

SECTION 21. FARM INDUSTRIAL (M2) ZONE

The Farm Industrial (M2) Zone applies primarily to agriculturally related commercial and industrial uses on lands designated ‘Agricultural’ in the Municipality’s Official Plan. Permitted uses include abattoirs, agricultural sales establishments, feed mills, grain handling facilities and livestock marketing yards. The Official Plan permits agriculturally related commercial and industrial uses in areas designated ‘Agricultural’ where it is necessary that they be in close proximity to agricultural operations or where the potential for conflict makes such uses unsuited to settlement areas. 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 separately as a matter of site plan control.

21.1 GENERAL USE REGULATIONS

21.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Farm Industrial (M2) Zone except for the following purposes:

- abattoir
- agricultural sales establishment
- animal clinic
- animal hospital
- cannabis cultivation and processing
- commercial grain handling facility
- estate winery
- farm equipment sales and service
- feed mill
- food processing plant
- general industrial use for farm equipment, machinery and products
- livestock sales and marketing yard
- outside storage as an accessory use
- retail store as an accessory use

TABLE 21-1

FARM INDUSTRIAL (M2) ZONE STANDARDS

1	Minimum Lot Area	4000 m ²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	40%
4	Front Yard Depth	12 m
5	Side Yard Width	7.5 m
6	Rear Yard Depth	9.0 m

21.2 SPECIAL USE REGULATIONS

21.2.1 OUTSIDE STORAGE

Outside storage as an accessory use shall not:

- a) be permitted in any required yard;
- b) not exceed twenty-five (25) percent 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.

21.2.2 **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.

21.2.3 **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 than seventy-five (75) metres.

21.3 **SITE-SPECIFIC ZONES**

21.3.1 a) **Defined Area** (*Bob Pearce Trucking*)

M2-1 as shown on Schedule “A”, Map No. 56.

a) **Permitted Uses**

single unit detached dwelling
truck terminal

b) **Maximum Number of Trucks**

15

21.3.2 a) **Defined Area** (*Hibernia Winery*)

M2-2 as shown on Schedule “A”, Map No. 73.

b) **Permitted Uses**

agricultural use
estate winery
single unit detached dwelling

21.3.3 a) **Defined Area** (*The Andersons Canada Limited*)

M2-3 as shown on Schedule “A”, Map No. 45.

- b) Notwithstanding the regulations of Section 21, the minimum side yard width and minimum rear yard depth shall not apply when the abutting lands are zoned M2-3.