

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**