

## **SECTION 15 - GENERAL INDUSTRIAL (MG) ZONE**

No person shall within a General Industrial (MG) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **15.1 PERMITTED USES**

- 15.1.1 an agriculture use
- 15.1.2 a building supply outlet or lumber yard
- 15.1.3 a business office as an accessory use to a permitted use specified herein
- 15.1.4 a cartage or transport depot and yard facilities
- 15.1.5 a dry cleaning or laundry establishment
- 15.1.6 any type of equipment sales, rental and service establishment
- 15.1.7 a feed mill or seed cleaning plant
- 15.1.9 a general contractor's or tradesman's yard and related shop facilities
- 15.1.9 a manufacturing, processing, assembly or fabricating plant and including a machine or welding shop, or a workshop
- 15.1.10 any type of motor vehicle facility, including a motor vehicle body shop
- 15.1.11 a Municipal, County, Provincial or other public works yard, or maintenance depot
- 15.1.12 outside storage
- 15.1.13 a propane refill station
- 15.1.14 a retail commercial establishment, including a factory outlet, as an accessory use to a permitted use specified herein
- 15.1.15 a public transportation depot
- 15.1.16 a saw mill and/or planing mill
- 15.1.17 a service shop
- 15.1.18 a warehouse
- 15.1.19 a parking lot
- 15.1.20 Cannabis Production and Processing, subject to Section 4.7 of the General Provisions

### **15.2 REGULATIONS FOR USES PERMITTED IN SECTION 15.1**

- |        |                                  |                     |
|--------|----------------------------------|---------------------|
| 15.2.1 | Minimum Lot Area                 | 0.4 ha (0.99 ac.)   |
| 15.2.2 | Minimum Lot Frontage             | 46.0 m (150.92 ft.) |
| 15.2.3 | Minimum Front Yard Depth         | 30.0 m (98.42 ft.)  |
| 15.2.4 | Minimum Exterior Side Yard Width | 30.0 m (98.42 ft.)  |
| 15.2.5 | Minimum Interior Side Yard Width | 7.5 m (24.60 ft.)   |
| 15.2.6 | Minimum Rear Yard Depth          | 7.5 m (24.60 ft.)   |

15.2.7 Special Yard Requirements:

- (a) Where lands in an Industrial Zone are adjacent to any other Zone the minimum yard required shall be increased by 7.5 m (24.6 ft.)
- (b) Required front and exterior side yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles except that any such yard may be used for the purposes of visitor parking

15.2.8 Maximum Building Height 12.0 m (39.37 ft.)

- Notwithstanding a building or any portion thereof may be erected above a height of 12 m (39.37 ft.) provided such portion is set back an additional 1 metre (3.28 ft.) for each metre above 12 m (39.37 ft.), to the minimum front, side or rear setback requirements herein

15.2.9 Maximum Lot Coverage of All Buildings 50%

15.2.10 Minimum Landscaped Open Space 10%

**15.3 BUFFER STRIP REQUIREMENTS:**

Where the interior side or rear lot line abuts a Residential, Commercial, Community Facility or Open Space Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

**15.4 REQUIREMENTS FOR OUTSIDE STORAGE**

No portion of a lot shall be used for the outside storage of goods or materials unless such storage is within a building, or unless the following provisions are complied with:

- (a) Such outside storage shall be accessory to the use of the main building on the lot;
- (b) Such outside storage shall comply with the yard and setback regulations for the General Industrial (MG) Zone, however, no outside storage use shall be located in a front or exterior side yard;

- (c) No outside storage use shall cover more than 35 percent of the lot area;
- (d) Every outside storage area or lot having an outside storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres (6.56 feet) in height and constructed of uniform material;
- (e) No portion of any outside storage area for combustible materials shall be located closer than 6.0 metres (19.68 feet) to any lot line.

## **15.5 FUEL PUMP LOCATION**

**15.5.1** Notwithstanding any other provisions of this By-law to the contrary, a fuel pump island or fuel pumps, as part of or as accessory to a motor vehicle fuel establishment shall be located in accordance with the following:

- (a) the minimum distance between any portion of the pump island or fuel pumps and any street line is not less than 6.0 metres (19.68 feet);
- (b) the minimum distance between any portion of the pump island or fuel pumps and any other lot line is not less than 4.5 metres (14.76 feet); and
- (c) where a lot is a corner lot, no portion of any pump island or fuel pumps shall be located closer than 3 metres (9.84 feet) to a straight line between a point in the front lot line and point in the exterior lot line, such point being distant 15 metres (49.21 feet) from the intersection of such lines.

