

Section 8.0 Industrial Zones

8.1 Industrial Permitted Uses

8.1.1 No person shall use any land or construct or use any building or structure in any Industrial zone except in accordance with Table 8.1.1.1, entitled Industrial Permitted Uses.

Table 8.1.1.1 Industrial Permitted Uses

Uses	Zones				
	M1	M2	M3	M4	M5
Accessory sales outlet	✓(a)	✓(a)	✓(a)	✓(a)	✓(a)
Adult entertainment establishment		✓			
Adventure game	✓				✓
Ambulance service	✓	✓		✓	✓
Animal boarding establishment	✓(e)				
Arena	✓			✓	✓
Assembly hall	✓			✓	✓
Broadcasting	✓			✓	✓
Bulk storage		✓			
Business office	✓			✓	✓
Business service establishment	✓			✓	✓
Business type hotel or motel				✓	
Brewery		✓(i)			
Call centre	✓			✓	✓
Catering service	✓			✓	✓
Commercial parking lot	✓	✓		✓	✓
Commercial school	✓			✓	✓
Community garden	✓	✓	✓	✓	✓
Composting facility		✓	✓		
Concrete plant		✓			
Crematorium		✓			
Crematorium, pet		✓			
Custom workshop	✓	✓		✓	✓
Distillery		✓			
Dry cleaner's establishment	✓			✓	✓
Dry cleaning plant	✓	✓			✓
Equipment Rental	✓				✓
Financial & insurance service office	✓(f)			✓(f)	✓(f)

Collingwood Zoning By-law

Uses	Zones				
	M1	M2	M3	M4	M5
Freight depot		✓			
Garden supply outlet	✓			✓	✓
Health club	✓			✓	✓
Heavy contractor yard		✓			
Incinerator plant			✓		
Kennel	✓(e)	✓(e)			✓(e)
Landfill			✓		
Life skills centre	✓			✓	✓
Machine shop	✓	✓			✓
Machinery dealership	✓				✓
Manufacturing, processing, assembly, or fabrication plant	✓	✓		✓	✓
Material recovery facility		✓	✓		
Motor vehicle gasoline station	✓	✓		✓	✓
Motor vehicle repair garage	✓	✓			✓
Motor vehicle supply outlet	✓	✓			✓
Motor vehicle towing	✓	✓			
Motor vehicle wash	✓	✓		✓	✓
Newspaper	✓			✓	✓
Open market	✓				
Pet day care centre	✓(e)			✓	✓
Petroleum wholesaler		✓			
Place of entertainment				✓	
Place of worship	✓			✓	
Pool and spa Store	✓			✓	✓
Professional service office	✓(f)			✓(f)	✓(f)
Real estate service Office	✓(f)			✓(f)	✓(f)
Recreational vehicle dealership	✓				
Refreshment vehicle	✓(h)			✓(h)	✓(h)
Repair shop	✓			✓	✓
Self brewery	✓	✓		✓	✓
Storage, concealed outside	✓(c)				✓(c)
Storage, outside		✓(b)	✓(b)		
Storage, outside display and sale	✓(d)	✓(d)	✓(d)	✓(d)	✓(d)
Taxi establishment	✓				
Veterinarian clinic	✓(e)			✓	✓(e)
Warehouse	✓	✓		✓	✓
Wholesale outlet	✓	✓		✓	✓
Other provisions	(g)	(g)	(g)	(g)	(g)

8.2 Industrial Footnotes

8.2.1 Where the permitted uses in Table 8.1.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

8.2.1.1 Footnote (a) – Accessory Wholesale or Retail Space

The maximum amount of area used as accessory wholesale or retail space shall be 25% of the gross floor area of the main use.

8.2.1.2 Footnote (b) – Outside Storage

Accessory outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building or structure, and
- iv. The maximum height of the stored goods shall be 7.5 m.

8.2.1.3 Footnote (c) – Concealed Outside Storage

Accessory concealed outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building or structure, and
- iv. The maximum height of the stored goods shall be 6.0 m.

8.2.1.4 Footnote (d) – Outside Display and Sale of Goods

The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions;

- i. Where a front or exterior yard is required, the area used for outside display and sales in these yards shall be separated from any adjacent street line by a buffer area of a minimum width of 3.0 m, and
- ii. The maximum height of outside display and sale of goods and materials shall be 6.0 m.

