

Municipality of West Perth – Zoning By-law

SECTION 18 LIGHT INDUSTRIAL ZONE (M1)

No person shall within any M1 Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

18.1 Permitted Uses

- (a) an assembly hall;
- (b) an auction establishment, excluding a livestock auction facility;

Amended by By-law No. Z149-2012

- (b.1) an automobile parts supply store;
- (c) an automobile repair establishment;
- (d) an automobile service station;
- (e) an automobile washing establishment;
- (f) an automotive gas bar;
- (g) a cold storage plant;
- (h) a communication facility;
- (i) contractor's yard or shop;

Amended by By-law No. Z149-2012

- (i.1) a factory outlet;
- (j) a farm implements sales and service establishment;

Amended by By-law No. Z149-2012

- (j.1) a fuel pump island; office;
- (k) a furniture refinishing, woodworking, and/or upholstery establishment;
- (l) a garage, public works;
- (m) a kennel;
- (n) a laboratory or research facility;

Amended by By-law No. Z149-2012

- (n.1) a landscape supply outlet;
- (o) a laundry plant;
- (p) a machine shop;

Amended by By-law No. Z149-2012

- (p.1) manufacturing and assembly industry;
- (q) a mini-storage facility;

Amended by By-law No. Z149-2012

- (q.1) an office support;
- (r) a parking area;

- (s) a recycling depot;
- (t) a rental shop;
- (u) a repair shop;

Amended by By-law No. Z149-2012

- (u.1) a self-storage establishment;
- (v) a small engine repair shop;
- (w) a warehouse;
- (x) a welding shop;
- (y) a wholesale establishment;
- (z) accessory uses, buildings, and structures, including accessory office uses and accessory retail outlets but excluding any accessory residential uses.

18.2 Permitted Buildings and Structures

- (a) buildings and structures necessary for the permitted uses,
- (b) buildings and structures accessory to the permitted uses.

18.3 Requirements for Industrial Uses, Buildings, and Structures

18.3.1 Lot Area, Minimum 1850 sq. metres (19,913.88 sq. feet)

18.3.2 Lot Frontage, Minimum 30 metres (98.43 feet)

18.3.3 Front Yard, Minimum

- (a) main buildings 7.5 metres (24.61 feet)
- (b) accessory buildings and structures 7.5 metres (24.61 feet) or equal to the front yard for the main building, whichever is greater.

18.3.4 Interior Side Yard, Minimum

- (a) main buildings 3.0 metres (9.84 feet), except that 7.5 metres (24.61 feet) is required when abutting a Residential Zone

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or an existing residential lot with a dwelling thereon;

- (b) accessory buildings and structures 3.0 metres (9.84 feet), except that 6.0 metres (19.69 feet) is required when abutting a Residential Zone or an existing residential lot with a dwelling thereon.

18.3.5 Exterior Side Yard, Minimum

- (a) main buildings 7.5 metres (24.61 feet)
- (b) accessory buildings and structures 7.5 metres (24.61 feet)

18.3.6 Rear Yard, Minimum

- (a) main buildings 6 metres (19.69 feet)
- (b) accessory buildings and structures 3 metres (9.84 feet)

- 18.3.7 Building Height, Maximum 12 metres (39.37 feet)

Amended by By-law No. Z98-2007

- 18.3.8 Lot Coverage, Maximum 50 per cent

Amended by By-law No. Z98-2007

- 18.3.9 Landscaping Requirements, Minimum
A landscaping area in the form of an open space area and a planting strip shall be provided in the front yard, except in those areas used for parking and ingress and egress.

A landscaping area in the form of a planting strip shall be provided in accordance with the provisions of Subsection 5.23 of this By-law adjacent to every portion of any lot line that abuts any Residential Zone or existing residential lot with a dwelling thereon.

18.3.10 Servicing Requirement

Any industrial use shall be a “dry” industrial operation where the only waste water discharges in addition to storm drainage are from ancillary facilities such as employee washrooms, the indirect cooling of machinery, and the pressure testing of equipment, and the industrial operation shall not produce liquid effluent from its processing nor require the direct consumption of water.

18.3.11 Open Air Storage and Display

Open air storage and display of goods or materials is permitted in all yards other than a front yard but in no case shall open air storage or display be permitted closer than 3 metres to a lot line.

Amended by By-law No. Z149-2012

18.3.12 Requirements for Kennels

New dog kennel buildings and structures and/or additions to existing dog kennel buildings and/or structures must be located at a distance of not less than 150 metres (492.12 feet) from a residential, institutional, and park and recreational uses situated on adjacent lots and be located at a distance of not less than 300 metres (984.25 feet) from lands zoned Residential or Hamlet/Village Residential.