**15.5.2** Bulk fuel storage tanks and propane storage tanks shall be installed in accordance with the provisions of the *Gasoline Handling Act* or the Ontario Propane Storage Handling and Utilization Code as may be applicable.

## **15.6 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the General Industrial (MG) Zone shall apply.

## **15.7 SPECIAL GENERAL INDUSTRIAL (MG) ZONES**

### **15.7.1 General Industrial-1 (MG-1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-1 (MG-1) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses

- prohibited

(ii) Non-Residential Uses shall include only the following:

- outside storage
- a sawmill

(b) Special Regulations:

- |      |                      |             |
|------|----------------------|-------------|
| (i)  | Minimum Lot Area     | as existing |
| (ii) | Minimum Lot Frontage | as existing |

### **15.7.2 General Industrial-2 (MG-2) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-2 (MG-2) Zone the following provisions shall apply:

No person shall within any General Industrial-2 (MG-2) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Permitted Uses:

(i) Residential Uses

- one existing single detached dwelling

(ii) Non-Residential Uses shall include only the following:

- an assembly plant
- a business office
- a communication tower
- a contractor's yard

- a display area for product equipment accessory to a permitted non-residential use
- an electric power substation
- an equipment storage building
- a lumber yard or storage shed
- a maintenance garage
- a manufacturing plant
- a merchandise service shop
- outside storage
- a parking lot
- a private gasoline pump island
- a warehouse

(b) Special Regulations:

- |        |  |                    |
|--------|--|--------------------|
| (i)    | Minimum Lot Area   | 2,040.0 sq. metres |
| (ii)   | Minimum Lot Frontage   | 38.0 metres        |
| (iii)  | Minimum Front Yard Depth   | 30.0 metres        |
| (iv)   | Minimum Exterior Side Yard Width   | 28.5 metres        |
| (v)    | Minimum Rear Yard Depth  | 15.0 metres        |
| (vi)   | Minimum Interior Side Yard Width   | 3.0 metres         |
| (vii)  | Building Separation (minimum)  | 3.0 metres         |
| (viii) | Maximum Building Height  | 12.0 metres        |
| (ix)   | Maximum Lot Coverage all Buildings   | 50%                |
| (x)    | Minimum Landscaped Open Space  | 10%                |
| (xi)   | Parking Spaces For Heavy Equipment Manufacturing (Minima):   |                    |
|        | <ul style="list-style-type: none"> <li>• Manufacturing: one (1) for each 105.0 square metres of total floor area</li> <li>• Office: one (1) for each 20.0 square metres of total floor area</li> <li>• Warehouse: one (1) for each 760 square metres of total floor area</li> <li>• Visitors: ten (10) spaces</li> </ul> |                    |
| (xii)  | Parking Space Location:  |                    |

No part of any parking space shall be located closer than:

- 1.5 metres to any street line; or

(xiii) Gasoline Pump Island Location:

No part of any gasoline pump island shall be located closer than:

- 6.0 metres to any street line; or
- 4.5 metres to any other lot line.

(xiv) Outside Storage Regulations:

No outside storage area shall be permitted except in accordance with the following provisions:

- no outside storage area shall be permitted in a front yard or an exterior side yard;
- no portion of any outside storage area shall be located closer than 6.0 metres to any lot line.

(xv) Dwelling Unit Storage:

Any residential dwelling manufactured on lands zoned MG-2 may be placed or erected in whole or in part for storage purposes in any yard other than a front yard subject to a minimum 6.0 metre building setback.

(xvi) Front Lot Line Definition:

For the purposes of the MG-2 Zone, the front lot line shall be the lot line which abuts Provincial Highway No. 28.

(xvii) General Provisions:

In accordance with the provisions of Section 4 of this By-law.

(xviii) Display Area Regulations:

The display area shall have a maximum area of 1,150 square metres, and shall be set back at least 6.0 metres from the front lot line and at least 12.0 metres from the south lot line.

