

## Section 27 – General Industrial/Outside Storage (MO) Zone

27.1. 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.

### 27.2. Permitted Uses

27.2.1. Residential Uses:

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

27.2.2. 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 planing 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 General Provisions Section

### 27.3. Zone Provisions

27.3.1. Refer to Section 3 – General Provisions

27.3.2. Lot area (minimum)

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	700 m <sup>2</sup> (7,534.98 ft <sup>2</sup> )
b)	lot served by a public water system	1390 m <sup>2</sup> (14,962.33 ft <sup>2</sup> )

	<b>Type of Lot</b>	<b>Required</b>
c)	other lots	1855 m <sup>2</sup> (19,967.71 ft <sup>2</sup> )
27.3.3.	Lot frontage (minimum)	30 m (98.43 ft6.)
27.3.4.	Front Yard Depth (minimum)	
	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	10 m (32.81 ft)
b)	other lots	15 m (49.21 ft)
27.3.5.	Rear Yard Depth (minimum) Except where a rear lot line abuts a Residential Zone the setback shall be 15 M (49.21 ft.)	10 m (32.81 ft.)
27.3.6.	Interior Side Yard Width (minimum)	
	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and 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)
27.3.7.	Exterior Side Yard Width (minimum)	9.0 m (29.53 ft.)
27.3.8.	Minimum Lot Depth	
	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	N/A
b)	other lots	60 m (196.85 ft)
27.3.9.	Minimum Lot Coverage	40%
27.3.10.	Maximum Building Height	11 m (36.09 ft.)
27.3.11.	Off-street parking and loading requirements in accordance with the General Provisions Section.	
27.3.12.	Accessory buildings in accordance with the General Provisions Section.	

27.3.13. Dry industrial uses in accordance with the General Provisions Section.

## **27.4. Zone Exceptions**

27.4.1. MO-1

### **Legal Description, Address and Roll Number**

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

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

S. Pt. Lot 16, Concession I

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

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.

27.4.2. MO-2, Lot 14, Concession V (Vespra)

1131 Snow Valley Road, Part of Roll No. 4341 010 003 28403 0000

Original Exception in Vespra Zoning By-law 83-15 as amended by By-law 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.

27.4.3. MO-3, Lot 6, Concession IX (Vespra)

2303 Ronald Road, Part of Roll No. 4341 010 005 12202 0000

2595 Highway 26, Part of Roll No. 4341 010 005 12200 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 good 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 General Provisions of this By-law.

27.4.4. MO-4, Lot 13, Concession VI (Vespra)  
1216 Anne Street North, Roll No. 4341 010 003 30401 0000  
Vespra Zoning By-law Amendment No. 92-29

The following setbacks are required: front yard depth (minimum) is 11.1 metres, rear yard depth (minimum) is 0.5 metres and the exterior side yard width (minimum) (northern boundary) is 5.57 metres.

27.4.5. MO-5, Lot 9, Concession IV, Lots 3 and 4, Registered Plan 330, (Flos)  
1516 Flos Road Four West, Roll No. 4341 030 003 14602 0000

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

27.4.6. MO-6, Lot 1, Concession VIII (Flos)  
1600 Flos Road 8 E., Part of Roll No. 4341 030 002 35800 0000

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

27.4.7. MO-7, Lot 6, Concession III (Flos)  
13548 County Rd 27, Part of Roll No. 4341 030 003 07400 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.

27.4.8. 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:

- a) Any use permitted within the General Industrial/Inside Storage (MI) Zone
- b) Cartage, express transportation terminal or railway siding
- 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 good or materials in the open
- f) Lumber or planning mill
- g) Contractor or construction yard
- h) Concrete manufacturing
- i) Garden centre or nursery
- j) Passive outdoor recreation use
- k) Storage unit
- l) Outside storage in accordance with the General Provisions of this By-law

27.4.9. MO-9, Lot 52, Concession 1 W.P.R. (Flos)  
4270 Penetanguishene Road, Roll No. 4341 030 001 04000 0000

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

27.4.10. MO-10, Lot 5, Concession XI, Parts 2, 3 and 4, Plan 51R-12460 (Flos)  
13 Tiny/Flos Townline, Roll No. 4341 030 002 42200 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 metres for any parking area is required. A detached accessory dwelling is permitted.

27.4.11. MO-11, Lots 9, 10 and 11, and part of the Closed Road Allowance between Lots 10 and 11, Concession 1, W.P.R. (Vespra), Part 1 on Plan 51RF-29759  
528 & 540 Penetanguishene Road, Roll No. 4341 010 001 08310 0000 & 4341 010 001 08410  
Zoning By-law Amendments 2000-109 & 5000-049 – 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 metres in length and 2.75 metres in width.

27.4.12. MO-12, West Part Lot 23, Concession 10 (Vespra)  
4934 County Road 90, Roll No. 4341 010 006 20600 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.

27.4.13. Not currently in use.

27.4.14. MO-14, Part West Half Lot 2, Concession 5 (Vespra)  
Part of 23 Bertram Industrial Parkway, Roll No. 4341 010 002 13736 0000  
By-law No. 5000-069, Furfari Asphalt Plant (Lots 6 – 9 on Draft Plan of Subdivision 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.

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

Notwithstanding the provisions of Section 27.3, Zone Provisions, of this By-law to the contrary, on lands within the General Industrial / Outdoor Storage Exception (MO-15) Zone, the maximum height shall be 16 metres.

27.4.16. MO-16, West Part Lot 13, Concession 4 (Vespra)  
1237 Bayfield Street North – 4341 010 003 18300 0000  
ZB-2016-010 – Bertram (Wilbersan Developments Ltd.)

In addition to the permitted uses of this section the sale of furniture to the public by retail or indoor auction shall be permitted.