17.1 **USES PERMITTED**

No person shall within any MG Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the MG uses presented in Table 17.1:

<table>
<thead>
<tr>
<th>TABLE 17.1: USES PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses:</strong></td>
</tr>
<tr>
<td>- not permitted;</td>
</tr>
<tr>
<td><strong>Non-Residential Uses:</strong></td>
</tr>
<tr>
<td>- any non-residential <em>use</em> permitted in an MR Zone, together with any associated <em>open storage</em>;</td>
</tr>
<tr>
<td>- a <em>asphalt or concrete batching plant</em>;</td>
</tr>
<tr>
<td>- a fire, police or ambulance station;</td>
</tr>
<tr>
<td>- a <em>feed or flour mill</em>;</td>
</tr>
<tr>
<td>- a <em>fuel storage tank</em> or supply yard;</td>
</tr>
<tr>
<td>- a <em>grain elevator</em>;</td>
</tr>
<tr>
<td>- a municipal sewage treatment plant;</td>
</tr>
<tr>
<td>- a <em>municipal yard</em>;</td>
</tr>
<tr>
<td>- an <em>open storage use</em>, in accordance with the provisions of Section 17.2.3 of this By-Law;</td>
</tr>
<tr>
<td>- a planing mill or sawmill;</td>
</tr>
<tr>
<td>- a public <em>use</em> in accordance with the provisions of Section 5.27 of this By-Law;</td>
</tr>
<tr>
<td>- a regulating station for petroleum products pipeline or natural gas pipeline;</td>
</tr>
<tr>
<td>- an adult training facility, <em>eating establishment, daycare centre, business office, fitness club</em> or retail, factory or <em>wholesale outlet accessory</em> to a permitted <em>use</em>;</td>
</tr>
<tr>
<td>- a <em>truck transport terminal</em> or yard;</td>
</tr>
</tbody>
</table>
17.2 **Zone Provisions**

No person shall within any MG Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 17.2:

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Non-Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area: Minimum</td>
<td>600 m² (6,458.5 ft²)</td>
</tr>
<tr>
<td>Lot Frontage: Minimum</td>
<td>20 m (65.6 ft)</td>
</tr>
<tr>
<td>Lot Depth, Minimum</td>
<td>30 m (98.4 ft)</td>
</tr>
<tr>
<td>Lot Coverage, Maximum</td>
<td>70% of lot area</td>
</tr>
<tr>
<td>Front Yard, Minimum Depth</td>
<td>15 m (49.2 ft), provided that where the lands adjoining the opposite side of that portion of the street abutting such front yard or exterior side yard are zoned Residential, IN1, IN2, OS2 or FD Zone, the minimum front yard and exterior side yard shall be 18 m (59.1 ft) and be used for no other purpose than landscaping or automobile parking.</td>
</tr>
<tr>
<td>Exterior Side Yard, Minimum Width</td>
<td></td>
</tr>
<tr>
<td>Rear Yard, Minimum Depth</td>
<td>7.5 m (24.6 ft), provided that where the rear lot line is the boundary line between a MG Zone and a Residential, IN1, IN2, OS2 or FD Zone, the minimum rear yard shall be 20 m (65.6 ft), and be used for no other purpose than landscaping or automobile parking.</td>
</tr>
<tr>
<td>Interior Side Yard, Minimum Width</td>
<td>3 m (9.8 ft), provided that where the side lot line is the boundary line between an MG Zone and a Residential, IN1, IN2, OS2 or FD Zone, the minimum interior side yard shall be 20 m (65.6 ft), and be used for no other purpose than landscaping or automobile parking.</td>
</tr>
<tr>
<td>Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'</td>
<td>27.5 m (90.2 ft)</td>
</tr>
<tr>
<td>Setback, All other streets</td>
<td>25 m (82 ft), provided that where the lands adjoining the opposite side of that portion of the street abutting the MG Zone are designated as a Residential or Development Zone, then the required setback opposite such zone is increased by the addition of 10 m (32.8 ft).</td>
</tr>
<tr>
<td>Landscaped Open Space, Minimum</td>
<td>5% of the lot area</td>
</tr>
</tbody>
</table>
### Table 17.2: Zone Provisions

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Non-Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height of Building, Maximum</td>
<td>15 m (49.2 ft), provided that if any portion of a building or structure is erected above a height of 15 m (49.2 ft), such building or structure must be set back from the centreline of the abutting street or from the front, side or rear lot line, as the case may be, in addition to the minimum requirements of this By-law, a further distance of 0.5 m (1.6 ft) for each metre by which such building or structure is erected above a height of 15 m (49.2 ft).</td>
</tr>
<tr>
<td>Gross Floor Area for Accessory Uses, Maximum</td>
<td>The total combined gross floor area for all permitted accessory uses shall not exceed 20% of the gross floor area of the industrial use to which they are accessory</td>
</tr>
<tr>
<td>Parking, accessory uses, permitted encroachments and other general provisions</td>
<td>In accordance with the provisions of Section 5</td>
</tr>
</tbody>
</table>

#### 17.2.1 Setback Adjacent To A Sensitive Land Use

Notwithstanding the provision of Table 17.2 to the contrary, where an MG zone abuts any residential, FD, IN1, IN2 or OS2 zone, then the yard so abutting such zone shall have a minimum depth of 20 m (65.6 ft) and be used for no other purpose than landscaping or automobile parking.

#### 17.2.2 Use of Front and Exterior Side Yard

Required front and exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor parking areas.