**15.7.3 General Industrial-3 (MG-3) Zone (Lot 17, Con 10, Otonabee)**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-3 (MG-3) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses

- prohibited

(ii) Non-Residential Uses shall include only the following:

- a plant to assemble, manufacture and install heavy or tandem truck dumpboxes/trailers
- a body shop, including repairs to heavy or tandem trucks
- a commercial garage
- a contractor's yard
- a haulage operation
- outside storage
- a private gasoline pump island
- a warehouse
- a welding shop

(b) Special Regulations:

(i)	Minimum Lot Area	2.0 hectares
(ii)	Minimum Lot Frontage	100.0 metres
(iii)	Maximum Lot Coverage All Buildings	6%
(iv)	Minimum Front Yard Depth	15.0 metres

**15.7.4 General Industrial-4 (MG-4) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-4 (MG-4) Zone the following provisions shall apply:

No person shall within any General Industrial-4 (MG-4) Zone use any land or erect, alter or use any building or structure unless the use is of a dry nature, as defined in Section 15.7.4(c) of this By-law, and except in accordance with the following provisions:

(a) Permitted Uses:

(i) Residential Uses

- prohibited

(ii) Non-Residential Uses shall include only the following:

- a boat and marine supply, storage, repair, and related sales establishment
- a builder's supply establishment

- a bus storage/terminal yard
- a cartage or transport depot and yard facilities
- a commercial or industrial equipment sales, rental and repair establishment
- a contractor's or tradesman's yard and related shop facilities
- an electric power substation
- an electronic equipment repair and assembly establishment
- a farm implement/equipment sales and service establishment
- a fibreglass fabrication plant
- a laboratory or research and development establishment which does not involve the use of hazardous or noxious materials or processes
- a machine or welding shop
- a manufacturing, processing, assembly or fabricating plant and related uses which are contained within an enclosed building, except for any use which, from its nature or the materials used therein, is considered to be an offensive, noxious or hazardous use, trade or business under the *Health Protection and Promotion Act*, S.O. 1983, and Regulations made thereunder
- a metal fabricating shop
- a model home sales establishment
- a motor vehicle body repair and paint establishment
- a motor vehicle glass repair establishment
- a motor vehicle muffler repair establishment
- a motor vehicle parts supply, storage and wholesale/retail outlet
- a motor vehicle repair garage
- a municipal works yard
- outside storage of goods and materials, subject to the provisions of this By-law
- a printing or publishing establishment
- a private gasoline pump island
- a recreational vehicles and equipment service establishment
- a retail lumber/building supply yard
- a retail or wholesale outlet or business office accessory to a permitted use
- a tool and die works
- a warehouse
- a wood products or planing plant
- a workshop
- an accessory parking area for the principal/main use in the adjacent General Industrial-2 (MG-2) zone
- accessory outside storage of goods and materials for the principal/main use in the adjacent General Industrial-2 (MG-2) zone, subject to the provisions of this By-law.



(b) Special Regulations:

(i)	Minimum Lot Area	8,000.0 sq. metres
(ii)	Minimum Lot Frontage	40.0 metres
(iii)	Minimum Front Yard Depth	30.0 metres
(iv)	Minimum Exterior Side Yard Width	15.0 metres
(v)	Minimum Rear Yard Depth	20.0 metres
(vi)	Minimum Interior Side Yard Width	7.5 metres
(vii)	Building Separation (minimum)	3.0 metres
(viii)	Maximum Building Height	9.0 metres
(ix)	Maximum Lot Coverage all Buildings	50%
(x)	Minimum Landscaped Open Space	10%

(xi) Buffer Strip Location: A buffer strip shall be required along any portion of a side lot line or any portion of a rear lot line that abuts a zone other than an Industrial zone.

(xii) Buffer Strip Width (minimum) 4.5 metres

(xiii) Driveway setback (minimum) 6.0 metres

Except that where a lot line abuts an Industrial zone, no driveway setback is required

(xiv) Parking Spaces (minima):

- motor vehicle body shop or repair garage:
  - 1 for each 5.0 sq. m of total floor area or portion thereof
- business office or merchandise service shop:
  - 1 for each 20.0 sq. m of net floor area or portion thereof
- manufacturing plant:
  - 1 for each 40.0 sq. m of net floor area or portion thereof
- warehouse:
  - 1 for each 90.0 sq. m of net floor area or portion thereof
- other non-residential use:
  - the greater of: 5 per lot; or 1 for each 90.0 sq. m of total floor area or portion thereof; or 1 for each 3 employees.

(xiv) Parking Spaces (minima) for a Heavy Equipment Manufacturing use Located in the General Industrial-2 (MG-2) zone:

- Manufacturing: one (1) for each 105.0 square metres of total floor area
- Office: one (1) for each 20.0 square metres of total floor area
- Warehouse: one (1) for each 760 square metres of total floor area

(xv) Parking Space Location:

No part of any parking space shall be located closer than:

- 1.5 metres to any street line; or
- 6.0 metres to any lot line which abuts a zone other than an Industrial zone.

