

SECTION 19 - GENERAL INDUSTRIAL/INSIDE STORAGE (MI) ZONE

19.1 Within a General Industrial/Inside Storage (MI) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

19.2 PERMITTED USES

19.2.1 Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the provisions of Section 3.11.

19.2.2 Non-Residential Uses:

- a) manufacturing, industrial, assembly, research, warehouse or bulk storage use conducted within an enclosed building or structure;
- b) business, professional or administrative office;
- c) shops for the repair, processing or treatment of small goods and wares, and any other service industries including a retail and service shop for repair of commercial and industrial equipment if conducted wholly within an enclosed building or structure;
- d) commercial undertaking or wholesale business as an accessory use;
- e) recreational establishment including a fitness centre and club;
- f) passive outdoor recreation use.
- g) public use in accordance with the provisions of Section 3.29.

19.3 ZONE PROVISIONS

19.3.1 Refer to Section 3 (General Provisions)

19.3.2 Lot area (minimum)

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|----|--|---------------------------------------|
| a) | lot served by a public water and a sanitary sewer system | 700 m ² (7,534.98 sq.ft) |
| b) | lot served by a public water system | 1390 m ² (14,962.33 sq.ft) |
| c) | other lots | 1855 m ² (19,967.71 sq.ft) |

19.3.3 Lot Frontage (minimum) 30 m (98.43 ft.)

19.3.4 Front Yard Depth (minimum)

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|----|--|--------------------|
| a) | lot served by a public water and a sanitary sewer system | 10.0 m (32.81 ft) |
| b) | other lots | 15.0 m (49.21 ft.) |

19.3.5 Rear Yard Depth (minimum) 10.0 m (32.81 ft)

except where a rear lot line abuts a Residential Zone the setback shall be 15.0 m (49.21 ft.)

19.3.6 Interior Side Yard Width (minimum)

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|----|--|---|
| a) | lot served by a public water and a sanitary sewer system; except where an interior side lot line abuts a Residential Zone the setback shall be | 4.0 m (13.12 ft.)
15.0 m (49.21 ft.) |
|----|--|---|

	b) other lots; except where an interior side lot line abuts a Residential Zone the setback shall be	6.0 m (19.69 ft.) 15.0 m (49.21 ft.)
19.3.7	Exterior Side Yard Width (minimum)	9.0 m (29.53 ft.)
19.3.8	Minimum Lot Depth	
	a) lot served by a public water and a sanitary sewer system b) other lots	N/A 60 m (196.85 ft.)
19.3.9	Maximum Lot Coverage	40%
19.3.10	Maximum Building Height	11 m (36.09 ft.)
19.3.11	Off-street parking and loading requirements in accordance with Sections 3.40 and 3.41.	
19.3.12	Accessory buildings	Refer to Section 3.7
19.3.13	Wet industrial uses	Refer to Section 3.32

19.4 ZONE EXCEPTIONS

- 19.4.1 MI-1, Lot 14, Concession VI (Vespra)
1453 Snow Valley Road, Roll No. 43 41 010 003 311 01 0000
Vespra Zoning By-law Amendment No. 87-22

A municipal works building with associated outside storage is permitted.

- 19.4.2 MI-2, Lot 14, Concession VI (Vespra)
1435 Snow Valley Road, Roll No. 43 41 010 003 311 02 0000
1471 Snow Valley Road, Roll No. 43 41 010 003 311 10 0000
1479 Snow Valley Road, Roll No. 43 41 010 003 311 11 0000
1489 Snow Valley Road, Roll No. 43 41 010 003 311 12 0000
1497 Snow Valley Road, Roll No. 43 41 010 003 311 13 0000
1503 Snow Valley Road, Roll No. 43 41 010 003 311 14 0000
1509 Snow Valley Road, Roll No. 43 41 010 003 311 15 0000
1515 Snow Valley Road, Roll No. 43 41 010 003 311 16 0000
1523 Snow Valley Road, Roll No. 43 41 010 003 311 17 0000
1529 Snow Valley road, Roll No. 43 41 010 003 311 18 0000
1533 Snow Valley Road, Roll No. 43 41 010 003 311 03 0000
2653 Wilson Drive, Roll No. 43 41 010 003 311 03 0000
Vespra Zoning By-law Amendment No. 87-35 as amended by By-law No. 2002-026 - Township Industrial Lots

Outside storage and display is permitted. In addition the following regulations shall apply; Lot area (minimum) 3300 m², front yard depth (minimum) 20 m, rear yard depth (minimum) 4.5 m, interior side yard width (minimum) 4.5 m, exterior side yard width (minimum) 15 m. No parking shall be permitted within 7.5 m of any front lot line or within 4.5 m of an interior side lot line or rear lot line. Accessory buildings are not permitted in a required minimum front yard or required minimum exterior side yard. Furthermore, accessory buildings are not permitted within 4.5 m of an interior side lot line or a rear lot line. A loading space is not permitted within any front yard or within any required minimum yard. No outside display shall be permitted within 7.5 m of any front lot line or exterior side lot line, or within 4.5 m of any interior side lot line or rear lot line. The height of the display shall not exceed 2.5 m, except in the case of a vehicle, equipment of structural display. Any display area permitted in the front yard shall not exceed 25% of that front yard. All outside storage shall be located to the rear of the projected

front main wall of the main building. Furthermore, no outside storage shall be permitted within 7.5 m of any exterior side lot line, or within 4.5 m of any interior side lot line or rear lot line. The height of the stored goods or materials shall not exceed 2.5 m, except in the case of vehicles or equipment. An area of landscaped open space shall be maintained on all lots, in the form of a strip of land extending 7.5 m from all front lot lines, and exterior side lot lines, as well as 4.5 m from any interior side lot line or rear lot line. Notwithstanding this requirement, two access driveways will be permitted through any landscaped open space area which abuts a front or exterior side lot line.

