

Municipality of West Perth – Zoning By-law

SECTION 19 GENERAL INDUSTRIAL ZONE (M2)

No person shall within any M2 Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

19.1 Permitted Uses

- (a) an assembling, manufacturing, fabricating, packaging, printing, or publishing plant, or a warehouse conducted and wholly enclosed within an enclosed building;
- (b) an auction establishment;
- (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) contractor's yard or shop;
- (h.1) a factory outlet;
- (i) a farm implements sales and service establishment;
- (j) a feed mill;
- (k) a flour mill;
- (k.1) a fuel pump island; office;
- (l) a fuel storage and/or supply business;
- (m) a furniture refinishing, woodworking, and/or upholstery establishment;
- (n) a garage, public works;
- (o) a grain elevator;
- (p) a laboratory or research facility;
- (p.1) a landscape supply outlet;
- (q) a laundry plant;
- (r) a lumber yard and building supply outlet;
- (s) a machine shop;
- (s.1) manufacturing and assembly industry;
- (t) a mini-storage facility;

- (t.1) an office support;
- (u) a parking area;
- (v) a planing mill or saw mill;
- (w) a recycling depot;
- (x) a rental shop;
- (y) a repair shop;

Amended by By-law No. Z34-2002

- (z) a salvage or wrecking yard;
- (z.1) a self-storage establishment;
- (aa) a steel supply business;
- (bb) a transportation terminal;
- (cc) a welding shop;
- (dd) a wholesale establishment;
- (ee) a warehouse;
- (ff) accessory uses, buildings, and structures, including accessory office uses and accessory retail outlets but excluding any accessory residential uses.

19.2 Permitted Buildings and Structures

The following buildings and structures are permitted in an M2 Zone:

- (a) buildings and structures for the permitted uses, excluding any building or structure used for human habitation,
- (b) buildings and structures accessory to the permitted uses.

19.3 Requirements for Industrial Uses, Buildings, and Structures

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

19.3.2 Lot Frontage, Minimum 45 metres (147.63 feet)

19.3.3 Front Yard, Minimum

- (a) main buildings 15 metres (49.21 feet)
- (b) accessory buildings and structures 15 metres (49.21 feet) or equal to the front yard for the main building, whichever is greater.

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19.3.4 Interior Side Yard, Minimum

- (a) main buildings
6.0 metres (19.69 feet), except that 10.5 metres (34.45 feet) is required when abutting a Residential Zone 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.

Amended by By-law No. Z34-2002

Amended by By-law No. Z98-2007

- (c) no side yard is required where that side yard abuts a railway right-of-way or siding.

19.3.5 Exterior Side Yard, Minimum

- (a) main buildings 15 metres
(49.21 feet)
- (b) accessory buildings and structures
15 metres (49.21 feet)

19.3.6 Rear Yard, Minimum

- (a) main buildings 10 metres
(32.81 feet)
- (b) accessory buildings and structures
6 metres (19.69 feet)

Amended by By-law No. Z34-2002

- (c) no rear yard is required where that rear yard abuts a railway right-of-way or siding.

19.3.7 Lot Coverage,
Maximum 50 per cent

19.3.8 Building Height,
Maximum 12 metres
(39.37 feet)

Amended by By-law No. Z98-2007

19.3.9 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.

19.3.10 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.

19.3.11 Open Air Storage and Display

Open air storage and display of goods or materials are permitted in all yards other than a front yard and in no case shall open air storage or display be permitted closer than 3 metres (9.84 feet) to a lot line.

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19.4 Special Provisions

19.4.1 M2-1

- (a) Location: Part of Lot 19, Concession 1 (formerly in Logan Ward) (Mitchell Ward) (Key Map 34)
- (b) Notwithstanding any provisions of Section 15.1 of this By-law to the contrary, additional permitted uses described as an automobile, truck, and farm equipment sales, repair, and service business shall be permitted on the land within the “M2-1” zone as shown on Key Map 34 of Schedule “A” to this By-law.
- (c) All other applicable provisions of this By-law shall apply.