(xvi) Delivery Spaces (minima):

- motor vehicle body shop or repair garage:
  - 1 per lot
- other non-residential uses:
  - nil

(xvii) Loading Spaces (minima):

- motor vehicle body shop; business office; or motor vehicle repair garage:
  - nil
- other non-residential use:
  - the greater of: 1 per lot; or 1 for each 2,400.0 sq. m of total floor area or portion thereof in excess of 200.0 sq. m.

(xviii) Gasoline Pump Island Location:

No part of any gasoline pump island shall be located closer than:

- 6.0 metres to any street line; or
- 4.5 metres to any other lot line.

(xix) Outside Storage Regulations:

No outside storage area shall be permitted except in accordance with the following provisions:

- no outside storage area shall be permitted in a front yard or an exterior side yard;
- no outside storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential zone;
- no outside storage area shall be permitted in a rear yard which abuts a public street allowance;
- no outside storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a

Residential zone;

- every outside storage area or lot having an outside storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres in height and constructed of uniform material, however, this provision shall not apply to an outside storage area or use situated in the General Industrial-4 (MG-4) zone that is accessory to a principal/main use in the adjacent General Industrial-2 (MG-2) zone; and
- no portion of any outside storage area for combustible materials shall be located closer than 6.0 metres to any lot line.

(xx) Enclosure of Processing:

No processing activity shall be conducted unless it is wholly enclosed within a building.

(c) Special Definitions for the MG-4 Zone:

- (i) An industry of a “dry nature” means one in which water is not required in the processing, assembling, fabricating, manufacturing, washing or cooling functions of the industrial establishment, and which requires water and sewage disposal facilities only for domestic use, i.e., for employees and visitors. Notwithstanding this provision, an industry of a dry nature may use water for industrial purposes only where such water is wholly contained within a recycling process and which is neither drawn from wells on the property nor is discharged into the sewage disposal facilities on the property. Waste water from a recycling process must be disposed of in a location and manner approved by the appropriate authorities.

#### **15.7.5 General Industrial-5 (MG-5) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-5 (MG-5) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses

- prohibited

(ii) Non-Residential Uses shall include only the following:

- a manufacturing plant
- outside storage

(b) Special Regulations:

- (i) Access to Improved Street: Notwithstanding the provisions of Section 4.12 of this By-law, buildings or structures may be erected on the lands zoned MG-5 provided the lot upon which the building or structure is to be erected has access via a right-of-way to an improved public street.
- (ii) For the purposes of the MG-5 Zone, the shortest lot line abutting the right-of-way shall be deemed to be the front lot line.

**15.7.6 General Industrial-6 (MG-6) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-6 (MG-6) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) Residential Uses
  - prohibited
- (ii) Non-Residential Uses shall include only the following:
  - outside storage for culverts

**15.7.7 General Industrial-7 (MG-7) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-7 (MG-7) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) Residential Uses
  - prohibited
- (ii) Non-Residential Uses shall include only the following:
  - a transport truck terminal
  - a commercial garage

- an open storage area
  - off-site parking
  - a public use
  - a business office accessory to a permitted use
- (iii) The use of a property or any part of a property zoned General Industrial-7 (MG-7) for a Waste Transfer/Processing Facility shall be prohibited.

(b) Special Regulations:

- |                            |              |
|----------------------------|--------------|
| (i) Minimum Lot Frontage   | 125.0 metres |
| (ii) Minimum Lot Area      | 2.0 hectares |
| (iii) Maximum Lot Coverage | 15%          |

(c) Special Definitions:

- (i) For the purposes of the MG-7 Zone, “Truck Transport Terminal,” “Open Storage Area,” and “Waste Transfer/Processing Facility” shall mean as defined in Section 3.0 of this By-law.

(d) Holding Provision:

- (i) The Holding (H) symbol which applies to the MG-7-H Zone shall only be removed when a site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and registered on title. Prior to the removal of the Holding (H) symbol, only uses which existed as of April 7, 2003 shall be permitted.

