

SECTION 22. RURAL INDUSTRIAL (M3) ZONE

The Rural Industrial (M3) Zone applies to non-agriculturally related commercial and to non-agriculturally related industrial and industrial-like uses largely in existence prior to the adoption of the Municipality’s Official Plan which serves to generally prohibit such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes. 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.

22.1 GENERAL USE REGULATIONS

22.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Rural Industrial (M3) Zone except for the following purposes:

- auction sales establishment
- crematorium
- contractor’s yard or shop
- outside storage as an accessory use
- propane transfer facility
- salvage yard
- sewage treatment plant
- waste disposal site

TABLE 22-1

RURAL INDUSTRIAL (M3) ZONE STANDARDS

1	Minimum Lot Area	4000 m²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	40%
4	Front Yard Depth	12.0 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 side yard abuts a residential zone, institutional zone, or open space zoneb) all other cases	a) 15 m b) 7.5 m

22.2 SPECIAL USE REGULATIONS

22.2.1 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.

22.3 SITE-SPECIFIC ZONES

22.3.1 a) Defined Area (*West Lorne Sewage Treatment Plant*)

M3-1 as shown on Schedule “A”, Map No. 60.

b) Permitted Uses

sewage treatment plant

22.3.2 a) Defined Area (*Rodney Landfill Site*)

M3-2 as shown on Schedule “A”, Map No. 34.

b) Permitted Uses

waste disposal site