

## **SECTION 19 –INDUSTRIAL MEDIUM AND HEAVY ZONE (M2) REGULATIONS**

### ***19.1 General Use Regulations***

No person shall within the M2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

#### ***19.1.1 Permitted Uses***

- a) Automotive uses consisting of automobile body shops and impound yards, tire repair shops;
- b) sales and rental facilities for building supplies, lumber, bulk goods, equipment, communication;
- c) yard and shop facilities for contractors, tradesman shops, fishing and fish processing, machinists or welders, public utilities; appliance and machinery repairs;
- d) facilities for light manufacturing including asphalt and concrete batching plants, heavy manufacturing, laboratories;
- e) truck or transport terminals, only where there is a permanent building and office provided in addition to loading, unloading, storage and parking;
- f) facilities for warehousing or storage uses;
- g) accessory uses including, offices, showrooms, merchandising centres and retail stores or wholesale outlets, cafeterias;
- h) outside storage, in accordance with 4.37 of this By-law.

#### ***19.1.2 Permitted Buildings and Other Structures***

- a) Buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law.

### 19.1.3 Zone Provisions

Zone Provision	Requirement
Minimum Lot Area	1,400 m <sup>2</sup> (15,069.96 ft <sup>2</sup> )
Minimum Lot Frontage	30 m (98.42 ft)
Maximum Lot Coverage	50 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	20 %
Maximum Building Height	15 m (49.21 ft)
Minimum Front Yard	9 m (29.52 ft)
Minimum Interior Side Yard	6 m (19.68 ft)
Minimum Exterior Side Yard	6 m (19.68 ft)
Minimum Rear Yard	10 m (32.80 ft)

## 19.2 Exceptions

The special regulations contained in subsection 19.2 shall apply to the area or areas defined below.

### 19.2.1 Defined Area M2-1 and M2-1 (h) as shown on Schedule "A", Map 43 to this By-law

- a) **Permitted Uses**  
Facilities for accessory uses including outside storage and display and sale of goods and material and the other uses permitted in the M2 Zone as indicated in subsection 19.1.1 of this By-law.
- b) **Outside Storage and Goods and Materials**  
Outside storage of goods and materials shall be subject to subsection 4.37, except outside storage of goods and materials shall be permitted in the side yard and the front yard up to the required front yard and shall be enclosed by a fence.
- c) **Other**  
The display and sale of goods and material shall be in accordance with 4.1 of this By-law, and shall be permitted in the side yard and the front yard up to the required front yard.

### 19.2.2 Defined Area M2-2 as shown on Schedule "A", Map 44 of this By-law

- a) **Permitted Uses**  
The uses permitted in subsection 19.1.1 of this By-law in addition to offices, as defined in Section 3 of this By-law.
- b) **Permitted Buildings and Structures**  
Buildings and structures for the permitted uses.
- c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsection 19.1.3 of this By-law.

**19.2.3 Defined Area M2-3 as shown on Schedule "A", Map 34 to this By-law**

- a) Permitted Uses  
An automobile salvage establishment and accessory uses in addition to the uses permitted in the M2 Zone as indicated in subsection 19.1.1 of this By-law.
- b) Permitted Buildings and Other Structures  
Buildings and structures for the permitted uses.
- c) Zone Provisions  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 19.1.3 of this By-law.
- d) Other  
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned M2 shall also apply to lands zoned M2-3.

**19.2.4 Defined Area M2-4 as shown on Schedule "A", Map 60 to this By-law**

*ZBA #33 (By-law #127-11 enacted on May 2, 2011) for the OGVG Office at 32 Seneca Drive*

- a) Permitted Uses  
An office as a main use, in addition to the uses in the M2 Zone as indicated in subsection 19.1.1 of this by-law.
- b) Permitted Buildings and Other Structures  
Buildings and structures for the permitted uses in subsection 19.1.2 of this By-law.
- c) Zone Provisions  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 19.1.3 of this By-law.
- d) Other  
All other provisions of this By-law pertaining to lands zoned M2 shall also pertain to lands zoned M2-4.