

8.0 INDUSTRIAL ZONES

GENERAL INDUSTRIAL (M1) ZONE

The General Industrial (M1) Zone applies to lands used for small-scale industrial purposes in designated 'Hamlets' as well as for large-scale industrial uses in the Village of Springfield and designated 'Suburban Areas'. Within the M1 zone, a wide range of industrial uses are permitted as well as certain commercial uses that are considered compatible with industrial areas or share similar attributes with industrial uses. Uses include bulk sales establishments, contractor's yards or shops, industrial uses, machine shops and motor vehicle repair garages and warehouses. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage, parking areas and similar features are usually addressed separately as a matter of site plan control.

RURAL INDUSTRIAL (M2) ZONE

The Rural Industrial (M2) Zone applies to non-agriculturally related commercial and industrial uses in the rural area of the Township. A range of industrial uses are permitted including bulk sales establishments, contractor's yards or shops, machine shops and service shops. A dwelling unit is permitted as an accessory use. Similar to the RC zone, the M2 zone applies to non-agriculturally related industrial and industrial-like uses largely in existence prior to the adoption of the Township's Official Plan which serves to generally prohibit such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.

FARM INDUSTRIAL (M3) ZONE

The Farm Industrial (M3) Zone applies primarily to agriculturally related commercial and industrial uses on lands designated 'Agricultural' in the Township's Official Plan. Permitted uses include abattoirs, agricultural sales establishments, feed mills, grain handling facilities and livestock marketing yards. A dwelling unit is permitted as an accessory use. The Official Plan permits agriculturally related commercial and industrial uses in areas designated 'Agricultural' where it is necessary that they be in close proximity to agricultural operations or where the potential for conflict makes such uses unsuited to settlement areas. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.

EXTRACTIVE INDUSTRIAL (M4) ZONE

The Extractive Industrial (M4) Zone applies to pits and quarries licensed under the Aggregate Resources Act on lands designated 'Mineral Resource Areas' in the Township's Official Plan. Permitted uses are generally limited to licensed pits and quarries. Other uses permitted include agricultural uses and forestry. Matters associated with the actual operation of a licensed pit (e.g. truck haul routes, hours of operation, limits of excavation, buffering, rehabilitation) are specified as part of the pit licensing requirements.

8.1 PERMITTED USES, BUILDINGS AND STRUCTURES

8.1.1 Main Uses Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C	D
	USES, BUILDINGS & STRUCTURES	M1	M2	M3	M4
1	abattoir		✓	✓	
2	agricultural sales establishment			✓	
3	agricultural use				✓
4	animal hospital			✓	
5	auction sales establishment		✓		
6	building supply outlet	✓	✓		
7	bulk sales establishment	✓	✓		
8	car wash	✓			
9	contractor's yard or shop	✓	✓		
10	custom workshop	✓	✓		
11	dog pound		✓*		
12	dry cleaning establishment	✓			
13	dwelling unit as an accessory use		✓	✓	
14	factory outlet as an accessory use	✓			
15	farm equipment sales & service		✓	✓	
16	farm fuel sales			✓	
17	feed mill		✓	✓	
18	fertilizer plant			✓	
19	food processing plant		✓	✓	
20	forestry use				✓
21	grain handling facility		✓	✓	
22	industrial use	✓	✓		
23	livestock marketing yard		✓	✓	
24	machine shop	✓	✓		
25	micro brewery	✓			
26	mini-storage warehouse	✓	✓		
27	motor vehicle body shop	✓			
28	motor vehicle repair garage	✓	✓		
29	motor vehicle service establishment	✓			
30	outside storage	✓	✓	✓	
31	pit or quarry				✓
32	propane transfer facility	✓			
33	salvage yard	✓	✓*		
34	sawmill		✓	✓	
35	service shop	✓	✓	✓	
36	sewage treatment plant		✓*		
37	truck terminal	✓	✓		
38	warehouse	✓	✓		
39	waste disposal site		✓*		

