

Section 26 – General Industrial/Inside Storage (MI) Zone

26.1. 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.

26.2. Permitted Uses

26.2.1. Residential Uses

- a) an attached accessory dwelling in accordance with the General Provisions Section.

26.2.2. 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 General Provisions Section.
- h) Cannabis Production Facility in accordance with General Provisions Section 3.49 and only by way of site-specific Zoning By-law Amendment

26.3. Zone Provisions

26.3.1. Refer to Section 3 – General Provisions

26.3.2. Lot Area (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	700 m ² (7,534.98 ft ²)
b)	lot served by a public water system	1390 m ² (14962.33 ft. ²)
c)	other lots	1855 m ² (19,967.71 ft. ²)

26.3.3.	Lot Frontage (minimum)	30 m (98.43 ft.)
26.3.4.	Front Yard Depth (minimum)	
	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	10.0 m (32.81 ft.)
b)	other lots	15.0 m (49.21 ft.)
26.3.5.	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.)
26.3.6.	Interior Side Yard Width (minimum)	4.0 m (13.12 ft.)
a)	Lot served by a public water and a sanitary sewer system, except where an interior side lot line abuts a Residential the setback shall be	15.0 m (49.21 ft.)
b)	Other lots,	6.0 m (19.69 ft.)
	Except where an interior side lot line abuts a Residential Zone the setback shall be	15.0 m (49.21 ft.)
26.3.7.	Exterior Side Yard Width (minimum)	9.0 m (29.53 ft.)
26.3.8.	Minimum Lot Depth	
	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	n/a
b)	other lots	60 m (196.85 ft.)
26.3.9.	Maximum Lot Coverage	40%
26.3.10.	Maximum Building Height	11 m (36.09 ft.)
26.3.11.	Off-street parking and loading requirements in accordance with the General Provisions Section.	
26.3.12.	Accessory Buildings	
	Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238ft. ²).	
26.3.13.	Wet industrial uses:	

Refer to the Industrial Uses Section of the General Provisions.

26.4.

26.5. Zone Exceptions

- 26.5.1. MI-1, Lot 14, Concession VI (Vespra)
1453 Snow Valley Road, Roll No. 4341 010 003 31101 0000
Vespra Zoning By-law Amendment o. 87-22

A municipal works building with associated outside storage is permitted.

- 26.5.2. 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 square metres, front yard depth (minimum) 20 metres, rear yard depth (minimum) 4.5 metres, interior side yard width (minimum) 4.5 metres, exterior side yard width (minimum) 15 metres. No parking shall be permitted within 7.5 metres of any front lot line or within 4.5 metres 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 metres 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 metres of any front lot line or exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the display shall not exceed 2.5 metres, 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 metres of any exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the stored goods or materials shall not exceed 2.5 metres,

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 metres from all front lot lines, and exterior side lot lines, as well as 4.5 metres 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.

- 26.5.3. MI-3, Lot 14, Concession V (Vespra)
1148 Snow Valley Road, Roll No. 4341 010 003 27220 0000
1160 Snow Valley Road, Roll No. 4341 010 003 27210 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 metres, the interior side yard width (minimum) is 4 metres, 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.

- 26.5.4. MI-4, Lot 2, Concession V, Lots 1, 2, 3, 9 and 10, Plan M-464 (Vespra)
Lots 1-3, 9 & 10 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
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 metres 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 metres of any front lot line or exterior side lot line or within 3.0 metres 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 metres from all front lot lines and exterior side lot lines as well as 3.0 metres 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.

5 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 88 0000

Outside storage is permitted, as well as parking in the front yard.

- 26.5.5. MI-5, Lot 5, Concession VI (Flos)
County Road 27, Roll No. 4341 030 006 01502 0000
Flos Zoning By-law Amendment No. 90-21 – Minnings Electric

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

- 26.5.6. MI-6, Lot 6, Concession IX (Flos)
96 Yonge Street North, Roll No. 4341 030 006 10103 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 square metres. Furthermore the provisions of Section 3.40, off-street parking requirements, shall not apply to the subject lands.

- 26.5.7. MI-7, Schedule “M”, Lot 6, Concession IX (Elmvale)
13 William Street, Roll No. 4341 040 001 53100 0000
Elmvale Consolidation By-law a93-47 – Bayweb

Parking shall be permitted in the yards abutting Lorne Street and William Street provided that no parking area shall be sited within 24 metres of Lorne Street nor within 1 metres 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 9m, 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 square metres. No open storage shall be permitted in any required yard.

- 26.5.8. MI-8, Pt. Lot 14, Concession 6, (Vespra), Pts 3 & 4, RP 51R-30554
1529 Snow Valley Road, Roll No. 4341 010 003 31118 0000
Cormier Towing ZBA No. 5000-116

Outside storage and display is permitted. In addition the following regulations shall apply; Lot area (minimum) 3300 square metres, front yard depth (minimum) 20 metres, rear yard depth (minimum) 4.5 metres, interior side yard width (minimum) 4.5 metres, exterior side yard width (minimum) 15

metres. No parking shall be permitted within 3.6 metres of any front lot line or within 4.5 metres 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 metres 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 metres of any front lot line or exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the display shall not exceed 2.5 metres, except in the case of a vehicle, equipment or 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 metres of any exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the stored goods or materials shall not exceed 2.5 metres, 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 3.6 metres from all front lot lines, and exterior side lot lines, as well as 4.5 metres 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.

A towing service, motor vehicle repair shop, motor vehicle body shop as well as the indoor and outdoor storage of motor vehicles are additional permitted uses. A detached accessory dwelling unit is not permitted.