8.2.1.5 Footnote (e) – Outside Runs

Outside runs for animals shall also be permitted.

8.2.1.6 Footnote (f) – Minimum Size of Office Uses

A Financial and Insurance Services office, Professional Services Office and Real Estate Service Office premises that is not accessory to a permitted main uses shall have a minimum gross floor area of 700 m².

8.2.1.7 Footnote (g) – Fuel Pump Island

The minimum required setback between a fuel pump island and a Residential zone boundary, or any lot line, shall be in accordance with the applicable provincial standards.

8.2.1.8 Footnote (h) – Refreshment Vehicle

The maximum number of refreshment vehicles permitted shall be one (1) per lot.

8.2.1.9 Footnote (i) – Confirmation of Municipal Services

Prior to the establishment of the use it shall be confirmed to the satisfaction of the Town that the municipal water supply system and the municipal sanitary sewer is adequate to service the brewery.

8.3 Industrial Provisions

8.3.1 No person shall use any land or construct or use any building or structure in any industrial zone except in accordance with Table 8.3.1.1, entitled Industrial Provisions.

Table 8.3.1.1 Industrial Provisions

Lot Provisions	Zones				
	M1	M2	M3	M4	M5
Minimum Lot Area (m ²)	2,000	3,000	6,000	2,000	2,000
Minimum Lot Frontage (m)	30.0	30.0	60.0	30.0	30.0
Minimum Front Yard (m)	9.0	12.0	30.0	9.0	12.0
Minimum Exterior Side Yard (m)	9.0	12.0	30.0	9.0	12.0
Minimum Interior Side Yard (m)	4.5 (a)	6.0 (a)	30.0	4.5 (a)	6.0 (a)
Minimum Rear Yard (m)	7.5 (a)	7.5 (a)	30.0	7.5 (a)	7.5 (a)
Maximum Height (m)	15.0	15.0	15.0	15.0	15.0
Maximum Lot Coverage	50%	50%	50%	50%	50%
Minimum Landscaped Open Space	15%	15%	15%	15%	15%
Other provisions	n/a	n/a	n/a	n/a	n/a

8.4 Industrial Provision Footnotes

8.4.1 Where the provisions in Table 8.3.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

8.4.1.1 Footnote (a) – Interior Side or Rear Yard

Where the interior side or rear lot line portion thereof abuts a Residential zone, the minimum interior side yard or rear yard shall be 9.0 m.

8.5 Industrial Exception Zones

LIGHT INDUSTRIAL EXCEPTION ONE – M1-1 ZONE

RESERVED

LIGHT INDUSTRIAL EXCEPTION TWO – M1-2 ZONE

A mini-storage warehouse shall also be a permitted use.

LIGHT INDUSTRIAL EXCEPTION THREE – M1-3 ZONE

RESERVED

LIGHT INDUSTRIAL EXCEPTION FOUR – M1-4 ZONE

A motor vehicle sales establishment shall also be permitted.

GENERAL INDUSTRIAL EXCEPTION ONE – M2-1 ZONE

There is no maximum height provision.

GENERAL INDUSTRIAL EXCEPTION TWO – M2-2 ZONE

RESERVED

GENERAL INDUSTRIAL EXCEPTION THREE- M2-3 ZONE

An animal shelter shall also be permitted.

The following zoning exception shall apply;

Minimum front yard: 6.0 m

BUSINESS PARK INDUSTRIAL EXCEPTION ONE – M4-1 ZONE

Frontage on a public street or highway is not required.

Minimum lot frontage: 24.0

BUSINESS PARK INDUSTRIAL EXCEPTION TWO – M4-2 ZONE

A motor vehicle sales establishment shall also be a permitted use.

BUSINESS PARK INDUSTRIAL EXCEPTION THREE – M4-3 ZONE

A furniture store shall also be a permitted use.

BUSINESS PARK INDUSTRIAL EXCEPTION FOUR – M4-4 ZONE

A mini-storage warehouse shall also be a permitted use.

BUSINESS PARK INDUSTRIAL EXCEPTION FIVE – M4-5 ZONE

A mini-storage warehouse shall also be a permitted use. The use or temporary storage of portable storage containers for warehousing purposes shall also be permitted.

