

## Section 11: Employment (M) Zones

### 11.1 Uses Permitted

No person shall within any Employment (M) zone, use any lot or erect, alter or use any building or structure for any purpose except for one of more of the following uses identified by a “dot”.

The Employment Zones established by the By-Law are as follows:

- M1 Prestige Industrial**
- M2 Light Industrial**
- M3 Heavy Industrial**
- M4 Energy and Waste Industrial**

#### 11.1.1 Uses Permitted Table

List of Uses	Zones			
	M1	M2	M3	M4
<i>Auction Establishment</i>		•	•	
<i>Auto Body Shop</i>		•	•	
<i>Automobile Repair Garage</i>		•	•	
<i>Automobile Sales or Rental Establishment</i>		•	•	
<i>Banquet Hall</i>	•	•		
<i>Building Supply Outlet</i>		•	•	
<i>Bulk Sales Establishment</i>		•	•	
<i>Cannabis Production and Processing</i>		•	•	
<i>Catering Establishment</i>	•	•	•	
<i>Chemical and Pharmaceutical Industry</i>			•	
<i>Contractor’s Yard</i>		•	•	

List of Uses	Zones			
	M1	M2	M3	M4
<i>Day Care, accessory to the principal use</i>	•	•		
<i>Dry Cleaning Establishment</i>			•	
<i>Electrical and Electronic Products Industry</i>		•	•	
<i>Electricity Generation Facility</i>				•
<i>Food Processing Plant</i>			•	
<i>Hotel</i>	•	•		
<i>Impounding Yard</i>			•	
<i>Manufacturing Facility</i>		•	•	
<i>Mobile Refreshment Cart</i>	•	•	•	
<i>Office, Business / Professional</i>	•	•		
<i>Office Supply Outlet<sup>1</sup></i>	•	•		
<i>Office, Support</i>	•	•	•	•
<i>Open Storage accessory to the principal use, in accordance with Section 11.4</i>		•	•	
<i>Paper Products Industry</i>			•	
<i>Printing Establishment</i>		•	•	
<i>Processed Goods Industry</i>			•	
<i>Propane Transfer Facility</i>			•	
<i>Recreational Establishment</i>	•	•	•	
<i>Recycling Facility</i>				•
<i>Research and Development Establishment</i>		•	•	
<i>Restaurant</i>	• <sup>2</sup>	•	•	

List of Uses	Zones			
	M1	M2	M3	M4
<i>Retail Store accessory to permitted use in accordance with Section 11.2</i>	•	•	•	
<i>Salvage Yard</i>				•
<i>Service and Rental Establishment</i>		•	•	
<i>Taxi Stand</i>		•		
<i>Transport / Truck Terminal</i>			•	
<i>Veterinary Clinic</i>	•	•		
<i>Waste Disposal Site</i>				•
<i>Waste Transfer Station</i>				•
<i>Warehouse, Public Self Storage</i>		•	•	
<i>Warehouse</i>		•	•	
<i>Wholesale Establishment</i>		•	•	

<sup>1</sup> The maximum *gross floor area* for an office supply outlet in the M1 zone shall not exceed 930 sq. m

<sup>2</sup> A restaurant shall be provided accessory to the main use in the M1 zone

## 11.2 Zone Requirements

No person shall, within any Employment (M) zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

### 11.2.1 Zone Requirements Table

Provisions	Specifications			
	M1	M2	M3	M4
Lot Area, Minimum (sq. m)	1100	1100	1100	1100
Lot Frontage, Minimum (metres)	30.0	20.0	30.0	30.0
Street Setback, Minimum (metres)	9.0	6.0	15.0**	30.0
Interior Side Yard Setback, Minimum (metres)	3.0	3.0	3.0	30.0
Rear Yard Setback, Minimum (metres)	7.5	8.0	8.0	30.0
Any yard abutting Residential or Institutional Zone (metres)	10.0	10.0	15.0	30.0
Any yard abutting railway right-of-way (metres)	0	0	0	0
<i>Lot Coverage, Maximum</i>	60%	60%	60%	60%
<i>Landscaped Open Space, Minimum</i>	10%	10%	10%	30%
<i>Building Height Maximum, (metres)*</i>	12.0	12.0	12.0	12.0
<i>Commercial Floor Area, Maximum</i>	10% of the gross floor area of the permitted use to which it is accessory	10% of the gross floor area of the permitted use to which it is accessory	-	-

\* Provided that if any portion of any building is erected above a height of 12.0 metres, the required yard dimensions shall be increased by 1.0 metres for each 1.0 metres by which such portion of the building exceeds 12.0 metres.