19.4.2 M2-2

- (a) Location: Part of Park Lot 39, Registered Plan No. 339 (Mitchell Ward) (Key Map 36)
- (b) Notwithstanding any provision of this By-law to the contrary, the front lot line for the land within the “M2-2” zone as shown on Key Map 36 of Schedule “A” to this By-law shall be Georgina Street. All other lot lines and yards shall be determined using Georgina Street as the front lot line.
- (c) Notwithstanding the provisions of Section 19.3 to the contrary, the minimum easterly side yard within the “M2-2” zone as shown on Key Map 36 of Schedule “A” to this By-law shall be 4.9 metres.
- (d) Notwithstanding the provision of Section 19.1 this By-law to the contrary, a use described as a retail outlet and business office use accessory and/or related to an industrial use located on the adjacent lands to the west (i.e. part of Park Lot 38, Registered Plan No. 339) shall be permitted as an

additional use in the land within the “M2-2” zone as shown on Key Map 36 of Schedule “A” to this By-law.

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

19.4.3 M2-3

- (a) Location: Lot 1 thru 6, inclusive, and 29, Registered Plan No. 338 (Mitchell Ward) (Key Map 40)
- (b) Notwithstanding the provisions of Sections 19.3.5, 19.3.6 of this By-law to the contrary, the minimum exterior side yard and the minimum rear yard for the land within the “M2-3” zone as shown on Key Map 40 of Schedule “A” to this By-law shall be 3.0 metres and 7.1 metres, respectively.
- (c) Notwithstanding the provisions of Section 5.19 of this By-law to the contrary, the minimum number of parking spaces required for an existing building for the land within the “M2-3” zone as shown on Key Map 40 of Schedule “A” to this By-law shall be 22.
- (d) Notwithstanding the provisions of Section 5.9 of this By-law to the contrary, 3 loading space areas shall be permitted in the exterior side yard along Lane Street for the land within the “M2-3” zone as shown on Key Map 40 of Schedule “A” to this By-law. These 3 loading spaces shall be located a minimum distance of 45 metres from the north-west corner of the Wellington Street/Lane Street intersection
- (e) All other applicable provisions of this By-law shall apply.

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Amended by By-law No. Z74-2005 **Amended by By-law No. Z168-2014**

19.4.4 M2-4

- (a) Location: Part of Park Lot 87,
Registered Plan No 341
(Mitchell Ward)
(Key Map 37)
- (b) Notwithstanding the provisions of Section 19.1 of By-law No. 100-1998 to the contrary, an additional permitted use described as a gymnastics club and fitness centre and accessory uses shall be permitted in the “M2-7” zone as shown on Key Map 37 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z74-2005).
- (c) All other applicable provisions of this By-law shall apply.

Amended by By-law No. Z11-2001

19.4.5 M2-5

- (a) Location: Part of Lot 23 and 24,
Concession 2 (Fullarton
Ward)(Key Map 41)
- (b) Notwithstanding the provisions of Section 19.1 of By-law No. 100-1998 to the contrary, the following additional uses shall be permitted:
 - (i) a food processing plant;
 - (ii) a meat products plant;
 - (iii) a playground;
 - (iv) sports field, baseball diamond, and/or soccer pitch;
 - (v) a sewage treatment facility.
- (c) For the purposes of the “M2-5” zone classification, a food processing plant shall mean:
“An industrial establishment in which food is processed or otherwise prepared for human consumption but not consumed on the premises.”
- (d) For the purposes of the “M2-5” zone classification, a meat products plant shall mean:

“An industrial building or structure designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, and storing of the product on the premises but shall not include canning, cooking, curing, rendering, smoking or other similar processes on the premises.”