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18.4 Special Provisions

Amended by By-law No. Z34-2002

18.4.1 M1-1

- (a) Location: Part of Lot 15,
Concession 11 (Hibbert
Ward) (Key Map 54)
- (b) Notwithstanding any provisions of
Section 18.1 of this By-law to the
contrary, the only permitted uses
on the land within the “M1-1” zone
as shown on Key Map 54 of
Schedule “A” to this By-law shall
be a contracting business involved
in construction, carpentry,
plumbing and/or heating and
electrical trades located within a
single building having a maximum
gross floor area of 120 square
metres and a maximum building
height 7.5 metres.
- (c) Notwithstanding any provisions of
Section 18.1 of this By-law to the
contrary, no outdoor storage or
display of goods or materials
associated with the contracting
business permitted in clause (b)
above shall be permitted.
- (d) All other applicable provisions of
this By-law shall apply.

18.4.2 M1-2

- (a) Location: Part of Lots 31,
Concession 8 (Logan
Ward) (Key Map 10)
- (b) Notwithstanding any provisions of
Section 18.1 of this By-law to the
contrary, the only permitted uses
on the land within the “M1-2” zone
as shown on Key Map 10 of
Schedule “A” to this By-law shall
be a plumbing and heating
contracting business and
accessory uses.
- (c) All other applicable provisions of
this By-law shall apply.

18.4.3 M1-3 Not Used

18.4.4 M1-4

- (a) Location: Lots 2, Registered Plan
No. 479(Logan Ward)
(Key Map 14)
- (b) Notwithstanding any provisions of
Section 18.1 of this By-law to the
contrary, the only permitted uses
on the land within the “M1-4” zone
as shown on Key Map 14 of
Schedule “A” to this By-law shall be
a equipment repair and fabrication
business and accessory uses,
including an accessory residential
use.
- (c) All other applicable provisions of
this By-law shall apply.

Amended by By-law No. Z25-2001

18.4.5 M1-5

- (a) Location: Part of Lot 35,
Concession 1 (Logan
Ward) (Key Map 16)
- (b) Notwithstanding any provisions of
Section 18.1 of this By-law to the
contrary, the only permitted uses
on the land within the “M1-5” zone
as shown on Key Map 16 of
Schedule “A” to this By-law shall be
an existing road and bridge
construction business and
accessory uses (including an
accessory use described as a
motor vehicle safety inspection
establishment) on the land located
within the “M1-5” zone as shown on
Schedule “A” to this By-law (also
shown on Schedule “A” to By-law
No. Z25-2001).
- (c) All other applicable provisions of
this By-law shall apply.

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18.4.6 M1-6

- (a) Location: Part of Lot 25, Concession 1 (Hibbert Ward) (Key Map 21)
- (b) Notwithstanding any provisions of Section 18.1 of this By-law to the contrary, the only permitted uses on the land within the “M1-6” zone as shown on Key Map 21 of Schedule “A” to this By-law shall be a truck transportation terminal and accessory uses.
- (c) All other applicable provisions of this By-law shall apply.

18.4.7 M1-7

- (a) Location: Pt. of Lots 51 and 58, Registered Plan No. 315 and Pt. Block A, Registered Plan No. 313 (Hibbert Ward) (Key Map 23)
- (b) Notwithstanding any provisions of Section 18.1 of this By-law to the contrary, the only permitted uses on the land within the “M1-7” zone as shown on Key Map 23 of Schedule “A” to this By-law shall be a contracting/construction business as well as additional uses described as warehousing, storing, repairing, an industrial skill training, educational, and technical training school and accessory uses.
- (c) All other applicable provisions of this By-law shall apply.

18.4.8 M1-8

- (a) Location: Lots 110 and 114, Registered Plan No. 316 (Hibbert Ward)(Key Map 23)
- (b) Notwithstanding any provisions of Section 18.1 of this By-law to the contrary, the only permitted uses on the land within the “M1-8” zone as shown on Key Map 23 of

Schedule “A” to this By-law shall be a bus line business, an automobile repair establishment and accessory uses.

- (c) All other applicable provisions of this By-law shall apply.

18.4.9 M1-9

- (a) Location: Part of Lot 92, Registered Plan No. 315 (Hibbert Ward) (Key Map 23)
- (b) Notwithstanding any provisions of Section 18.1 of this By-law to the contrary, the only permitted uses on the land within the “M1-9” zone as shown on Key Map 23 of Schedule “A” to this By-law shall be a storage use and a tire and muffler sales business and accessory uses.
- (c) All other applicable provisions of this By-law shall apply.