\*\*Provided that if any M3 property abuts a residential Zone, arterial, and/or collector road the minimum setback from any building and/or structure from that lot line shall be a minimum of 50.0m.

### 11.3 Yard Requirements for Hotels

A minimum *side* or *rear yard* of 7.5 metres shall be provided for an *hotel* in M1 or M2 Zone where:

- a) The principal entrance to such *hotel* is obtained through the *side yard* or *rear yard*, and/or
- b) A wall of such hotel contains a window to a *habitable room* facing such *side yard* or *rear yard*.

### 11.4 Open Storage

- a) No *open storage* of goods or materials in a M2 Zone shall be permitted except in accordance with the following provisions:
  - (i) the *open storage* is *accessory* to the *use* of the *main building* on the *lot*;
  - (ii) the *open storage* complies with the *yard* and *setback* requirements of this section;
  - (iii) the *open storage* does not cover more than thirty-five percent (35%) of the *lot area* nor exceed twice the *floor area* of the *main building* on the *lot*;
  - (iv) any portion of the area *used* for *open storage*, is concealed from view from the *street* by a fence or wall;
  - (v) the *open storage* shall be located only to the rear of the *main building* and shall not be located in the front or *exterior side yard*.
- b) Any part of the *lot used* for *open storage* of goods or materials in a M3 Zone shall be fenced.

## 11.5 Special Exceptions M1 Zone

By-Law No.	Zone Code	Description
Not Available	M1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M1-1 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to a food condensing and processing business. All other requirements of the By-Law shall apply.
95-05	M1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M1-2 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to a <i>contractor's yard</i> for construction and excavation equipment. Furthermore, the minimum <i>rear yard</i> shall be 3.4 metres. All other requirements of the By-Law shall apply.
Not Available	M1-3	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M1-3 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to an airport owned by the City of Brantford including the operation, repair, maintenance and storage of aircraft and <i>accessory</i> functions such as <i>private clubs</i> and commercial aircraft or related companies and industrial <i>uses</i> involved with manufacturing, assembly, repair, fabricating, storage and/or technical services which rely on a location adjacent to an airport. Furthermore, the following <i>uses</i> or activities shall not be permitted:</p> <ol style="list-style-type: none"> <li>a) the underground transmission of oil, gasoline, or other petroleum products;</li> <li>b) wood preserving and treating;</li> <li>c) outdoor storage of road salt, or other de-icing materials or the dumping of salt laden snow;</li> <li>d) petroleum production, refining, or manufacturing;</li> <li>e) furniture and wood striping and refinishing;</li> <li>f) horticultural nurseries;</li> <li>g) landfills;</li> <li>h) chemical/biological laboratory;</li> <li>i) disposal of leachable waste;</li> <li>j) electroplaters and metal fabricators;</li> <li>k) asphalt/concrete/tar plants;</li> <li>l) automobile salvage yards;</li> <li>m) car washes;</li> <li>n) dry cleaning establishment;</li> <li>o) cemeteries;</li> <li>p) gasoline service stations;</li> <li>q) underground storage tanks;</li> </ol>

By-Law No.	Zone Code	Description
		All other requirements of the By-Law shall apply.
101-02	M1-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-4 on Schedule "A" hereto, the permitted uses shall be limited to the parking and storage of newly and/or partially assembled school buses and a portable office building or structure accessory to bus parking and storage. Furthermore, the maximum gross floor area for the administration office shall be 50 m <sup>2</sup> . All other requirements of the By-Law shall apply.
Not Available	M1-5	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-5 on Schedule "A" hereto, in addition to the uses permitted in the Prestige Industrial (M1) Zone, a retail store engaged in the sale of new and used office furniture, industrial shelving, office supplies and accessory uses not exceeding a gross floor area of 1300 square metres shall also be permitted. Accessory uses, buildings and structures shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	M1-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-6 on Schedule "A" hereto, in addition to the uses permitted in the Prestige Industrial (M1) Zone, an outdoor recreation use shall also be permitted. All other requirements of the By-Law shall apply.
280-04	M1-7	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M1-7 on Schedule "A" hereto, a public self-storage warehouse shall also be a permitted use. All other requirements of the By-Law shall apply.
197-11	M1-8	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M1-8 on Schedule "A" hereto, a plant producing clay bricks shall be permitted use. Said brick production and storage of raw material shall be enclosed, finished brick products may be stored outside subject to the applicable provisions of this By-Law. Notwithstanding the provisions of section 4.18, 4.31 and 5.10, open storage may be permitted in any yard in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) Such open storage is accessory to the use of the main building on the lot.</li> <li>b) The open storage does not cover more than 35% of the lot area nor exceed twice the ground floor area of the main building.</li> </ul>