* only in site-specific zones

8.2 GENERAL USE REGULATIONS

8.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

By-law No. 19-08
General Amendment

		A	B	C	D
	STANDARDS	M1	M2	M3	M4
1	Minimum Lot Area (m²)	800	4000	4000	4000
2	Minimum Lot Frontage (m)	30	30	30	150
3	Minimum Setback (m) from a local road		28	28	③
4	Front Yard Depth (m)	15	15	15	③
5	Lot Depth (m)	30			③
6	Side Yard Width (m)	15① 7.5②	15① 7.5②	15① 7.5②	③
7	Rear Yard Depth (m)	15① 7.5②	15① 7.5②	15① 7.5②	③
8	Maximum Lot Coverage (%)	40	40	40	20
9	Maximum Height (m)	12	12	12	12
10	Minimum Landscaped Open Space (%)	10	10	10	

FOOTNOTES	
①	where the yard abuts a residential zone
②	all other cases
③	refer Section 8.3.6

8.3 SPECIAL USE REGULATIONS

8.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- a) be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer than 1.2 metres to any lot line;
- d) exceed ten (10) percent lot coverage;
- e) exceed six (6.0) metres in height or contain more than two storeys.

By-law No. 19-08
General Amendment

8.3.2 Buffer Strip

Buffer strips shall be established as follows:

- a) Where a lot or portion thereof in the General Industrial (M1) Zone abuts a lot or portion thereof in any residential zone, a strip of land not less than three (3.0) metres in width adjacent to the lot or portion thereof zoned for residential purposes shall not be used for any other purpose other than a buffer strip.
- b) Where a lot or portion thereof in the Extractive Industrial (M4) Zone abuts a lot or portion thereof in any residential zone, institutional zone, or open space zone, a strip of land not less than thirty (30) metres in width adjacent to the lot or portion thereof zoned for residential, institutional or open space purposes shall not be used for any other purpose other than a buffer strip.

8.3.3 Dwelling Units

A dwelling unit as an accessory use shall:

- a) have a minimum floor area of forty (40) square metres;
- b) be located within or be contiguous to the main building;
- c) be used as the residence of the owner or operator; or an employee of the owner or operator of the main use which it is accessory to;
- d) be limited to a maximum on one (1) on a lot.

8.3.4 Gatehouses and Kiosks

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

8.3.5 Factory Outlet

A factory outlet as an accessory use shall not:

- a) exceed thirty-five (35) percent of the total floor area of the main building;
- b) exceed a maximum floor area of thirty (30) square metres.

8.3.6 Minimum Setbacks – Extractive Industrial (M4) Zone

Minimum setbacks shall be established as follows:

- a) for the excavation of a pit from a lot line 15 m
- b) for the excavation of a pit from a street or road allowance 30 m

- c) for the excavation of a pit from any occupied dwelling, residential zone or institutional zone 90 m
- d) for buildings, plants, structures or product stockpiles accessory to the pit and located on the pit property from a lot line 30 m
- e) for buildings, plants, structures or product stockpiles accessory to the pit and located on the pit property from any occupied dwelling, residential zone or institutional zone 90 m

8.3.7 Outside Storage

Outside storage as an accessory use shall not:

- a) be permitted within any required yard;
- b) exceed seventy-five (75) percent of the area of the lot on which it is located.

8.4 GENERAL INDUSTRIAL (M1) ZONE – ‘SITE-SPECIFIC’ ZONES

8.4.1 a) Defined Area

M1-1 as shown on Schedule “F”, Map No. F2.

b) Permitted uses

meat processing facility
 retail meat store as an accessory use
 one dwelling unit or one mobile home as an accessory use

8.5 RURAL INDUSTRIAL (M2) ZONE – ‘SITE-SPECIFIC’ ZONES

8.5.1 a) Defined Area

M2-1 as shown on Schedule “A”, Map No. 6.

b) Maximum Floor Area

auto body shop 301 m²

8.5.2 a) Defined Area

M2-2 as shown on Schedule “A”, Map No. 13.

b) Permitted uses

salvage yard

8.5.3 a) Defined Area

M2-3 as shown on Schedule “A”, Map No. 20.

b) Permitted uses

motor vehicle sales establishment
paving contractor

8.5.4 a) Defined Area

M2-4 as shown on Schedule “A”, Map No. 36.

b) Permitted uses

agricultural sales establishment
auction sales establishment
building supply outlet
bulk sales establishment
dwelling unit as an accessory use
farm equipment sales and service
feed mill
machine shop
mini-storage warehouse
motor vehicle repair garage
outside storage
sawmill
service shop
truck terminal
warehouse

