

**Section 21 - Zone M-1: General Industrial-Dry**  
**Zone M-2: General Industrial-Urban**

**21.1 Permitted Uses**

Within a Zone M-1 or a Zone M-2, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

Within Zone M-1, any use deemed to be permitted under Section 21.2.1 below, shall be a “dry industry” as defined by this By-law.

**21.2 Regulations**

Within a Zone M-1 or a Zone M-2, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled “General Regulations” and the additional regulations listed in Column 2 below for the specific uses.

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
	<b>Permitted Uses</b>	<b>Regulations</b>
21.2.1	Any manufacturing, fabricating, assembly, processing, repair, indoor storage or warehousing, distribution or transportation operation except for the following:	In conformity with the provisions of sub-section 21.3
(a)	A use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes.	
(b)	The recycling of animal, oil or waste products, a rendering plant, abattoir or slaughter house.	
21.2.2	Wholesale Outlet	In conformity with the provisions of sub-section 21.3
21.2.3	Warehouse or Indoor Storage	In conformity with the provisions of sub-section 21.3
21.2.4	Catering Service	In conformity with the provisions of sub-section 21.3
21.2.5	Service or Repair Enterprise	In conformity with the provisions of sub-section 21.3
21.2.6	Commercial Printing or Laundry	In conformity with the provisions of sub-section 21.3

Sub-Section	Column 1	Column 2
21.2.7	Deleted * (see note below) <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	
21.2.8	Automobile Service Station, Public Garage, Body Shop or Gas Bar	In conformity with the provisions of sub-section 20
21.2.9	Sales or Servicing of Cars, Trucks or Machinery	In conformity with the provisions of sub-section 21.3
21.2.10	Contractors, Building Supplies Dealer/Outlet or Sawmill	In conformity with the provisions of sub-section 21.3
21.2.11	<b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b> Industrial Mall	In conformity with the provisions of sub-section 21.3 and i) and ii) below
(i)	Uses permitted by subsection 21.2.1 to 21.2.10, with the exception of 21.2.7; or	
(ii)	Uses permitted by subsection 21.2.1 to 21.2.10, with the exception of a body shop and a sawmill, in addition to which the following additional uses may be located in such an Industrial Mall: a) A financial institution b) An establishment for dispensing refreshments to the public, which shall not exceed a gross floor area of 250 square metres c) Non-accessory office	

**By-law 83-2006 passed November 28, 2006 (General Amendment)**

\* The removal of hotel/motel as a permitted use affects all M-1 and M-2 lands (unless permitted elsewhere in this By-law), save and except the properties at 11 First Street E. in Elmira (Legion) and 5100 Fountain Street N. in Breslau (Jutzi) has been deferred by a Township Council resolution on November 28, 2006.

Sub-Section	Column 1	Column 2
21.2.12	<u>Accessory Uses:</u>	
(a)	Buildings or structures accessory to the foregoing permitted uses including office	In conformity with the provisions of sub-section 21.3
(b)	Retail or wholesale outlet or showroom for the display, rent and/or sale of only those goods manufactured, assembled or produced on the premises and shall be limited to a maximum of 15% of the Gross Floor Area of the industrial operation, which is measured by the area of the display area, plus a (1) metre aisle space around the display and includes all service counters. <b>By-law 97-89 September 26, 1989</b> <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	
(c)	One (1) only residential dwelling unit may be located within a main building containing a permitted use for the use of a guard, watchman or other person whose presence on the premises is required	Such dwelling unit shall be fully self-contained and have a floor area of not less than 37 square metres, have a direct means of access by stairs and/or halls and have a water supply and sewage treatment system approved by the Waterloo Regional Health Unit
(d)	Deleted	<b>By-law 80-92</b>
(e)	Outdoor Storage	May be located in a rear yard but shall not be located in any front yard or any required side yard, except for uses regulated by sub-section 6.27

Sub-Section	Column 1
21.2.13	<u>Special Provisions for Use of Front Yard:</u>  Notwithstanding any other provisions of this By-law, outdoor display areas may be located in a front yard subject to the following:
(a)	No outdoor display area shall be located within 4.5 metres of any street line nor closer to any side lot line than the required side yard dimension

<b>Sub-Section</b>	<b>Column 1</b>
	abutting such lot line.
(b)	The total area of outdoor display shall not exceed twenty-five per cent (25%) of the total area of the front yard.
(c)	Only goods or products manufactured, assembled, processed or offered for sale or rent on the premises shall be displayed.
21.2.14	Nothing in the foregoing is to be construed to permit the operation of a junk, scrap, wrecking or storage yard for used material of any kind. This prohibition is not intended to prohibit storage or handling of goods as a use accessory to a use permitted in the zone.

### 21.3 Additional Regulations

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
21.3.1	Minimum Lot Area:	
(a)	Without municipal services	1,390 square metres
(b)	With municipal services	690 square metres
21.3.2	Minimum Lot Width:	
(a)	Without municipal services	30 metres
(b)	With municipal services	23 metres
21.3.3	Minimum Side Yard - Both Sides	7.5 metres with not less than 4.5 metres on one side
21.3.4	Minimum Rear Yard <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	7.5 metres. In any case where the rear yard of a Zone M-1 or Zone M-2 abuts a Zone A, R-1, R-2, R-2A, R-3, R-4, R-5, R-6 or R-7, no building, structure, outdoor storage or parking shall be permitted within 4.5 metres of the rear lot line. Where any rear yard abuts a railway right-of-way, no rear yard setback is required.
21.3.5	Buffer Strips <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	In conformity with the provisions of sub-section 6.15 along lot lines which abut an Agricultural or Residential zone.
21.3.6	Maximum Building Height	15 metres

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
	<b>By-law 108-89 October 10, 1989</b> <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	
21.3.7	Maximum Lot Coverage - All Buildings	Fifty percent (50%) of the Lot Area
	<b>By-law 108-89 October 10, 1989</b>	
21.3.8	Off-Street Parking	In conformity with the provisions of sub-sections 6.11, 6.12 and 6.13
21.3.9	Main and Accessory Buildings	Notwithstanding any other provisions of this by-law, more than one (1) main building shall be permitted on any lot in these zones