By-Law No.	Zone Code	Description
		<p>c) Bus storage in a yard adjacent to the intersection of Colborne Street West with Airport Road shall be screened from view from Colborne Street West and Airport Road by a 6.0 metre wide planting strip which shall be extensively planted and maintained with both coniferous and deciduous trees in a ratio of 70% and 30% respectively the along road length of the respective areas used for bus storage purposes.</p> <p>d) All permitted open storage shall only occur upon the construction and maintenance of a 2.0 metre high (minimum) closed visual screen. Such closed visual screen shall consist of an earthen berm, solid stone, simulated stone, or masonry wall or any combination thereof. The requirement for and details regarding the 2.0 metre high (minimum) closed visual screen shall be incorporated into the Site Plan Control Agreement and located adjacent to any permitted open storage along Colborne St. West and extending northerly along the westerly lot line a distance of 55.0 metres.</p> <p>e) Open storage of finished brick products shall not exceed height of 3.35 metres.</p> <p>f) Any loading area for raw clay materials shall be completely enclosed and limited to the north wall of the permitted building.</p> <p>The removal of finished brick products from the permitted building shall not be located along the southerly wall of the permitted building. All other requirements of the By-Law shall apply.</p>
Not Available	M1-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-9 on Schedule "A" hereto, the permitted uses shall be limited to a manufacturing plant and a machine shop. All other requirements of the By-Law shall apply.</p>
Not Available	M1-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-10 on Schedule "A" hereto, the permitted uses shall be limited to a manufacturing and assembly plant for textiles, canvas, sporting equipment, related accessory products, and accessory uses including a business office.</p> <p>The manufacturing operations shall not exceed a maximum gross floor area of 8,000 square metres and shall be limited to a one- story structure.</p> <p>Furthermore, the westerly interior side yard shall be 1.1 metres, no outside storage shall be permitted and the lands are exempt from the setback provisions for lots abutting any Residential Zone.</p> <p>All other requirements of the By-Law shall apply.</p>



By-Law No.	Zone Code	Description
92-22	M1-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M 116 on Schedule "A" hereto, in addition to the uses permitted in the Prestige Industrial (M1) Zone, the following shall also apply:</p> <ul style="list-style-type: none"> <li>- Warehouse and Ancillary Offices shall be permitted.</li> <li>- A parking ratio of 1 space per 160 square metres of gross floor area shall be required for Warehouse and Ancillary Office uses.</li> <li>- Where a development block or lot abuts Bethel Road, a planting strip of 6.0 metres wide shall be required abutting the street line consisting of a continuous row of trees.</li> </ul>

## 11.6 Special Exceptions M2 Zone

By-Law No.	Zone Code	Description
Not Available	M2-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M2-1 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Light Industrial (M2) Zone, a take- out <i>restaurant</i> with a maximum <i>floor area</i> of 83.6 square metres shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	M2-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M2-2 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Light Industrial (M2) Zone, a flea market and an <i>auction establishment</i> shall also be permitted.  Furthermore, all activities shall be carried on inside the <i>building</i> except for outside sales that shall be regulated by a <i>site plan agreement</i> . All other requirements of the By-Law shall apply.
Not Available	M2-3	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M2-3 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> <li>a) business or professional offices;</li> <li>b) computer, electronic or data processing business;</li> <li>c) a manufacturing plant not exceeding 2350 square metres floor area;</li> <li>d) printing establishment;</li> <li>e) community centre/recreational establishment;</li> <li>f) research establishment;</li> <li>g) a retail store, wholesale establishment accessory to a permitted use;</li> <li>h) service or repair shop;</li> <li>i) warehouse;</li> <li>j) contractor's yard;</li> <li>k) establishment for the sale, rental or service of business machines and office supplies;</li> <li>l) restaurant;</li> <li>m) teaching and training centre;</li> <li>n) Convenience store.</li> </ul> Furthermore, outside storage shall be prohibited in the <i>rear yard</i> , parking shall be located in the <i>front yard</i> , and <i>loading space</i> may be located in the <i>front yard</i> . All other requirements of the By- Law shall apply.

