.



#### **22.4.4 Extractive Industrial Exception 4 (M4-4) Zone**

Notwithstanding Section 22.1, on lands zoned M4-4 and shown on Schedule "A" (Map 14), an existing residential use and accessory uses shall be permitted.



## **SECTION 23: WASTE PROCESSING AND DISPOSAL (M5) ZONE**

### **23.1 PERMITTED USES**

No person shall within any Waste Processing and Disposal (M5) Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Agricultural use save and except on lots shown on Maps 41, 42 and 43 of Schedule “A”;
- c) Composting facility;
- d) Closed landfill sites or areas;
- e) Landscape planting, berms, fences and other similar screening measures for adjacent landfilling activities;
- f) Maintenance or perimeter roads and transportation routes for the transportation/transfer of waste materials;
- g) Material recovery facility or area;
- h) Monitoring devices to measure ground water quality, hydrogeological parameters, gas and leachate migration, surface water quality and air quality related to adjacent landfilling activities;
- i) Nuisance control measures to mitigate noise, dust, odour, litter, vermin and vectors, and visual impacts created by adjacent landfilling activities;
- j) Remedial measures for the collection of contaminants from adjacent landfilling activities;
- k) Stormwater collection ponds;
- l) Temporary borrow pits and soil stock piles;
- m) Waste disposal through the landfilling of non-hazardous waste.

### **23.2 ZONE REQUIREMENTS**

No person shall within any Waste Processing and Disposal (M5) Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following:

- |                         |  |
|-------------------------|--|
| a) Minimum lot frontage | 150.0 metres   |
| b) Minimum Setback      | 20.0 m for a<br>material<br>recovery<br>facility or area |



	from an A, R, I, FD, OS or EP Zone
	12.0 m for a weigh scale from an A, R, I, FD, OS or EP Zone
	12.0 m for maintenance or perimeter roads and transportation routes from an A, R, I, FD, OS or EP Zone
	3.0 m for all other permitted uses from an A, R, I, FD, OS, and EP Zone
c) Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3

The zone standards for new sites shall be the above or those stipulated in the Certificate of Approval issued by the Ministry of the Environment, whichever is the more restrictive.