8.5.5 a) Defined Area

M2-5 as shown on Schedule “A”, Map No. 39.

b) Permitted uses

manufacturing of cook-stoves
all other permitted uses of the M2 zone

8.5.6 a) Defined Area

M2-6 as shown on Schedule “A”, Map No. 39.

b) Permitted uses

salvage yard
all other permitted uses of the M2 zone

8.5.7 a) Defined Area

M2-7 as shown on Schedule “A”, Map No. 41.

b) Permitted uses

salvage yard
all other permitted uses of the M2 zone

8.5.8 a) Defined Area

M2-8 as shown on Schedule “A”, Map No. 50.

b) Permitted uses

manufacturing of nails
all other permitted uses of the M2 zone

8.5.9 a) Defined Area

M2-9 as shown on Schedule “A”, Map No. 57.

b) Permitted uses

farm equipment sales and service
truck storage and repair
pepper grading terminal
storage and warehousing
woodworking shop
fitness centre accessory to an existing livestock
sales barn and marketing yard
all other permitted uses of the M2 zone

c) Maximum Floor Area

fitness centre accessory to an existing livestock
sales barn and marketing yard

214 m²

8.5.10 a) Defined Area

M2-10 as shown on Schedule “A”, Map No. 58.

b) Permitted uses

accessory uses
plastic products manufacturing
one mobile home as an office or as supplementary
housing accessory to the industrial use

- 8.5.11 a) Defined Area**
M2-11 as shown on Schedule “A”, Map No. 93.
- b) Permitted uses
manufacturing of wood products
all other permitted uses of the M2 zone
- 8.5.12 a) Defined Area**
M2-12 as shown on Schedule “E”.
- b) Permitted uses
welding shop
office accessory to a welding shop
- c) Maximum Floor Area
welding shop 853 m²
office accessory to a welding shop
- d) Maximum Floor Area
office accessory to a welding shop 102 m²
- 8.5.13 a) Defined Area**
M2-13 as shown on Schedule “G”, Map No. 3.
- b) Permitted uses
painting and restoration of portable propane tanks
- c) Maximum Floor Area
building used for the painting and restoration
of portable propane tanks 930 m²
- 8.5.14 a) Defined Area**
M2-14 as shown on Schedule “G”, Map No. 3.
- b) Permitted uses
motor vehicle sales establishment as an accessory use
all other permitted uses of the M2 zone
- c) Maximum Number of Vehicles

motor vehicle sales establishment as an accessory use

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8.5.15 a) Defined Area

M2-15 as shown on Schedule “A”, Map No. 42 and Map No. 43.

b) Permitted uses

sewage treatment plant

8.5.16 (deleted)

By-law No. 19-08
General Amendment

8.5.17 a) Defined Area

M2-17 as shown on Schedule “A”, Map No. 17.

By-law No. 18-31
Gerry Vanderwvst

b) Permitted uses

existing single unit dwelling
all other permitted uses of the M2 zone

8.6 FARM INDUSTRIAL (M3) ZONE – ‘SITE-SPECIFIC’ ZONES

8.6.1 a) Defined Area

M3-1 as shown on Schedule “A”, Map No. 36.

b) Permitted Uses

motor vehicle repair garage
all other permitted uses of the M3 zone

8.6.2 a) Defined Area

M3-2 as shown on Schedule “A”, Map No. 50.

b) Permitted Uses

commercial welding and machine shop
commercial use as an accessory use
metal fabricating shop for agricultural equipment
one dwelling unit as an accessory use

c) Outside Storage

Outside storage shall be restricted to that portion of the rear yard which does not form part of the required rear yard.

- d) Minimum Off-Street Parking Spaces 30

8.6.3 a) Defined Area

By-law No. 19-24
Paul Waqler

M3-3-H-1 as shown on Schedule "A", Map No. 48.

b) Permitted Uses

existing single unit dwelling
food processing plant
furniture finishing establishment
warehouse/showroom accessory to a furniture finishing establishment

c) Maximum Floor Area

warehouse/showroom accessory to a furniture finishing establishment	350 m ²
food processing plant	600 m ²

d) Minimum Number Of Parking Spaces

one (1) space per 30 m² of retail floor area

8.7 **EXTRACTIVE INDUSTRIAL (M4) ZONE – ‘SITE-SPECIFIC’ ZONES**