Not Available	M2-4	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-4 on Schedule "A" hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an assembly hall, a banquet hall and a caretakers apartment unit shall also be permitted.</p> <p>Furthermore, parking for the assembly hall and banquet hall may be permitted within the front and rear yard. No outside storage shall occur within the rear yard.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	M2-5	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-5 on Schedule "A" hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, a caretaker's unit shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	M2-6	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-6 on Schedule "A" hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an auto body shop and salvage yard shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	M2-7	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-7 on Schedule "A" hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an auto body shop and an auto refurbishing business shall also be permitted. Furthermore, both uses shall be restricted to the interiors of the building and no outside storage of materials, vehicles or parts of vehicles shall be permitted. All other requirements of the By-Law shall apply.</p>
95-05	M2-8	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-8 on Schedule "A" hereto, the permitted uses shall be limited to,</p> <ul style="list-style-type: none"> <li>a) a manufacturing plant,</li> <li>b) a fabricating plant,</li> <li>c) an assembly plant,</li> <li>d) a warehouse,</li> <li>e) a parking lot,</li> <li>f) open storage accessory to any permitted use,</li> <li>g) a retail store, a wholesale establishment or a business office accessory to a permitted use;</li> <li>h) Furthermore, the minimum front yard for the existing building shall be 6 metres; the minimum interior easterly side yard shall be 5.5 metres.</li> </ul>

		<p>i) Also, the minimum setback of any industrial building shall be 57 metres from any neighbouring residential dwelling.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	M2-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-9 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an automobile repair garage, automobile sales establishment, and a single detached dwelling shall also be permitted.</p> <p>Furthermore, vehicles that are being retailed or wholesaled shall not be located within 60 metres of the southern limit of County Road 4, and the maximum number of vehicles that may be parked outside awaiting sale shall be limited to 8.</p> <p>All other requirements of the By-Law shall apply.</p>
77-20	M2-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-10 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, a <i>microbrewery</i> having a total area of 501 sq.m. (5392.72 sq.ft.) is permitted. All other requirements of the By-Law shall apply. The boarding of horses and riding stable are hereby removed as permitted uses and the outdoor storage of spend grant, malt and materials associated with the brewing process is prohibited.</p>
82-11	M2-11	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M2-11 on Schedule 'A' hereto, in addition to the uses permitted in the (M2) Zone, a medical/dental and related uses facility shall also be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
73-12, 56-14	M2-12	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M2-12 on Schedule 'A' hereto, in addition to the uses permitted in the M2 Zone, a recreational use consisting of a shooting and archery club including members' lounge, offices and related retail sales of shooting and archery equipment, supplies and related paraphernalia shall also be permitted. The said retail uses shall not exceed 440 square metres.</p> <p>All other requirements of the By-Law shall apply.</p>
60-15 OMB – PL150471	M2-13	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned M2-13 on Schedule 'A' hereto, the permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>a) Office, Business</li> <li>b) Contractor's Yard</li> </ul>

		<p>c) Light Manufacturing  d) Service and Rental Establishment  e) Service Shop  f) Accessory Use</p> <p>For the purpose of this By-Law, "Light Manufacturing means the manufacturing, assembly or processing of component parts to produce finished products suitable for retail trade and does not include food, beverage, tobacco, rubber, leather, textile and knitting, wood, printing, metal fabricating or similar industries."</p> <p>The above noted uses are to be contained within an accessory structure with a maximum gross floor area of 3,048 m2 to a maximum of 45% of the total lot coverage. Open storage accessory to any main use shall be permitted, located to the east of the existing structure and having a maximum area of 255 m2. An existing dwelling unit shall also be permitted on the lot.</p> <p>All other requirements of the By-Law shall apply.</p>
43-16	M2-20	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned M2-20 on Schedule 'A' hereto, the permitted uses shall be limited to:</p> <ul style="list-style-type: none"> <li>• Business or professional offices;</li> <li>• Community centre/recreational establishment;</li> <li>• A retail outlet, wholesale establishment or business office accessory to a permitted use;</li> <li>• Service and rental establishment;</li> <li>• Warehouse;</li> <li>• Contractors yard;</li> <li>• Restaurant;</li> <li>• Convenience store;</li> <li>• Self-serve carwash;</li> <li>• Automatic car wash;</li> <li>• Self-serve laundromat;</li> <li>• Automobile sales or rental establishment;</li> <li>• Pet grooming facility;</li> </ul> <p>Hours of operation of an automatic car wash use on the property shall be limited to 7 a.m. to 11 p.m. Furthermore, open storage shall be prohibited in the rear yard and loading shall only be permitted in the front yard. All other requirements of the By-law shall apply.</p>

