

SECTION 21 HEAVY INDUSTRIAL (M2) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Heavy Industrial (M2) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any M2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M2 uses, namely:

- (a) an auction establishment;
- (b) an assembly hall;
- (c) an automotive supply store;
- (d) an automotive use;
- (e) a builder's yard/building or contracting establishment;
- (f) a bulk sales establishment;
- (g) a car wash;
- (h) a chemical plant;
- (i) a commercial storage unit;
- (j) a contractor's yard;
- (k) a dry cleaning and laundry plant;
- (l) an electrical and electronics products industry;
- (m) a factory outlet;
- (n) a feed or flour mill;
- (o) a food processing plant;
- (p) a fuel storage tank;
- (q) a fuel storage depot/supply yard;
- (r) a general manufacturing;
- (s) a general office;
- (t) a grain elevator;
- (u) an industrial mall;
- (v) a laboratory;
- (w) a lumber mill yard;
- (x) a manufacturing and assembly industry;
- (y) a merchandise service shop;
- (z) open storage;
- (aa) a parking lot;
- (bb) a pharmaceutical and medical products industry;
- (cc) a printing establishment;
- (dd) a printing, reproduction and data processing industry;
- (ee) a processed goods industry;

- (ff) a professional or business office;
- (gg) a propane transfer facility;
- (hh) a public use;
- (ii) a repair shop, auto body and motor vehicle;
- (jj) a research and development establishment;
- (kk) a retail lumber and building supply yard;
- (ll) a retail store or factory outlet accessory to an industrial use on the same lot to a maximum of 25% of the gross floor area of the building;
- (mm) a service and repair and establishment;
- (nn) a service shop;
- (oo) a small repair and rental establishment;
- (pp) a transport terminal;
- (qq) a veterinarian's clinic;
- (rr) a warehouse;
- (ss) a wholesale establishment.

(3) ZONE REQUIREMENTS

No person shall within any M2 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

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| (a) | LOT AREA (MINIMUM) | 1100 m ² |
| (b) | LOT FRONTAGE (MINIMUM) | 30 m |
| (c) | REQUIRED YARDS (MINIMUM) | |

		<u>Lot Abutting Industrial Zone</u>	<u>Lot Abutting Any Other Zone</u>
(i)	FRONT YARD DEPTH	9.0 m	18 m
(ii)	EXTERIOR SIDE YARD WIDTH	9.0 m	18 m
(iii)	INTERIOR SIDE YARD WIDTH	3.0 m	10 m
(iv)	REAR YARD DEPTH	7.5 m	15 m

provided that no interior side yard or rear yard is required along any portion of a lot line which abuts a railroad right-of-way

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| (d) | LOT COVERAGE (MAXIMUM) | 60% |
| (e) | LANDSCAPED OPEN SPACE (MINIMUM) | 10% |
| (f) | HEIGHT (MAXIMUM) | 12 m |

with any minimum side yard, if any portion of any building is erected above a height of 12 metres, the required yard dimensions shall be increased by 1.0 metre for each 1.0 metre by which such portion of the building exceeds 12 metres

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| (g) | OPEN STORAGE | |
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Any part of a lot used for open storage shall be fenced.

(h) NOXIOUS TRADE

No use shall be permitted which from its nature or the materials use herein is declared to be a noxious trade, business or manufacture under the *Health Protection and Promotion Act, 1990*, or regulations thereunder

(i) AUTOMOTIVE USE PUMP LOCATION

Notwithstanding any other provisions of this By-Law to the contrary, a pump island together with canopy and kiosk, may be located within any front yard or exterior side yard provided:

(i) the minimum distance between any portion of the pump island and any lot line shall be 5.0 metres; and

(ii) where the lot is a corner lot, no portion of any pump island shall be located closer than 3.0 metres to a straight line between a point in the front lot line and a point in the exterior side lot line, each such point being distant 12 metres from the intersection of such lines

(j) Accessory Uses, Parking, Setbacks, etc. in accordance with the provisions of Section 3 hereof

(4) **SPECIAL PROVISIONS**

(a) M2-h (HOLDING)

Not in use as of this consolidation

(b) M2-1 (TAXI ESTABLISHMENT)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated M2-1 on Schedule "A" hereto, a taxi establishment shall be permitted in addition to any use permitted in the M2 zone.

(c) M2-2 (ZERO INTERIOR SIDE YARD)

Notwithstanding Section 21(3)(c)(iii), within lands designated M2-2 on Schedule "A", the minimum interior side yard width adjacent to the municipal boundary shall be 0 metres in the case where a single building is located on both sides of the Town of Aylmer/Township of Malahide municipal boundary.

(d) M2-3

Notwithstanding any provisions of this By-Law to the contrary, within any area designated M2-3 on Schedule "A" hereto, the following regulations shall apply:

- (i) Lot Frontage (Minimum) 21 m
- (ii) Interior Side Yard (Minimum) 6m on one side and 3m on the other side, except that an interior side yard abutting a zone other than an Industrial Zone shall require a minimum interior side yard with for the interior side yard abutting the non-industrial zone of 10m and 3m on the other side.

All other regulations of the Zoning By-Law shall apply.