

5.29 RURAL INDUSTRIAL (M3) ZONE

No person shall within any Rural Industrial (M3) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.29.1 Uses Permitted

a) Residential Uses

- Accessory single detached dwelling;
- Home Occupation.

b) Non-Residential Uses

- Agricultural produce warehouse;
- Business or professional office provided such use is accessory to a permitted non-residential use specified herein;
- Farm implement and equipment sales and service establishment;
- Feed mill;
- Grain drying and cleaning operation;
- Park;
- Public use in accordance with the General Provisions of this By-law;
- Retail sales outlet where such use is accessory to a permitted non-residential use specified herein;
- Saw and/or planing mill;
- Small engine sales and service establishment;
- Veterinary clinic;
- Woodworking shop;
- Workshop.

(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law, including Shipping Containers.

(By-law No. 2020-0016)

5.29.2 Provisions For Residential Uses

a) Separation (minimum) 10 metres from the permitted non-residential use.

b) Yards (minimum):

- i) Front.....15 metres
- ii) Exterior Side10 metres
- iii) Interior Side6 metres

The minimum interior side yard requirement for a single detached dwelling with an attached garage or carport with no rooms above shall be 1.2 metres on the side where the garage or carport is located.

- iv) Rear..... 15 metres
- c) Dwelling Unit Area (minimum)..... 90 square metres
- d) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.
- e) Number of Dwelling Houses per Lot (maximum)..... 1
- f) Height of Building (maximum)..... 10 metres

5.29.3 Provisions for Non-Residential Uses

- a) Lot Area (minimum)..... 0.8 ha
- b) Lot Frontage (minimum)60 metres
- c) Yards (minimum):
 - i) Front..... 15 metres
 - ii) Exterior Side 15 metres
 - iii) Interior Side6 metres
Where the interior side lot line or rear lot line abuts a Residential Zone the minimum yard requirement shall be 20 metres.
 - iv) Rear..... 15 metres
- d) Lot Coverage (maximum)..... 30 percent
- e) Landscaped Open Space (minimum) 20 percent
- f) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.
- g) Height of Building (maximum) 12 metres
- h) Planting Strip:
 - In accordance with the General Provisions of this By-law.

5.29.4 Use of Front and Exterior Side Yards

Required front and exterior side yards shall be open and unobstructed except that such yards may be used for the purpose of parking in accordance with the General Provisions.

5.29.5 Open Storage

Lands used for the outside display and/or storage of goods or materials shall:

- a) Be accessory to the main use on the lot;
- b) Land used for open storage of goods and materials shall comply with the required front and exterior side yard and setback requirements provided that such outside storage is not located closer than 6.0 metres to an interior side lot line where the lot line abuts a lot zoned or used for residential purposes;

- c) Not exceed of 50 percent of the lot area; and
- d) Be screened from adjacent residential uses and public streets adjoining the lot by buildings, or is enclosed by a planting strip, or be enclosed by a fence extending at least 1.8 metres in height from the finished grade.

(By-law No. 03-61)

5.29.6 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.29.7 Exception Provisions - Rural Industrial (M3) Zone

5.29.7.1 Rural Industrial Exception One (M3-1) Zone

(Part of Lot 17, Concession 9, in the Geographic Township of Richmond)

Within the M3-1 Zone, the non-residential uses are restricted to a contractor’s yard and uses considered incidental and subordinate thereto.

5.29.7.2 Rural Industrial Exception Two (M3-2) Zone

(Part of Lot 6, Concession 11, in the Geographic Township of Richmond)

Within the M3-2 Zone, the non-residential uses permitted are restricted to a contractor’s yard together with uses considered incidental and subordinate thereto.

5.29.7.3 Rural Industrial Exception Three (M3-3) Zone

(Part of Lot 7, Concession 4, in the Geographic Township of Richmond)

Within the M3-3 Zone, the non-residential uses permitted are restricted to a contractor’s yard together with uses considered incidental and subordinate thereto.

5.29.7.4 Rural Industrial Exception Four (M3-4) Zone

(Part of Lot 22, Concession 5, in the Geographic Township of Richmond)

Within the M3-4 Zone, the non-residential uses are restricted to:

- a contractor’s yard together with uses considered incidental and subordinate thereto;
- workshop.

5.29.7.5 Rural Industrial Exception Five (M3-5) Zone

(Part of Lot 19, Concession 3, in the Geographic Township of Richmond)

Within the M3-5 Zone, the uses permitted are restricted to a warehouse and/or wholesale establishment and ancillary cartage or transport facilities.

5.29.7.6 Rural Industrial Exception Six (M3-6) Zone

(Part of Lot 15, Concession 11, in the Geographic Township of Richmond)

Within the M3-6 Zone, the uses permitted are restricted to:

- i) Residential.....prohibited

- ii) Non Residential
 - Manufacture of furniture;
 - A sales outlet incidental to the primary use;
 - Uses normally considered accessory and incidental thereto;
 - Outside storage of goods and materials ancillary and incidental to a permitted use.
- iii) Ground Floor Area of all buildings (maximum).....1,000 square metres

5.29.7.7 Rural Industrial Exception Seven (M3-7) Zone

(Part of Lot 18, Concession 6, in the Geographic Township of North Fredericksburgh)

Within the M3-7 Zone, the the following provisions apply

a) Uses Permitted

Uses permitted are restricted to:

- Mini warehouse storage units;
- Public or private park;
- Office accessory to a permitted non-residential use speciefied herein;
- A public use in accordance with the general provisions of this by-law.

b) Provisions

a) Lot Area (Minimum)..... 0.4 hectares

b) Yards (minimum)

- i. Front..... 10 metres
- ii. Interior. 10 metres
- iii. Rear..... 10 metres

(By-law No. 2013-12)

5.29.7.8 Rural Industrial Exception Eight (M3-8) Zone

(Part of Lot 22, Concession 4, in the Geographic Township of Richmond)

Within the M3-8 Zone, the following provisions apply:

a) Uses Permitted

Uses permitted are restricted to:

- Agricultural equipment sales and storage;
- Auction sales barn;
- Feedmill;
- Fertilizer storage and sales;
- Grains storage;
- Office uses associated with a principal business;
- Sales of grains and related products;
- Seed cleaning and sales;
- Uses accessory to the principal uses;
- Wholesale establishment related to a feed mill operation;
- A public use in accordance with the general provisions of the By-law.

(By-law No. 2013-64)

5.29.7.9 Rural Industrial Exception Nine (M3-9) Zone

(1138 County Road 41 Part of Lot 21, Concession 4, in the Geographic Township of Richmond)

Within the M3-9 Zone, the following provisions apply:

a) Uses Permitted

Uses permitted include:

- Retail sales of farm implements and related equipment;
- Repair and servicing of farm implements and related equipment