31-19	M2-22	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-22 on Schedule 'A' hereto, the additional use of a food processing plant shall also be permitted. All other requirements of the By-law shall apply.
65-19	M2-24	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-24 on Schedule 'A' hereto, the following shall also apply: <ul style="list-style-type: none"> <li>• A medical office shall be a permitted use; and,</li> <li>• A personal service establishment shall be permitted as an accessory use to a permitted recreational establishment;</li> </ul> <p>All other requirements of the By-Law shall apply.</p>
110-19	M2-26	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-26 on Schedule 'A' hereto, in addition to the permitted uses of the M2 Zone, an Office Medical shall also be permitted. All other requirements of the By-Law shall apply
110-19	M2-28	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-28 on Schedule 'A' hereto, in addition to the permitted uses of the M2 Zone, a transport truck terminal shall also be permitted. All other requirements of the By-Law shall apply.
11-20	M2-30	Notwithstanding any provisions of this by-law to the contrary, within any area zoned M2-30 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Light Industrial (M2) zone, the following shall also apply: <ul style="list-style-type: none"> <li>- <i>Outdoor Retail Display</i> shall be permitted as an <i>accessory use</i> to a permitted <i>manufacturing facility</i>, in accordance with Section 10.6 of the Zoning By-Law</li> </ul>
109-20	M2-32	
35-21	M2-33	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-33 on Schedule "A" hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, the following shall also apply: <ul style="list-style-type: none"> <li>- In addition to permitted uses in the M2 Zone, a transport truck terminal shall also be permitted;</li> <li>- The maximum building height shall be 15.0 metres;</li> <li>- Loading docks shall be permitted along the south facade of any building facing Highway 403, provide such loading docks are properly screened by an earthen berm and/or landscaping;</li> </ul>

		<ul style="list-style-type: none"> <li>- The minimum facade width of all buildings fronting Highway 403 shall be 50% of the overall lot width facing Highway 403. Nothing in this regulation shall preclude the phasing of construction, with the understanding that upon full build-out of the lot, this regulation shall be met;</li> <li>- The building material for the south building elevation(s) facing Highway 403 shall be upgraded materials/glazing, whereby "upgraded materials/glazing" is defined as materials that have a reflective quality, including spandrel and glass with associated frame and mullions, aluminum composite material (ACM) panels, decorative stone, or block"; and,</li> <li>- The minimum parking provision for warehouse uses shall be 1 space per 220 square metres of gross floor area, plus accessible parking spaces.</li> </ul> <p>All other requirements of the By-law shall apply (Maps 55, 55C, and 75)</p>
92-22	M2-34	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-34 on Schedule "A" hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, the following shall also apply:</p> <ul style="list-style-type: none"> <li>- A parking ratio of 1 space per 160 square metres of gross floor area shall be required for a Warehouse and Ancillary Office use</li> </ul>
01-23	M2-39	<p>A minimum off-street parking rate for a "Warehouse", "Office, Support", and "Office, Business/Professional" of 1 space per 250 m<sup>2</sup> shall be permitted.</p> <p>A maximum building height of 20 metres shall be permitted.</p>