18.4.10 M1-10

- (a) Location: Part of Lot 15, Concession 8 (Hibbert Ward) (Key Map 53)
- (b) Notwithstanding any provisions of Section 18.1 of this By-law to the contrary, the only permitted uses on the land within the “M1-10” zone as shown on Key Map 53 of Schedule “A” to this By-law shall be an automobile repair establishment and accessory uses.
- (c) All other applicable provisions of this By-law shall apply.

18.4.11 M1-11

- (a) Location: Part of Lot 15, Concession 10 (Hibbert Ward)(Key Map 54)
- (b) Notwithstanding any provisions of Section 18.1 of this By-law to the contrary, the only permitted uses on the land within the “M1-11” zone

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as shown on Key Map 54 of Schedule “A” to this By-law shall be a painting and sand blasting business and accessory uses, including accessory residential uses.

- (c) All other applicable provisions of this By-law shall apply.

18.4.12 M1-12

- (a) Location: Lot 103, 104, and 118, Registered Plan No. 315 (Hibbert Ward) (Key Map 23)

(b) Notwithstanding any provisions of Section 18.1 of this By-law to the contrary, the only permitted uses on the land within the “M1-12” zone as shown on Key Map 23 of Schedule “A” to this By-law shall be a use described as a poultry killing operation and accessory uses, excluding accessory residential uses.

- (c) All other applicable provisions of this By-law shall apply.

Amended by By-law No. Z14-2001 **Amended by By-law No. Z149-2012**

18.4.13 M1-13

- (a) Location: Part of Lot 16, Concession 10 (Hibbert Ward) (Key Map 54)

(b) Notwithstanding the provisions of Section 18.1 of By-law No. 100-1998 to the contrary, the only permitted uses on the land within the “M1-13” zone as shown on Key Map 54 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z14-2001) shall be a contractor’s yard or shop, a construction business, and accessory uses.

- (c) All other applicable provisions of

By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z44-2003

18.4.14 M1-14

- (a) Location: Part of Lot 15, Concession 1 and Lot 37, Registered Plan No. 316 (Hibbert Ward)(Key Map 24)

(b) Notwithstanding the provisions of Section 18.1 of By-law No. 100-1998 to the contrary, the only permitted uses on the land within the “M1-14” zone as shown on Key Map 24 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z44-2003) shall be a contractor’s yard or shop, a furniture establishment (excluding furniture refinishing), a mini storage facility, a warehouse, and accessory uses.

- (c) All other provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z124-2010

18.4.15 M1-15

- (a) Location: Part of Lot 5, Registered Plan No. 316 and part of Lot 15, Concession 1 Hibbert Ward (Key Map 24)

(b) Notwithstanding the provisions of Section 18.1 of By-law No. 100-1998 to the contrary, the following uses shall be permitted in the “M1-15” zone as shown on Key Map 24 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z124-2010):

- (i) a furniture refinishing, wood working, and upholstery establishment;
- (ii) mini-storage facility;
- (iii) a parking area;

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- (iv) a repair shop;
 - (v) a warehouse;
 - (vi) a wholesale establishment;
and
 - (vii) accessory uses, including an
accessory residential use.
- (c) All other provisions of By-law No. 100-1998 shall apply.

Amended by By-law No. Z36-2002

18.4.16 M1-16

- (a) Location: Lot 102, Registered Plan No. 315 (Hibbert Ward)(Key Map 23)
- (b) Notwithstanding the provisions of Section 18.1 of By-law No. 100-1998 to the contrary, the only permitted uses on the land in the “M1-16” zone as shown on Key Map 23 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z36-2002) shall be a parking lot and accessory uses.
- (c) Notwithstanding the provisions of Section 18.3.1 and 18.3.2 of By-law No. 100-1998 to the contrary, the minimum lot area and minimum lot frontage for the land in the “M1-16” zone as shown on Key Map 23 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z36-2002) shall be 809 square metres and 20.0 metres, respectively.
- (d) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z189-2017

18.4.17 M1-17

- (a) Location: Lots 44, 45, 46 and Part of Lots 41, 42, and 43, Registered Plan No. 306 and Part of Lot 11, Concession West Mitchell Road (Fullarton Ward) (Key Map 59)

- (b) Notwithstanding the provisions of Section 18.1 of By-law No. 100-1998 to the contrary, an additional use described as a church, temple, or other place of religious worship shall be permitted on the land within the “M1-17” zone as shown on Key Map 8 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z189-2017).
- (c) The provisions of Section 18.3 shall apply to the additional use described as a church, temple or other place of religious worship permitted by Clause (b) above.
- (d) All other provisions of By-law No. 100-1998, as amended, shall apply.