Portable storage containers shall maintain the minimum setbacks required for a main building in the M4 zone, save and except that the following special setbacks shall also apply;

Minimum setback from Hume Street:	35.0 m
Maximum setback from Hume Street:	140.0 m

The existing building may be serviced with an existing, individual private sanitary system until such time as this system fails, expires or otherwise requires replacement. At that point the existing building shall be connected to a municipal sanitary sewer.

BUSINESS PARK INDUSTRIAL EXCEPTION SIX – M4-6 ZONE

The following uses shall also be permitted:

- Motor vehicle sales establishment, and
- Taxi establishment.

A maximum of three (3) entrances shall be permitted.

BUSINESS PARK INDUSTRIAL EXCEPTION SEVEN – M4-7 ZONE

Collingwood Zoning By-law

The following uses shall also be permitted:

- Motor vehicle sales establishment, and
- Restaurant.

BUSINESS PARK INDUSTRIAL EXCEPTION SEVEN – M4-8 ZONE

On all lands zoned M4-8 only a maximum of (1) motor vehicle sales establishment shall also be a permitted use. Concealed outside storage is also permitted.

INDUSTRIAL PARK EXCEPTION ONE– M5-1 ZONE

The following zoning exceptions shall apply;

Minimum front or exterior side yard:	9.0 m
Minimum interior side yard:	4.5 m

The following uses are also permitted:

- Bulk storage,
- Heavy equipment rental,
- Heavy manufacturing, processing, assembly or fabrication plant, and
- Heavy contractor yard.

The following uses shall **not be** permitted on any lot that abuts Raglan Street:

- Bulk storage,
- Heavy equipment rental,
- Heavy manufacturing, processing, assembly or fabrication plant,
- Light equipment rental, unless within a wholly enclosed building,
- Motor vehicle body shop,
- Motor vehicle repair garage,
- Motor vehicle supply outlet,
- Motor vehicle wash,
- Storage, concealed outside, and
- Storage, outside display and sales.

A minimum 6.0 m landscape strip is required abutting all street lines except Poplar Sideroad, Raglan Street or the Sixth Line where a 9.0 m strip is required. The landscaping strip may be interrupted by entrances.

INDUSTRIAL PARK EXCEPTION TWO – M5-2 ZONE

Collingwood Zoning By-law

The following zoning exceptions shall apply;

Minimum front or exterior side yard:	9.0 m
Minimum interior side yard:	4.5 m

The following uses shall not be permitted on any lot which abuts Poplar Sideroad, Raglan Street or the Sixth Line:

- Light equipment rental, unless within a wholly enclosed building,
- Motor vehicle body shop,
- Motor vehicle repair garage,
- Motor vehicle supply outlet,
- Motor vehicle wash,
- Storage, concealed outside, and
- Storage, outside display and sales.

A minimum 6.0 m landscape strip is required abutting all street lines except Poplar Sideroad, Raglan Street or the Sixth Line where a 9.0 m strip is required. The landscaping strip may be interrupted by entrances.

The following zone exceptions for any lot which abuts Poplar Sideroad, Raglan Street or the Sixth Line shall apply:

Minimum lot area:	6,000 m ²
Minimum lot frontage:	60.0 m

The following additional zone provisions shall apply to any lot which abuts Poplar Sideroad, Raglan Street or the Sixth Line:

- All permitted uses shall be located within enclosed buildings;
- A minimum 9.0 m landscape strip is required abutting Poplar Sideroad, Raglan Street and/or Sixth Line. The landscaping strip may be interrupted by entrances;
- Loading spaces are not permitted between a main building and any lot line abutting Poplar Sideroad, Raglan Street and/or Sixth Line;
- Only one row of parking spaces and associated parking aisles, with a maximum depth of 14.0 m from the building to landscape strip, is permitted between the building and Poplar Sideroad, Raglan Street and/or Sixth Line;
- Parking aisles and parking areas shall be paved.

A minimum 6.0 m strip of land, used for not other purpose except for landscaped open space, shall be provided abutting any lot used for residential purposes.

INDUSTRIAL PARK EXCEPTION THREE – M5-3 ZONE

A home centre shall also be a permitted use. The minimum interior and rear yard setback for a detached accessory building shall be 1.0 m.

INDUSTRIAL PARK EXCEPTION FOUR – M5-4 ZONE

A mini-storage warehouse shall also be a permitted use.

INDUSTRIAL PARK EXCEPTION FIVE – M5-5 ZONE

A brewery shall also be a permitted use. A restaurant and catering service accessory to the brewery shall also be permitted.