**15.7.8 General Industrial-8 (MG-8) Zone**

By-Law 2018-45 15-06-010-008-03200  
Pt Lot 26, Concession 9, 2196 Drummond Line

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-8 (MG-8) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) Residential Uses
- prohibited

- (ii) Non-residential Uses shall only include the following:

- a manufacturing plant for the manufacture of custom church organs
- a retail commercial establishment
- any type of equipment sales, rental and service establishment
- a service shop
- a warehouse
- a building supply outlet or lumber yard
- a business office accessory to a permitted use
- a general contractor's or tradesman's yard and related shop facilities
- a garden centre
- a manufacturing, processing, assembly or fabricating plant and including a machine or welding shop
- an agriculture-related use
- a workshop
- outside storage

**15.7.9 General Industrial-9 (MG-9) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-9 (MG-9) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses

- prohibited

(ii) Non-Residential Uses shall include only the following:

- a warehouse
- an outside storage area
- a business office accessory to a permitted use

(b) Special Regulations:

- (i) Minimum Front Yard (measured on a line perpendicular to Highway No. 7) 30.0 metres
- (ii) Minimum Interior Side Yard Width 15.0 metres
- (iii) Minimum Rear Yard Depth (measured on a line perpendicular to the unopened road)

allowance) 105.0 metres

(c) Special Regulations for an Outside Storage Area Permitted in Section 15.7.9(a)(ii):

Notwithstanding the provisions of Sections 15.2 and 15.4 of this By-law, the following special regulations shall apply to an outside storage area:

- (i) Minimum Front Yard (measured on a line perpendicular to Highway No. 7) 235.0 metres
- (ii) Minimum Interior Side Yard Width 15.0 metres
- (iii) Minimum Rear Yard Depth (measured on a line perpendicular to the unopened road allowance) 15.0 metres
- (iv) An outside storage area shall be permitted in a rear yard which abuts a lot having a Residential use situated thereon.
- (v) No portion of any outside storage area for combustible materials shall be located closer than 15.0 metres to any lot line.

(d) Special Regulations for “Front Lot Line” and Access:

Notwithstanding the definition of “Front Lot Line” in Section 3 of this By-law, and any other provision of this By-law to the contrary, buildings or structures may be erected on lands zoned MG-9 provided the lot upon which the building or structure is to be erected is accessed via a private right-of-way along the unopened road allowance to an improved public street.

For the purposes of the MG-9 Zone, Highway No. 7 shall be deemed the front lot line.

**15.7.10 General Industrial-10 (MG-10) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-10 (MG-10) Zone the following provisions shall apply:

- (a) Permitted Uses:
  - (i) Residential Uses
    - an accessory dwelling

(ii) Non-Residential Uses:

- A repair shop, a service shop, and associated retail sales

**15.7.11 General Industrial-11 (MG-11) Zone**

By-law No. 2018-44 Pt Lot 26, Conc 9, Otonabee

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-11 (MG-11) Zone the following provisions shall apply:

(a) Permitted Uses

- i) An agriculture-related use as defined in Section 3 of By-law No. 2010-65.

**15.7.12 General Industrial-12 (MG-12) Zone**

By-law No.2020-31 2182 & 2186 Keene Rd  
15-06-010-008-14300

Notwithstanding any other provisions of this By-law to the contrary, within the General Industrial-12 (MG-12) Zone the following provisions shall apply:

(a) Permitted Uses

Permitted uses within the MG-12 Zone shall be limited to the following:

- i) Feed mill, including retail sale, inside and outside storage of farm supplies and feed.
- ii) Above-ground storage and retail sale of propane and fuel via cardlock facilities.
- iii) Inside and outside bulk storage of agricultural and agronomy products including:
- Seed and seed treatment facilities;
  - Fertilizer storage and blending facilities;
  - Farm chemical storage
- iv) Office uses ancillary to the above permitted uses.

(b) Special Provisions – Flood Plain

- i) Any building or structure associated with the above permitted uses shall be located a minimum of 3 metres from the flood line elevation (extent of the flood plain), identified as 197.65 to 197.77 metres above sea level.



- ii) Notwithstanding the above, parking areas and driveways may be located within the flood plain, provided the elevation of such facilities is no greater than 0.3 metres below the above noted flood line elevation.

(c) Special Provisions – Parking

- i) Notwithstanding Section 4.25.5 to the contrary, an existing parking lot serving the permitted uses in Section 15.7.12 may be setback 0 metres from the front lot line.

(d) Lot Regulations – Existing Structures

- |      |                            |       |
|------|----------------------------|-------|
| i)   | Minimum Front Yard         | 7.2 m |
| ii)  | Minimum Interior Side Yard | 0.0 m |
| iii) | Minimum Rear Yard          | 3.2 m |

All other provisions of the General Industrial (MG) Zone shall apply.

**15.7.13 General Industrial-13 (MG-13) Zone**