

4.15 HEAVY INDUSTRIAL ZONE (M2)

No person shall within any Heavy Industrial Zone (M2) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.15.1 Permitted Uses

- i) bulk fuel depot
- ii) cartage, express truck, transport or bus terminal or yard
- iii) contractors' yard
- iv) lumber mill
- v) manufacturing, processing, assembling and/or fabricating plant
- vi) retail outlet or wholesale outlet or business office accessory to a permitted use provided that it does not exceed 25 per cent of the gross floor area of the principal use
- vii) sawmill
- viii) salvage or wrecking yard
- ix) warehouse
- x) wood products or planing mill
- xi) wood yard
- xii) custom workshop
- xiii) accessory single detached dwelling
- xiv) open storage use of goods or materials if accessory to another permitted use

4.15.2 Regulations for Permitted Uses

	Metric
i) Minimum Lot Area	- 1 ha
ii) Minimum Lot Frontage	- 60 m
iii) Minimum Front Yard	- 30 m
iv) Minimum Interior Side Yard	- 15 m
v) Minimum Exterior Side Yard	- 30 m
vi) Minimum Rear Yard	- 30 m
vii) Maximum Lot Coverage	- 50%
viii) Maximum Height	- 10 m

4.15.3 Planting Strips

Where lands used for Heavy Industrial purposes abut a Residential lot, a planting strip at least 10.0 metres (33 feet) wide shall be provided and maintained along that lot line so abutting.

Where a salvage or wrecking yard is permitted, a 6.0 metre wide planting strip and a solid fence at least 3.0 metres high shall be provided along that portion of the lot which abuts a residential zone

4.15.4 Setback from Residential Zone

Where a Heavy Industrial use abuts any Residential Zone, the minimum setback from the boundary of the Residential Zone shall be 30.0 metres.

4.15.5 Exceptions

4.15.5.1 Heavy Industrial Exception One (M2-1) Zone

Notwithstanding the uses in the Heavy Industrial (M2) Zone, the uses permitted on lands located in Part of Lot 33, Concession 16, (Monmouth) and zoned M2-1 on Schedule B to this By-law, shall be restricted to that of a manufacturing plant engaged in the production of lumber and wood products such as veneer, a retail sales office and business office facilities, and, open storage of goods and materials, together with such other accessory buildings or structures as are normally considered incidental and subordinate thereto provided that all other provisions of this By-law are complied with.

4.15.5.2 Heavy Industrial Exception Two (M2-2) Zone

Notwithstanding the uses in the Heavy Industrial (M2) Zone, the uses permitted on lands located in Part of Lot 32, Concession 16, (Monmouth) and zoned M2-2 on Schedule B to this By-law, shall be restricted to that of a saw and/or planning mill, as herein defined, open storage of goods and materials, a retail sales office and business office facilities, and such other accessory buildings or structures as are normally considered incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

4.15.5.3 Heavy Industrial Exception Three (M2-3) Zone

Notwithstanding the non-residential use permitted within the Heavy Industrial (M2) Zone, the uses permitted on lands located in Part of Lot 12, Concession 8, (Monmouth) and zoned M2-3 on Schedule B to this By-law, shall be restricted to that of a salvage yard and motor vehicle shop, and such other accessory buildings or structures as are normally considered incidental and subordinate thereto provided that all other provisions of this By-law are complied with.

4.15.5.4 Heavy Industrial Exception Four (M2-4) Zone

Notwithstanding the non-residential use permitted within the Heavy Industrial (M2) Zone, the uses permitted on lands located in Part of Lot 33, Concession 10, (Monmouth) and zoned M2-4 on Schedule B to this By-law, shall be restricted to that of Bulk Storage Tanks and such other accessory buildings or structures as are normally considered incidental and subordinate thereto provided that all other provisions of this By-law are complied with.

4.15.5.5 Heavy Industrial Exception Five (M2-5) Zone

Notwithstanding the provisions of this By-law to the contrary, on lands in Lot 26, Concession 5, (Glamorgan) shown as M2-5 on Schedule A to this By-law, any alteration, enlargement, extension or reconstruction of any use, building or structure, existing as of the date of passing of this By-law, or any new use, building or structure, shall comply with the provisions or requirements of the Ministry of Natural Resources.

4.15.5.6 Heavy Industrial Exception Six (M2-6) Zone

Notwithstanding the provisions of this By-law to the contrary, the lands in Lot 26, Concession 5, (Glamorgan) shown as M2-6 on Schedule A to this By-law shall be used only for a saw mill and/or planning mill.

4.15.5.7 Heavy Industrial Exception Seven (M2-7) Zone

Notwithstanding the provisions of this By-law to the contrary, the lands in Lot 20, Concession 6, (Glamorgan) and shown as M2-7 on Schedule A, shall be used only for a transportation terminal and one detached dwelling, provided such dwelling is occupied by the owner, caretaker, watchman or other similar person and his family, and provided further that such person is employed on the lot on which such dwelling is located. Such single family dwelling shall be erected in accordance with the provisions of the General Residential (R1) Zone and shall not be erected closer than fifteen (15) metres of any non-residential building or structure permitted on the lands shown as M2-7.

4.15.5.8 Heavy Industrial Exception Eight (M2-8) Zone

Notwithstanding the provisions of this By-law to the contrary, the lands in Lot 35, Concession 6, shown as M2-8 on Schedule A may be used only for a contractor's shop and yard, a motor vehicle wrecking yard and the storage and salvage of scrap iron and large household appliances such as stoves, refrigerators, freezers, clothes washers and dryers subject to the following provisions:

- i) Any outside storage of derelict motor vehicles or parts, scrap iron or large household appliances shall only be permitted within the rear 100 metres of the lands zoned M2-5;
- ii) The yard and setback requirements for buildings and outside storage shall be measured from the boundaries of the M2-8 Zone; and,
- iii) The decommissioning and storage of all freezers and refrigerators shall be in accordance with applicable MOE regulations.