

SECTION 12 - GENERAL INDUSTRIAL ZONE (M2)

No person shall within any "M2" Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

12.1 Permitted Uses, Buildings, and Structures

- (a) industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
 - an animal clinic;
 - an assembly hall;
 - an auction sales facility, excluding a livestock auction facility;
 - an automobile repair establishment;
 - an automobile washing establishment;
 - a bakery;
 - a catering business;
 - a coal yard;
 - a cold storage plant;
 - a communications facility;
 - a concrete plant or an asphalt plant;
 - a contractor's shop and/or yard;
 - a dairy;
 - a dry cleaning plant;
 - an equipment sales and rental business;
 - a farm implement sales and service establishment;
 - a feed mill;
 - a flour mill;
 - a fuel storage and/or supply business;
 - a furniture refinishing, woodworking, and/or upholstery shop;
 - a grain elevator;
 - a laboratory or research facility;
 - a lumber yard and building supply outlet;
 - a machine shop;
 - a parking area;
 - a planing mill or saw mill;
 - a public works yard, garage, warehouse, or storage yard;
 - a recycling depot;
 - a salvage or wrecking yard;
 - a service shop;
 - a steel supply business;
 - a transportation terminal;
 - a welding shop;
 - a wholesale business;
 - a warehousing business, including mini-storage facilities.

- (b) automobile service station;
an automobile gasoline bar.
- (c) an existing dwelling, subject to the relevant provisions of Section 7 pertaining to such existing dwelling.
- (d) accessory uses, buildings, and structures, including accessory office and retail outlets, in accordance with Sections 3 and 5, but excluding any accessory residential use.

AMENDED BY BY-LAW No. 46-2009

12.2 Requirements for Uses Permitted by Section 12.1 (a)

12.2.1 Lot Area, Minimum 929 sq. metres (10,000 sq. ft.)

12.2.2 Lot Frontage, Minimum 30 metres (98.43 ft.)

12.2.3 Front Yard, Minimum 9 metres (29.53 ft.)

12.2.4 Interior Side Yard, Minimum

6 metres (19.69 ft.), except that where an interior side yard abuts a Residential Zone, Residential (-h) Holding Zone, or Future Development Zone, the minimum interior side yard shall be 12 metres (39.37 ft.).

12.2.5 Exterior Side Yard, Minimum 9 metres (29.53 ft.)

12.2.6 Rear Yard, Minimum 7.5 metres (24.61 ft.)

12.2.7 Building Height, Maximum 12 metres (39.37 ft.)

12.2.8 Lot Coverage, Maximum 50 per cent

12.2.9 Number of Buildings Permitted

Notwithstanding any other provisions of this By-law to the contrary, more than one (1) main building and accessory building shall be permitted on a lot in the "M2" Zone.

12.2.10 Landscaped Open Space, Minimum 10 per cent

12.2.11 Planting Strip Requirement

In accordance with the provisions of Section 11.3.10

12.2.12 Loading and Unloading Requirements

In accordance with the provisions of Section 5.9.

- 12.2.13 Parking Requirements In accordance with the provisions of Section 5.18.
- 12.2.14 Open Air Operations, Storage, and Display
In accordance with the provisions of Section 11.2.14
- 12.2.15 Servicing Requirement for Lands Located Outside of Serviced Urban Areas
In accordance with the provisions of Section 11.2.15