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

Amended by By-law No. Z20-2001 **Amended by By-law No. Z34-2002** **Amended by By-law No. Z98-2007**

19.4.6 M2-6

- (a) Location: Part of Park Lot 89,
Registered Plan No. 339
(Mitchell Ward)
(Key Map 41)
- (b) Notwithstanding any provisions of By-law No. 100-1998 to the contrary, an existing single-detached dwelling and accessory uses shall be permitted in addition to the uses permitted by Section 19.1 on the land located within the “M2-6” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z20-2001).
- (c) Notwithstanding any provisions of By-law No. 100-1998 to the contrary, an existing single-detached dwelling shall be located no closer than 3.5 metres from Arthur Street and 1.0 metres from Herbert Street.
- (d) Notwithstanding any provisions of By-law No. 100-1998 to the contrary, an existing steel shed shall be located no closer than 0.1 metres from Arthur Street.
- (e) All other provisions of this By-law

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shall apply

Amended by By-law No. Z74-2005

Amended by By-Law No. Z158-2013

19.4.7 M2-7

- (a) Location: Part of Park Lot 87, Registered Plan No 341 (Mitchell Ward) (Key Map 37) and Part of Lot 24, Concession 2 (Fullarton Ward)
- (b) Notwithstanding the provisions of Section 19.1 of By-law No. 100-1998 to the contrary, an additional permitted use described as a gymnastics club and fitness centre and accessory uses shall be permitted in the “M2-7” zone as shown on Key Map 37 and Key Map 40 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z74-2005 and By-law No. Z158-2013).
- (c) For the purpose of Section 19.4.7 above, a gymnastics club and fitness centre means a building in which facilities are provided for recreational athletic activities including, but not limited to, body buildings, aerobics, calisthenics, and exercise classes and may include related lounge facilities, office spaces, and retail shop.
- (d) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z75-2005

19.4.8 M2-8

- (a) Location: Park Lot 25, Registered Plan No. 399 and Lot 41, Registered Plan No. 346 (Key Map 36)
- (b) Notwithstanding the provisions of Sections 5.9.2 and 19.3.5 of By-law No. 100-1998 to the contrary, three loading spaces shall be

permitted in the southerly exterior side at a distance of not less than 8.0 metres from the Georgina Street streetline on the land located in the “M2-8” zone as shown on Key Map 36 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z75-2005).

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

Amended by By-law No. Z129-2010

19.4.9 M2-9

- (a) Location: Part Park Lot 37 and part of St. Andrew Street (closed), Registered Plan No. 339 (Key Map 40)
- (b) Notwithstanding the provisions of Sections 19.3.2 of By-law No. 100-1998 to the contrary, the minimum lot frontage for a parcel of land located in the “M2-9” zone as shown on Key Map 40 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z129-2010) shall be 10.0 metres.
- (c) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z138-2011

19.4.10 M2-10

- (a) Location: Part of Lot 19, Concession 1, formerly in the Township of Logan now in the Mitchell Ward (Key Map 30)
- (b) Notwithstanding the provisions of Section 19.4 of By-law No. 100-1998 to the contrary, only the following uses shall be permitted in the “M2-10” zone as shown on

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Key Map 30 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z138-2011):

- (i) a municipal infrastructure area consisting of a manual waste and recyclable separation facility, weight scales, scale houses, administration office, and storage buildings;
 - (ii) pumping stations and water towers;
 - (iii) storm water management facilities and ponds;
 - (iv) communication towers and
 - (v) accessory uses, buildings, and structures.
- (c) All other provisions of By-law No. 100-1998 shall apply.

Amended by By-law No. Z177-2015

19.4.12 M2-12

- (a) Location: Part of Lot 19, Concession 1 (Mitchell Ward) (Key Map 34)
- (b) Notwithstanding the provisions of Sections 19.3.2 of By-law No. 100-1998 to the contrary, the minimum lot frontage for a parcel of land located in the “M2-12” zone as shown on Key Map 34 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z177-2015) shall be 34.0 metres.
- (c) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z168-2014

19.4.11 M2-11

- (a) Location: Part of Lot 24, Concession 2 (Fullarton Ward) (Key Map 40)
- (b) Notwithstanding the provisions of Sections 19.1 of By-law No. 100-1998 to the contrary, two additional permitted uses described as:
 - (i) a gymnastics club and fitness centre; and
 - (ii) an automobile parts supply store and warehouse establishmentshall be permitted in the “M2-11” zone as shown on Key Map 40 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z168-2014).
- (c) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.