#### 17.2.3 Open Storage

No storage of goods or materials is permitted outside any building except that the open storage of goods or materials may be permitted to the rear of the main building provided that:

17.2.3.1 such open storage is accessory to the use of the main building on the lot;

17.2.3.2 such open storage complies with the yard and setback requirements of this Section;

17.2.3.3 any portion of the area used for open storage, where it does not adjoin the outside wall of a building is enclosed by a fence; and
17.2.3.4 the fence described in the foregoing subsection is at least 1.5 m (4.9 ft) in height from the ground and of permanent masonry, wood and/or rigid plastic construction; and is constructed so that the open storage use is visibly screened from the streetline and any abutting residential zones.

17.3 SPECIAL PROVISIONS

17.3.1 LOCATION: HIGHWAY NO. 3, MG-1

17.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-1 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

17.3.1.1.2 RESIDENTIAL USES

a single detached dwelling if occupied by the caretaker, watchman or other similar person, employed on the lot on which such dwelling house is located, and his family.

17.3.1.1.3 NON-RESIDENTIAL USES

all uses listed in Table 17.1; and a motor vehicle sales establishment.

17.3.1.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any MG-2 Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

17.3.1.2.1 That all other provisions of the MG Zone in Section 17.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

17.3.2 LOCATION: ROUSE STREET AND VIENNA ROAD (PART LOT 1614, PLAN 500), MG-2

17.3.2.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any MG-3 Zone shall use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 17.1.2 to this By-Law; and a waste transfer facility adjacent to an existing rail transload facility.

17.3.2.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any MG-2 Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
17.3.2.2.1 That all other provisions of the MG Zone in Section 17.2 to this By-Law, as amended, shall apply, and further that all other provisions of By-Law Number 1994, as amended, that are consistent with the provisions herein contained shall continue to apply “mutatis mutandis”.

17.3.3 Location: Lands North of John Pound Road, Between George Street and Borden Crescent, MG-3

17.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- an assembly plant;
- a contractor’s shop or yard;
- a fabricating plant;
- an industrial mall;
- a machine shop;
- a manufacturing plant existing on the date of adoption of this By-Law;
- a motor vehicle retail or wholesale parts outlet existing on the date of adoption of this By-Law;
- a packaging plant;
- a printing plant;
- a processing plant;
- a self storage warehouse;
- a warehouse;
- a retail or wholesale outlet, a business office or an eating establishment accessory to a permitted use.

17.3.3.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any MG-3 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

17.3.3.2.1 Flood and Fill Regulated Areas

Notwithstanding the use restrictions of Section 5.7.3 of this By-Law, a new or enlarged building or structure associated with the permitted use in Section 17.3.2.1 may be permitted within the flood plain, as established by the Long Point Region Conservation Authority, with the written consent of the Long Point Region Conservation Authority.

17.3.3.2.2 That all other provisions of the MG Zone in Section 17.2 of this By-Law, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
17.3.4 LOCATION: NORTHEAST CORNER OF CEDAR STREET AND LINCOLN STREET
(LOTS 1-12, 27-28, PLAN 966) MG-4

17.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-4 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

all uses permitted in Table 17.1; and
an assembly hall;
an auction establishment;
a building supply store and yard;
a business or professional office;
a commercial recreational establishment- indoor;
a commercial recreational establishment- outdoor;
an eating establishment;
a farm produce outlet;
a wholesale outlet

17.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-4 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

17.3.4.2.1 For the purposes of this subsection, a “building supply store and yard” shall mean a building or part thereof used for milling, storage, and wholesale sales of a broad range of building materials and tools and which may include a retail operation”.

17.3.4.2.2 For the purposes of this subsection, an “assembly hall” shall mean a building or part thereof in which facilities are provided for such purposes as meetings for civic, educational, political or social purposes and shall include a banquet hall or private club”.

17.3.4.2.3 PROVISIONS FOR A BUSINESS OR PROFESSIONAL OFFICE

17.3.4.2.3.1 Maximum Number of Offices 6

17.3.4.2.3.2 For the purpose of this subsection, a business or professional office may only be permitted within a building or structure existing as of September 24, 2012.

17.3.4.3 That all of the provisions of the MG Zone in Section 17.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3652)

October/12
17.3.5 LOCATION: SOUTH SIDE OF TOWNLINE ROAD, PART LOT 1638, PLAN 500, MG-5 (Key Map 35)

17.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-5 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

all uses permitted in Table 17.1; and
a customer contact centre office.

17.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-5 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

17.3.5.2.1 For the purposes of this subsection, a “customer contact centre office” means any building or part of a building with typically five or more agent employees who, as an integral component of their daily operation and through specialized communications equipment, interact with customers in a planned, systematic and measurable way.

17.3.5.3 That all of the provisions of the MG Zone in Section 17.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3902)

17.3.6 LOCATION: NORTH EAST CORNER OF CEDAR STREET AND ELM STREET, LOT 29, PLAN 966, MG-6 (KEY MAP 30)

17.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-6 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

all uses permitted in Table 17.1.

17.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any MG-6 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

17.3.6.2.1 INTERIOR SIDE YARD
Minimum width 3 m (9.8 ft)

17.3.6.2.2 EXTERIOR SIDE YARD
Minimum width 3.4 m (11 ft)

March/16
17.3.6.2.3 **CENTRELINE OF ELM STREET**

Minimum setback 18 m (59 ft)

17.3.6.3 That all of the provisions of the MG Zone in Section 17.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 4000)