12.3 Requirements for Uses Permitted by Section 12.1 (b)

- 12.3.1 Lot Area, Minimum 1,393.5 sq. metres (15,000 sq. ft.)
- 12.3.2 Lot Frontage, Minimum 45 metres (147.64 ft.)
- 12.3.3 Front Yard, Minimum 10.5 metres (34.34 ft.)
- 12.3.4 Interior Side Yard, Minimum 7.5 metres (24.61 ft.)
- 12.3.5 Exterior Side Yard, Minimum 10.5 metres (34.34 ft.)
- 12.3.6 Rear Yard, Minimum 6 metres (19.69 ft.)
- 12.3.7 Building Height, Maximum 12 metres (39.37 ft.)
- 12.3.8 Lot Coverage, Maximum 50 per cent
- 12.3.9 Landscaped Open Space, Minimum 10 per cent
- 12.3.10 Planting Strip Requirement
In accordance with the provisions of Section 11.3.10
- 12.3.11 Loading and Unloading Requirements
In accordance with the provisions of Section 5.9.
- 12.3.12 Parking Requirements In accordance with the provisions of Section 5.18.
- 12.3.13 Fuel Pump and Storage Tank Location
In accordance with the provisions of Section 9.3.12.
- 12.3.14 Driveway Requirements
In accordance with the provisions of Section 9.3.15.
- 12.3.15 Outdoor Storage and Display
In accordance with the provisions of Sections 9.3.16 and 9.3.17.

AMENDED BY BY-LAW No. 33-2007

12.4 Supplementary Provisions

The establishment of any new, or the enlargement of existing general industrial uses located outside of a designated Settlement Area as identified on Schedule "A" to the County of Perth Official Plan shall satisfy the minimum distance separation requirement from adjacent livestock barns and manure storage facilities as determined through the application of the MDS I.

12.5 Special Provisions

AMENDED BY BY-LAW No. 46-2009

12.5.1 M2-1 (a) Location: Part of Lot A, Concession 5 Gore (Downie Ward)

- (b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the "M2-1" zone as shown on Key Map 8 of Schedule "A" to this By-law shall be: an office, shop and yard area associated with a sand and gravel business and a road construction business; a communication tower; and accessory uses, buildings and structures.
- (c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

12.5.2 M2-2 (a) Location: Part of Lot 16, Concession 14 (Blanshard Ward)

- (b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the "M2-2" zone as shown on Key Map 18 of Schedule "A" to this By-law shall be an office, shop and yard area associated with a construction business and accessory uses, buildings and structures.
- (c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

12.5.3 M2-3 (a) Location: Part of Lot 18, Concession 14 (Blanshard Ward)

- (b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the "M2-3" zone as shown on Key Map 21 of Schedule "A" to this By-law shall be an a poultry processing operation and accessory uses, buildings and structures.
- (c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

12.5.4 M2-4 (a) Location: Part of Lot 5, North Boundary Concession (Blanshard Ward)

- (b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the “M2-4” zone as shown on Key Map 20A of Schedule “A” to this By-law shall be an animal feed processing operation and accessory uses, buildings and structures.
- (c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

12.5.5 M2-5 (a) Location: Part of Lot 11, North Boundary Concession (Blanshard Ward)

- (b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the “M2-5” zone as shown on Key Map 20 of Schedule “A” to this By-law shall be a manufacturing operation; a communication tower; and automobile sales, service and repair establishment, accessory uses, buildings and structures.
- (c) All other applicable provisions of this By-law, as amended, shall apply.

12.5.6 M2-6 **DELETED BY BY-LAW No. 46-2009**

ADDED BY BY-LAW No. 59-2006 and AMENDED BY BY-LAW No. 46-2009

12.5.6 M2-6 (a) Location: Part of Lots 12 and 13, South Boundary Concession (Blanshard Ward)

- (b) In addition to the uses, buildings and structures permitted in Section 12.1 of By-law No. 4-1999, the following uses are permitted on the lands within the “M2-6” zone as shown on Key Maps 20 and 21 of Schedule “A” to this By-law:
 - (i) the uses permitted by Section 10 (Agricultural Commercial/ Industrial Zone (ACM)) of By-law No. 4-1999, and subject to the requirements of Section 10.2 of By-law No. 4-1999;
 - (ii) garden nurseries; commercial greenhouses; garden display areas; and accessory uses (including a café and a craft shop), but excluding any residential use. The uses in this clause are subject to the provisions of Section 6.9.41 (c) and (d) of By-law No. 4-1999 (as amended by By-law No. 46-2003); and
 - (iii) automobile sales and service establishments; and recreational vehicle sales and service establishments (including snowmobiles, watercraft, motor homes, travel trailers, trailers, or motorcycles), subject to the requirements of Section 12.3 of By-law No. 4-1999.
- (c) All other provisions of this By-law, as amended, shall apply.