## 11.7 Special Exceptions M3 Zone

By-Law No.	Zone Code	Description
Not Available	M3-1	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-1 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to</p> <ul style="list-style-type: none"> <li>a) a <i>contractor's yard</i> for an excavation, bulldozing and construction business and related <i>buildings, structures accessory</i> thereto;</li> <li>b) a machinery and agricultural equipment repair shop; and</li> <li>c) an auto body shop;</li> </ul> <p>All other requirements of the By-Law shall apply.</p>
Not Available	M3-2	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-2 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, a concrete <i>batching plant</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>
175-05	M3-3	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-3 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to a <i>transport/truck terminal</i>, a business involving the maintenance, service and repair of trucks, a <i>single detached dwelling</i>, and a <i>retail store</i>, or a <i>wholesale establishment</i> or a <i>business office accessory</i> to a permitted <i>use</i>. Furthermore, the minimum easterly <i>interior side yard setback</i> shall be 3.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	M3-4	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-4 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, a gas bar, a motel, an <i>eating establishment</i>, a <i>car wash</i>, a farm implement dealer, and a <i>farm produce outlet</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	M3-5	<p>Notwithstanding any provisions of the By-Law to the contrary, within any area zoned M3-5 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, a disposal site for solid non-hazardous foundry wastes accessory to foundries owned and operated by Wescast shall also be permitted. The disposal shall be limited to solid non-hazardous foundry wastes, as defined in Ontario Regulation 347 generated by the foundry as follows:</p> <ul style="list-style-type: none"> <li>a) slag;</li> </ul>



		<p>b) waste sand;  c) core butts;  d) bag house waste;  e) premix waste comprised of clay and coal dust;  f) refractory;  g) iron;  h) wood packing wastes, pallets, floor sweepings, rubber belts and other miscellaneous wastes in small quantities;</p> <p>All other requirements of the By-Law shall apply.</p>
79-15	M3-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-6 on Schedule "A" hereto, the permitted uses shall be limited to wholesale and retail sale of building supplies, natural or similar landscaping hardscape materials with accessory open storage. All other requirements of the By-Law shall apply.
Not Available	M3-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-7 on Schedule "A" hereto, in addition to the uses permitted in the Heavy Industrial (M3) Zone, a single detached dwelling accessory to the main industrial use on the lot shall also be permitted. All other requirements of the By-Law shall apply.
190-04, 232-04	M3-8	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-8 on Schedule "A" hereto, a loading space is permitted in any yard, including a front yard. All other requirements of the By-Law shall apply.
263-04	M3-9	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-9 on Schedule "A" hereto, the permitted use of these lands shall be limited to a hydro-electric transformer and uses accessory thereto. All other requirements of the By-Law shall apply.
95-05, 81-07	M3-10	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-10 on Schedule "A" hereto, in addition to the uses permitted in the M3 Zone, a retail store selling home, agricultural, automotive and similar merchandise shall also be permitted. All other requirements of the By-Law shall apply.
101-05	M3-11	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-11 on Schedule "A" hereto, the minimum rear yard (north) shall be 0.0m measured from the Zone limit. All other requirements of the By-Law shall apply.

<p>176-02, 242-05, 70-12</p>	<p>M3-12</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-12 on Schedule “A” hereto, the permitted uses of land shall be limited to the following:</p> <ul style="list-style-type: none"> <li>a) Manufacturing facility;</li> <li>b) Works yard, Municipal or Provincial;</li> <li>c) office, support;</li> <li>d) open storage use of goods or materials if accessory to a permitted use;</li> <li>e) parking lot;</li> <li>f) printing establishment;</li> <li>g) transport/truck terminal;</li> <li>h) automobile repair garage;</li> <li>i) office, business or professional;</li> <li>j) contractor’s yard;</li> <li>k) research and development establishment;</li> <li>l) nursery and garden centre;</li> <li>m) office supply outlet;</li> <li>n) public use;</li> <li>o) recreational establishment;</li> <li>p) service and rental establishment;</li> <li>q) retail accessory to a permitted use;</li> <li>r) service shop;</li> <li>s) veterinary clinic;</li> <li>t) warehouse;</li> <li>u) wayside pit or wayside quarry;</li> <li>v) wholesale establishment;</li> </ul> <p>Minimum <i>Street Setback</i> 9.0 metres  Minimum Rear Yard Setback 8.0 metres Minimum Interior Side Yard Setback 3.0 metres</p> <p>A processed goods industry shall not be permitted. All other requirements of the By-Law shall apply.</p>
<p>141-08</p>	<p>M3-13</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-13 on Schedule “A” hereto, an aggregate propane storage capacity not exceeding 310,000 litres shall be permitted. All other requirements of the By-Law shall apply.</p>

