

SECTION 20 - GENERAL INDUSTRIAL/OUTSIDE STORAGE (MO) ZONE

20.1 Within a General Industrial/Outside Storage (MO) 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.

20.2 PERMITTED USES

20.2.1 Residential Uses:

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

20.2.2 Non-Residential Uses:

- a) any use permitted within the General Industrial/Inside Storage (MI) Zone
- b) motor vehicle body shop or repair garage
- c) cartage, express transportation terminal or railway siding
- d) municipal or provincial garage and/or storage yard
- e) fuel storage tank or supply yard
- f) building supply outlet
- g) yard for the storage, display or sale of lumber, building supplies and other similar goods or materials in the open.
- h) lumber or planning mill
- i) contractor or construction yard
- j) salvage yard
- k) concrete manufacturing
- l) garden centre or nursery
- m) passive outdoor recreation use
- n) outside storage in accordance with the Provisions of Section 3.38

20.3 ZONE PROVISIONS

20.3.1 Refer to Section 3 (General Provisions)

20.3.2 Lot area (minimum)

- | | | |
|----|--|---------------------------------------|
| a) | lot served by a public water and 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) |

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

20.3.4 Front Yard Depth (minimum)

- | | | |
|----|--|-----------------|
| a) | lot served by a public water and a sanitary sewer system | 10 m (32.81 ft) |
| b) | other lots | 15 m (49.21 ft) |

20.3.5 Rear Yard Depth (minimum) 10 m (32.81 ft)
except where a rear lot line abuts a Residential Zone the setback shall be 15 m (49.21 ft)

20.3.6 Interior Side Yard Width (minimum)	
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)
20.3.7 Exterior Side Yard Width (minimum)	9.0 m (29.53 ft)
20.3.8 Minimum Lot Depth	
a) lot served by a public water and a sanitary sewer system	N/A
b) other lots	60 m (196.85 ft)
20.3.9 Maximum Lot Coverage	40%
20.3.10 Maximum Building Height	11 m (36.09 ft)
20.3.11 Off-street parking and loading requirements in accordance with Sections 3.40 and 3.41.	
20.3.12 Accessory buildings	Refer to Section 3.7
20.3.13 Dry industrial uses	Refer to Section 3.32

20.4 ZONE EXCEPTIONS

20.4.1 MO-1

W. Pt. Lot 24, Concession I

2325 Old Second South, Roll No. 43 41 010 001 136 01 0000

W Pt. Lot 28, Concession II

2035 Russell Road, Part of Roll No. 43 41 010 001 253 00 0000

MO-1

W.Pt. Lot 14, Concession X

2635 Portage Trail, Roll No. 43 41 010 006 160 01 0000

W Pt. Lot 20, Concession XI

3415 Pinegrove Road, Part of Roll No. 43 41 010 006 231 00 0000

MO-1

S. Pt. Lot 16, Concession I

792 Penetanguishene Road, Roll No. 43 41 010 001 096 00 0000

MO-1

E. Pt. Lot 6, Concession IX

2461 Highway 26, Roll No. 43 41 010 005 123 00 0000

Original Exceptions in Vespra Zoning By-law No. 83-15

Permitted uses within this zone are restricted to a contractor or tradesman's yard and/or shop including a detached accessory dwelling.

- 20.4.2 MO-2, Lot 14, Concession V (Vespra)
1131 Snow Valley Road, Part of Roll No. 43 41 010 003 284 03 0000
Original Exception in Vespra Zoning By-law No. 83-15 as amended by By-law No. 94-71

Permitted uses within this zone are restricted to those uses existing at the date of passing of this By-law. No further expansion shall be permitted to the existing storage, processing or waste transferring facility. Notwithstanding the above, the development or re-development of accessory uses, office space, machinery storage areas or buildings and safety retention areas and related facilities shall be permitted in accordance with the appropriate provisions of this section.

- 20.4.3 MO-3, Lot 6, Concession IX (Vespra)
2303 Ronald Road, Part of Roll No. 43 41 010 005 122 02 0000
2595 Highway 26, Part of Roll No. 43 41 010 005 122 00 0000

Permitted uses within this zone are restricted to the following:

- a) any use permitted within the General Industrial/Inside Storage (MI) Zone
- b) cartage, express transportation terminal excluding a livestock assembly point/facility
- c) municipal or provincial garage and/or storage yard
- d) building supply outlet
- e) yard for the storage, display or sale of lumber, building supplies and other similar goods or materials in the open
- f) contractor or construction yard
- g) garden centre or nursery
- h) passive outdoor recreation use
- i) outside storage in accordance with the Provisions of Section 3.38

- 20.4.4 MO-4, Lot 13, Concession VI (Vespra)
1216 Anne Street North, Roll No. 43 41 010 003 304 01 0000
Vespra Zoning By-law Amendment No. 92-29

The following setbacks are required: front yard depth (minimum) is 11.13 m, rear yard depth (minimum) is 0.5 m and the exterior side yard width (minimum) (northern boundary) is 5.57 m.