- 19.4.3 MI-3, Lot 14, Concession V (Vespra)
1148 Snow Valley Road, Roll No. 43 41 010 003 272 20 0000
1160 Snow Valley Road, Roll No. 43 41 010 003 272 10 0000
Vespra Zoning By-law Amendment No. 92-25 as amended by Vespra By-law No. 93-17

In addition to the permitted uses of this section a retail, commercial or personal service shop or store, a custom workshop and/or a prefabricated building sale and display outlet is permitted. In regard to additional provisions the rear yard depth (minimum) is 10 m, the interior side yard width (minimum) is 4 m, the exterior side yard width (minimum) is 5 m and the lot coverage (maximum) is 40%. No outside storage or display of materials, goods, sales products or merchandise shall be permitted.

- 19.4.4 MI-4, Lot 2, Concession V, Lots 1, 2, 3, 9 and 10, Plan M-464 (Vespra)
Lots 1-3, 9 & 10 Registered Plan 51M-464
1 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 90 0000
2 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 04 0000
4 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 06 0000
5 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 88 0000
6 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 08 0000
Vespra Zoning By-law Amendment No. 93-24

Outside display for sales purposes is permitted. Accessory buildings are not permitted in a required minimum front yard or required minimum exterior side yard. Furthermore, accessory buildings, uses and structures are not permitted within 3.0 m of an interior side lot line or a rear lot line. A loading space is not permitted within any front or exterior side yard. No outside display shall be permitted within 5.0 m of any front lot line or exterior side lot line or within 3.0 m of any interior side lot line or rear lot line. An area of landscaped open space shall be maintained on all lots, in the form of a strip of land extending 5.0 m from all front lot lines and exterior side lot lines as well as 3.0 m from any interior side lot line or rear lot line. Notwithstanding this requirement, two access driveways will be permitted through any landscaped open space area which abuts a front or exterior side lot line.

- 19.4.5 MI-5, Lot 5, Concession VI (Flos)
County Road 27, Roll No. 43 41 030 006 015 02 0000
Flos Zoning By-law Amendment No. 990-21 - Minnings Electric

Outside storage is permitted. A minimum setback of 9.0 m, from the southern boundary line, shall be required for any parking area.

- 19.4.6 MI-6, Lot 6, Concession IX (Flos)
96 Yonge Street North, Roll No. 43 41 030 006 101 03 0000
GVS / Verlaan

The permitted uses within this zone are restricted to the forming, fabrication, assembling, finishing and storage of light gauge metal products. Outside storage is permitted but shall not exceed a minimum lot coverage of more than 200 m². Furthermore the provisions of Section 3.40, off-street parking requirements, shall not apply to the subject lands.

19.4.7 MI-7, Schedule AM@, Lot 6, Concession IX (Elmvale),
13 William Street, Roll No. 43 41 040 001 531 00 0000
Elmvale Consolidation By-law No. 93-47 - Bayweb

Parking shall be permitted in the yards abutting Lorne Street and William Street provided that no parking area shall be sited within 24 m of Lorne Street nor within 1 m of William Street. The minimum yard area abutting Lorne Street shall be maintained as in landscaped open space area. The required loading spaces may be provided within the portion of the yard area facing William Street which is enclosed on the other 3 sides by the industrial building, provide the required loading spaces do not project beyond the building line abutting William Street. The minimum yard abutting the municipal works garage to the east shall be 9 m, provided that the necessary electrical transformer facilities to service the industrial building may be located within this yard. The minimum number of parking spaces required for the industrial use of the property shall be 100 spaces. The maximum building gross floor area shall be 6500 m². No open storage shall be permitted in any required yard.

19.4.7 MI-7, Lot 6, Concession IX (Elmvale),
13 William Street, Roll No. 43 41 040 001 531 00 0000
Elmvale Consolidation By-law No. 93-47 - Bayweb

Parking shall be permitted in the yards abutting Lorne Street and William Street provided that no parking area shall be sited within 24 m of Lorne Street nor within 1 m of William Street. The minimum yard area abutting Lorne Street shall be maintained as in landscaped open space area. The required loading spaces may be provided within the portion of the yard area facing William Street which is enclosed on the other 3 sides by the industrial building, provide the required loading spaces do not project beyond the building line abutting William Street. The minimum yard abutting the municipal works garage to the east shall be 9 m, provided that the necessary electrical transformer facilities to service the industrial building may be located within this yard. The minimum number of parking spaces required for the industrial use of the property shall be 100 spaces. The maximum building gross floor area shall be 6500 m². No open storage shall be permitted in any required yard.