107-09	M3-14	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-14 on Schedule "A" hereto, in addition to the uses permitted in the M3 Zone, a medical and related uses facility is permitted. Uses that are secondary and incidental to various health practices, such as laboratories and imaging services, a coffee shop and/or cafeteria, meeting rooms and kitchen facilities available for community and non-profit use, dispensing of optical, hearing and like devices, a pharmacy not to exceed 235 square meters shall also be permitted. All other requirements of the By- Law shall apply.
95-05	M3-15	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned M3-15 on Schedule "A" hereto, in addition to the uses permitted in the Heavy Industrial (M3) Zone, a salvage yard restricted to vehicles shall also be permitted. All other requirements of the By-Law shall apply.
133-19	M3-22	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned M3-22 on Schedule "A" hereto, a minimum street setback of 30.0 metres shall be permitted from any property line abutting Middle Townline Road. All other requirements of the By-Law shall apply.
124-20	M3-25	Notwithstanding any provisions of this By-Law to the contrary, within any areas zoned M3-25 on Schedule 'A' hereto, in addition to the uses permitted in the Heavy Industrial (M3) Zone, the following shall also apply: <ul style="list-style-type: none"> <li>- In addition to the permitted uses in the M3 Zone, a <i>Recycling Facility and Mineral Aggregate Resource Conservation Facility</i>, related to the crushing and repurposing of construction materials such as concrete, bricks, asphalt and wood, shall also be permitted.</li> <li>- The minimum parking spaces required for a Contractor's Yard and Professional Office shall be 1 space per 72 square metres, for a total of 76 spaces for a proposed 5,575 square metre contractor's building and business office.</li> <li>- The minimum accessible parking spaces required for a Contractor's Yard and Professional Office shall be 2 spaces.</li> </ul> All other requirements of the By-law shall apply.
17-21	M3-26	<ul style="list-style-type: none"> <li>- Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-26 on Schedule "A" hereto, shall be permitted an aggregate recycling facility.</li> <li>- An aggregate recycling facility shall be defined as "means the use of the premises for the recycling, by way of crushing, grinding, blending, and screening, of nonhazardous aggregate by-products such as concrete, asphalt, bricks, glass, and ceramics. This use includes the storage/stockpiling of incoming material awaiting processing and the storage/stockpiling of processed material awaiting shipment. This</li> </ul>

		<p>use does not include a central mixing, batching or any other facility/plant for the production of asphalt and concrete."</p> <ul style="list-style-type: none"> <li>- That any crushing equipment be located a minimum of 35 metres from each interior side lot line.</li> <li>- That any crushing equipment be located a minimum of 25 metres from the rear property line, and within a maximum of 120 metres from the rear lot line.</li> <li>- That any stockpiles or finished product piles be located a minimum of 15 metres from each interior side yard setback.</li> <li>- That any stockpiles or finished product piles be located a minimum of 25 metres from the rear property line, and within a maximum of 120 metres from the rear lot line. (Map 56)</li> </ul>
119-21	M3-27	<p>A multi-unit industrial plaza with a service supply shop shall be permitted.</p> <p>A service supply shop shall be defined as "a lot, building or structure, other than an automotive use, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, a printer's shop, a plumber's shop, a tinsmith's shop, a painter's shop, a carpenter's shop, an electrician's shop, a welding shop, a blacksmith's shop, a battery storage and recharging shop, a well driller's establishment, a tailor, an upholsterer's shop, an egg grading station, a machine shop or a monument engraving shop but does not include a butcher shop or a bakery.</p> <p>Cannabis Production and Processing, Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility shall be prohibited.</p> <p>All other provisions of the Zoning By-Law apply.</p>
119-21	M3-28	<p>A studio workshop shall be permitted.</p> <p>A studio workshop shall be defined as "shall mean a building or part of a building used to provide training workshops for arts and crafts and may include accessory retail space for the sale of art and craft supplies and may include overnight accommodation for a maximum of 5 bedrooms or suites for persons engaged in the training workshops.</p> <p>Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment, and Propane Transfer Facility shall be prohibited.</p> <p>All other provisions of the Zoning By-law apply.</p>
119-21	M3-29	<p>Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment, and Propane Transfer Facility shall be prohibited.</p> <p>All other provisions of the Zoning By-Law apply.</p>

**11.8 Special Exceptions M4 Zone**

By-Law No.	Zone Code	Description
		NULL