- 20.4.5 MO-5, Lot 9, Concession IV, Lots 3 and 4, Registered Plan 330, (Flos)
1516 Flos Road Four West, Roll No. 43 41 030 003 146 02 0000

Permitted uses within this zone are restricted to outside storage. Furthermore no buildings or structures are permitted.

- 20.4.6 MO-6, Lot 1, Concession VIII (Flos)
1600 Flos Road 8 E., Part of Roll No. 43 41 030 002 358 00 0000

Permitted uses within this zone are restricted to a saw mill and/or planning mill and accessory uses thereto.

- 20.4.7 MO-7, Lot 6, Concession III (Flos)
13548 County Road 27, Part of Roll No. 43 41 030 003 074 00 0000

Permitted uses within this zone are restricted to the parking and open storage of motor vehicles for commercial purposes. A salvage yard or similar use is not permitted.

20.4.8 MO-8, Lot 51, Concession 1 (Flos)
2202 Flos Road 4 E., Roll No. 4341 030 001 03620 0000
Zoning By-law Amendment No. 5000-095 – Gary Page

The following non-Residential Uses are permitted:

- any use permitted within the General Industrial/Inside Storage (MI) Zone
- cartage, express transportation terminal or railway siding
- municipal or provincial garage and/or storage yard
- building supply outlet
- yard for the storage, display or sale of lumber, building supplies and other similar goods or materials in the open.
- lumber or planning mill
- contractor or construction yard
- concrete manufacturing
- garden centre or nursery
- passive outdoor recreation use
- storage unit
- outside storage in accordance with the Provisions of Section 3.38.

20.4.9 MO-9, Lot 52, Concession I W.P.R. (Flos)
4270 Penetanguishene Road, Roll No. 43 41 030 001 040 00 0000

The retail/wholesale sale of used motor vehicles as an accessory use to an existing salvage yard is permitted.

20.4.10 MO-10, Lot 5, Concession XI, Parts 2, 3 and 4, Plan 51R-12460, (Flos)
13 Tiny/Flos Townline, Roll No. 43 41 030 002 422 00 0000
Flos Zoning By-law Amendment No. 90-18 - Stuewe

Permitted uses within this zone are restricted to a boat restoration operation and accessory resale of restored boats. Minimum side yard setback from the western property line of 5.0 m for any parking area is required. A detached accessory dwelling is permitted.

20.4.11 MO-11, Lots 9, 10 and 11, and part of the Closed Road Allowance between Lots 10 and 11, Concession I, W.P.R. (Vespra), Part 1 on Plan 51R-29759
528 Penetanguishene Road, Part of Roll No. 43 41 010 001 083 10 0000
Zoning By-law Amendment No. 2000-109 - Highway Pentecostal Church

In addition to the permitted uses of this section a place of worship is permitted. Parking may be provided in the front yard. Parking spaces on a paved surface shall be no less than 5.5 m in length and 2.75 m in width.

20.4.12 MO-12, West Part Lot 23, Concession 10 (Vespra)
4934 County Road 90, Roll No. 43 41 010 006 206 00 0000
Zoning By-law Amendment No. 2002-097 - Brat Par Management (Byers)

A motor vehicle sales or rental establishment is a permitted use. Parking is permitted in the front yard. Uses shall be limited to those legally in existence as at July 8th, 2002. The Hold provisions will be lifted once Council is satisfied that all appropriate agreements between the developer and the Township had been finalized.

20.4.13 MO-11, Pt Lots 9, 10 & 11 & Pt of Closed RA between Lots 10 & 11, Vespra
528 Penetanguishene Road, Property Roll No. 4341 010 001 084 10 0000
Hi-Way Pentecostal Church ZBA 5000-049

A place of worship is a permitted use. Parking is permitted in the front yard. The minimum parking space shall be 5.5 metres in length and 2.75 metres in width.

20.4.14 MO-14, Part West Half Lot 2, Concession 5, (Vespra)

Part of 23 Bertram Industrial Parkway, Roll No. a4341 010 002 137 36 0000

By-law No. 5000-069, Furfari Asphalt Plant (Lots 6-9 on Draft Plan of Subd. SP-T-0501)

An asphalt plant is a permitted use. Until such time as the Bertram Industrial Parkway temporary cul-de-sac is removed in favour of an extension to the roadway, structures are permitted in the front yard.

20.4.15 MO-15, Pt. Lots 51 & 52, Concession 1, Flos
Atlas Block ZBA 5000-101

Notwithstanding the provisions of Section 20.3, Zone Provision, of this By-law to the contrary, on lands within the General Industrial / Outdoor Storage Exception (MO-15) Zone:

1. The maximum height shall be 16 m.