
SECTION 8 INDUSTRIAL ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Industrial Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

8.1 Light Industrial (M1) Zone

(1) Permitted Uses:

- automobile dealership
- automobile service station
- car washing establishment
- catering establishment
- Class I – light industrial uses
- commercial garage
- communications equipment sales and service
- contractor's yard
- factory outlet
- financial services
- gasoline retail facility
- greenhouse
- home display and sales outlet
- laboratory
- mini warehouse and storage
- office
- printing establishment
- public use
- recycling depot
- rental establishment
- research facility
- restaurant
- service outlet
- transportation depot
- vehicle sales, service and storage establishment
- veterinary establishment
- warehouse
- wholesale establishment

(2) Zone Requirements:

Lot Area (minimum)	4000 m ²
Lot Frontage (minimum)	45 m
Front Yard Depth (minimum)	12 m
Exterior Side Width (minimum)	12 m
Interior Side Width (minimum)	6 m
Rear Yard Depth (minimum)	12 m

Building Height (maximum)	15 m
Lot Coverage (maximum):	50%

(3) Special Exception Zones:

M1-1 (Pt. Lot 8, Concession 1) Matilda

In addition to the permitted uses of Section 8.1(1) for the lands zoned M1-1, the following use shall also apply:

open storage of salt

The following uses are strictly prohibited on lands zoned M1-1:

storage, processing, shipping and/or receiving of PCBs.

M1-2 (Pt. Lot 8, Concession 1) Matilda

Notwithstanding the permitted uses of Section 8.1(1) to the contrary, for the lands zoned M1-2, the following provision shall be applied:

No building or structure shall be erected.

M1-3 (Pt. Lot 22, Concession 2) Matilda

In addition to the permitted uses of Section 8.1(1) for the lands zoned M1-3, the following uses shall also apply:

accessory dwelling or an accessory dwelling unit
commercial garage
equipment rental or storage establishment
transportation depot
vehicle sales, service and storage

M1-4 (Pt. Lot 28, Concession 3) Matilda

In addition to the permitted uses of Section 8.1 (1), for the lands zoned M1-4, the following uses shall also apply:

heavy equipment bucket manufacturing sales
service ironworks

M1-5 Reserved for future use

M1-6 (Pt. Lot 30, Concession 2) Matilda

In addition to the permitted uses of Section 8.1(1) for the lands zoned M1-6, the following use shall also apply:

contractor's yard with heavy equipment

M1-7 (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 8.1(1) to the contrary, for the lands zoned M1-7, only the following uses shall apply:

all existing uses

(4) Holding Zones**M1-h** (Pt. Lots 28, 29 & 30, Concession 1) Morrisburg

Notwithstanding the provisions of Section 8.2 to the contrary, the following lands will be zoned M1-h according to Section 4.4 (Holding Zone).

(5) Temporary Zones

8.2 General Industrial (M2) Zone**(1) Permitted Uses:**

automobile body shop
 automobile service station
 bakery
 building contractor-s shop or yard
 building supply centre
 car washing establishment
 catering establishment
 Class II – medium industrial uses
 commercial garage
 commercial greenhouse
 communications equipment sales and service
 component assembly plant
 compressed gas sales and service
 custom workshop
 equipment rental or storage establishment
 factory outlet
 fuel storage establishment
 gasoline retail facility
 greenhouse
 home display and sales outlet
 laboratory
 landscaping business
 machine and metal working shop
 mini warehouse and storage
 office/retail outlet accessory for a specified use
 printing establishment
 processing plant
 public use
 railway maintenance yard
 recycling depot
 rental establishment
 research facility
 restaurant
 service outlet
 transportation depot
 vehicle sales, service and storage establishment
 veterinary establishment
 warehouse
 wholesale establishment

(2) Zone Requirements:

Lot Area (minimum)	1000 m ²
Lot Frontage (minimum)	45 m
Front Yard Depth (minimum)	12 m

Exterior Side Width (minimum)	12 m
Interior Side Width (minimum)	6 m
Rear Yard Depth (minimum)	12 m
Building Height (maximum)	15 m
Lot Coverage (maximum)	50%

(3) Special Exception Zones:

M2-1 (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 8.2(2) to the contrary, for the lands zoned M2-1, the following zone requirements shall apply:

Lot Area (minimum)	7,600 m
Lot Frontage (minimum)	41 m
Yard Requirements (minimum)	
Front	15 m
Rear	15 m
Side	3.6 m
Building Height (maximum)	7 m
Lot coverage (maximum)	30%

M2-2 (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 8.2(1) to the contrary, for the lands zoned M2-2, the following uses shall not be permitted:

- feed or flour mill
- fuel storage facility
- grain elevator
- kennel
- municipal service garage

