

SECTION 20. GENERAL INDUSTRIAL (M1) ZONE

The General Industrial (M1) Zone applies to lands that are designated 'Industrial' in the West Elgin Official Plan or used for industrial purposes including lands situated in the settlement areas of Rodney and West Lorne, lands along Hoskins Line west of Furnival Road, and lands designated for future industrial purposes. The zone applies both in the case of lands already developed for industrial purposes as well as lands where future industrial development is intended e.g. at the interchanges of Graham Road and Highway No. 401 and Furnival Road and Highway 401. Within the M1 zone, a wide range of industrial uses is 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, public garages and warehouses. 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 at the time of development as a matter of site plan control.

20.1 GENERAL USE REGULATIONS

20.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the General Industrial (M1) Zone except for the following purposes:

- bulk sales establishment
- cannabis cultivation and processing
- car wash
- contractor's yard or shop
- crematorium
- dry cleaning establishment
- industrial use
- machine shop
- mini-storage warehouse
- propane transfer facility
- public garage
- outside storage
- retail store as an accessory use
- salvage yard
- service shop
- truck terminal
- warehouse

TABLE 20-1

GENERAL INDUSTRIAL (M1) ZONE STANDARDS

1	Minimum Lot Area	2000 m²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	40%
4	Front Yard Depth	9.0 m
5	Side Yard Width <ul style="list-style-type: none">a) where the side yard abuts a residential zone, institutional zone, or open space zoneb) all other cases	a) 7.5 m b) 4.5 m
6	Rear Yard Depth <ul style="list-style-type: none">a) where the rear yard abuts a residential zone, institutional zone, or open space zoneb) all other cases	a) 15 m b) 7.5 m
7	Maximum Building Height	12m

20.2 SPECIAL USE REGULATIONS

20.2.1 OUTSIDE STORAGE

Outside storage shall not:

- a) be permitted in any required yard;
- b) exceed 75% of the area of the lot on which it is located;
- c) in the case of derelict vehicles, machinery or equipment, be enclosed in a screened compound

20.2.2 RETAIL STORE

A retail store as an accessory use shall:

- a) be located within the main building;
- b) not exceed twenty-five (25) percent of the total floor area of the main building.
- c) not exceed a maximum floor area of three hundred (300) square metres.

20.2.3 CANNABIS CULTIVATION AND PROCESSING

- a) minimum separation distance between any Building and Structure to any Residential, Institutional or Open Space Building or Structure shall be no less seventy-five (75) metres.

20.3 SITE-SPECIFIC ZONES

20.3.1 a) Defined Area (Rodney Sewage Treatment Plant)

M1-1 as shown on Schedule “B”, Map No. 4.

b) Permitted Uses

sewage treatment plant

20.3.2 a) Defined Area (Breck’s Ltd)

M1-2 as shown on Schedule “E”.

b) Permitted Uses

light industrial use in addition to all other permitted uses of the M1 zone.
warehouse

20.3.3 a) Defined Area (Kopriva)

M1-3-H-3 as shown on Schedule “A”, Map No. 27.

b) Permitted Uses

contractor’s yard or shop
a boat haulage contractor