

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

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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.

(500-2020-0009) **CANNABIS PRODUCTION FACILITY, DESIGNATED OR LICENSED**

A designated or licensed cannabis production facility in the M2 Zone is subject to the requirements of Section 21.4 respecting 'Other Uses' and the following additional requirements:

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LOT FRONTAGE AND LOT AREA

Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.

OUTDOOR CULTIVATION PROHIBITED

Cultivating, propagating and harvesting of cannabis shall only be conducted in a wholly enclosed building or structure.

DISTANCE FROM SENSITIVE LAND USES

A designated or licensed cannabis production facility which contains air treatment control, shall have a minimum setback of 150 metres from:

1. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
2. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such a RU zoned property.

Notwithstanding any other provision in this by-law, a designated or licensed cannabis production facility which does not contain air treatment

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control, shall have a minimum setback of 300 metres from:

3. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility, to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
4. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such a RU zoned property.

Notwithstanding paragraphs 1 and 3, above, a designated or licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line containing the private or public school.

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.

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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.

21.5.8 **PART OF LOT 15, CONCESSION 9 (NG)** **'M2-11'**
(500-2021-0008) **4440 BASELINE ROAD** **(Map 1)**

In addition to the permitted non-residential uses listed in Section 21.2, a batching plant shall also be permitted on lands zoned 'M2-11'. The location of the existing batching plant, accessory buildings / structures, weigh scale and concrete bays, as illustrated on Schedule 'B-83', shall be permitted on lands designated 'M2-11'.

Further, notwithstanding Sections 21.4 (c), (e), (f), (g), (h), 5.31 (a), and 5.11, the following regulations shall apply to new buildings or structures and the expansion of existing buildings or structures:

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- Front Yard (Minimum): 15 metres
- Rear Yard (Minimum): 15 metres
- Interior Side Yard (Minimum): 15 metres
- Lot Coverage (Maximum): N/A
- Height (Maximum): N/A
- Planting Strip (Minimum): 5 metres wide along any portion of a lot line which abuts lands designated 'R' or 'RU'

Until such time as Site Plan Control approval is obtained for the construction of new buildings or structures or the expansion of existing buildings or structures in accordance with Section 41 of the Planning Act, the accessory open storage of leftover concrete material shall only be permitted in the 20 metre by 11 metre area identified on Schedule 'B-83'. The maximum height of the leftover concrete material shall be 3 metres.

Once Site Plan Control approval is obtained, new accessory open storage for leftover concrete material will be subject to the provisions as noted below without the need for further amendments to the zoning by-law.

Notwithstanding Sections 21.4 (j), 5.1 (d), (e), and (f) or any provision herein to the contrary, the following regulations shall apply to new accessory open storage, buildings, and structures:

- Front Yard (Minimum): 10 metres
- Rear Yard (Minimum): 10 metres
- Interior Side Yard (Minimum): 10 metres
- Lot Coverage (Maximum): N/A
- Height (Maximum): N/A

For the purpose of the provisions contained herein, the term 'existing' means existing as of May 19, 2021 and the term 'new' means constructed after May 19, 2021.