M2-3 (Pt. Lots 26 & 27, Concession 1) Williamsburg

In addition to the permitted uses of Section 8.2 (1) for the lands zoned M2-3, the following uses shall also apply:

- Heavy equipment training centre
- Educational facility
- Residence for students
- banquet and convention centre
- canteen

M2-4 (Pt. Lot 29, Concession 1) Morrisburg

In addition to the permitted uses of Section 8.2(1) for the lands zoned M2-4, the following uses shall also apply:

golf driving range and accessory uses

M2-5 (Pt. Lot 29, Concession 1) Morrisburg

In addition to the permitted uses of Section 8.2(1) for the lands zoned M2-5, the following uses shall also apply:

car and/or truck wash

accessory apartment for a caretaker within a Permitted Industrial Use

M2-6 (Pt. Lots 21, 22, Concession 1) Iroquois

In addition to the permitted uses of Section 8.2(1) for the lands zoned M2-6, the following uses shall also apply:

bio-solids and sludge facility and storage

M2-7 (Wetland Adjacent Lands)

Notwithstanding the provisions of Section 8.2 to the contrary, for the lands zoned M2-7, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

Any new development must be subject to an Environmental Impact Study to the satisfaction of the Township prior to the issuance of a building permit.

M2-8 (ANSI Lands)

Notwithstanding the provisions of Section 8.2 to the contrary, for the lands zoned M2-8, any use existing on the date of passing of this By-law is permitted, including any new addition and/or necessary structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to a submission of an Environmental Impact Assessment that demonstrates that the proposed development would have no negative impacts on the natural features or on ecological functions for which the area is defined.

M2-9 Reserve for Future Use

M2-10 (Pt. Lot 19, Concession 5) Dixon Corners

In addition to the permitted uses of Section 8.2(1) for the lands zoned M2-10, the following use shall also apply:

a single family dwelling as an accessory use

(4) Holding Zones**(5) Temporary Zones**

8.3 Public Utilities Industrial (M3) Zone**(1) Permitted Uses:**

public use

(2) Zone Requirements:

Lot Area (minimum)	1000 m ²
Lot Frontage (minimum)	45 m
Front Yard Depth (minimum)	12 m
Exterior Side Width (minimum)	12 m
Interior Side Width (minimum)	6 m
Rear Yard Depth (minimum)	12 m
Building Height (maximum)	15 m
Lot Coverage (maximum)	50%

(3) Special Exception Zones:

(Reserved)

(4) Holding Zones**(5) Temporary Zones**

8.4 Rural Industrial (MR) Zone**(1) Permitted Uses:**

abattoir
 auction barn
 brick making plant
 butcher shop
 cedar oil production/extraction
 commercial greenhouse
 concrete batching and mixing plant
 custom workshop
 farm equipment dealer
 feed and seed dealer
 fertilizer plant
 fuel storage tank/supply yard
 greenhouse
 livestock sales establishment
 lumber yard
 manufacturing industry
 meat packing establishment
 recycling depot
 sawmill
 tile drainage operation
 transportation depot
 well-drilling establishment
 woodworking establishment

(2) Zone Requirements:

Lot Area (minimum)	4000 m ²
Lot Frontage (minimum)	45 m
Front Yard Depth (minimum)	15 m
Exterior Side Width (minimum)	15 m
Interior Side Width (minimum)	12 m
Rear Yard Depth (minimum)	15 m
Building Height (maximum)	12 m
Lot Coverage (maximum)	20%

(3) Special Exception Zones:

MR-1 Reserved for Future Use

MR-2 (Pt. Lot 30, Concession 4) 4475 County Road 31, Williamsburg

In addition to the permitted uses of Section 8.4(1) for the lands zoned MR-2, the following uses shall also apply:

automobile sales
mini storage utilizing shipping containers

MR-3 (Pt. Lot 9, Concession 4) Williamsburg

Notwithstanding the provisions of Section 8.4 (1) to the contrary, for the lands zoned MR-3, the following uses are also permitted.

retail store
warehousing
storage

MR-4 (Pt. Lot 31, Concession 6) Matilda

In addition to the permitted uses of Section 8.4 (1), for the lands zoned MR-4, the following uses shall also be permitted:

smokehouse
retail accessory to the abattoir, smokehouse and butchery
single detached dwelling

(4) Holding**(5) Temporary**

8.5 Additional Provisions for Industrial Zones**(1) Automobile Service Stations and Commercial Garages**

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.34 of this By-law.

(2) Increased Yard Requirements

Where all Industrial Zones abut any Residential or Institutional Zone, the minimum Yard requirement for any yard so abutting shall be increased to 15 m.

(3) Special Provision Adjacent to Railways

Where a lot line or part of a lot line in an Industrial Zone abuts a railway right-of-way, no minimum Yard shall be required on the portion so abutting provided that any building is in accordance with the sight distances set out in Section 3.29.

(4) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.