

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 17.1: USES PERMITTED
<b>Residential Uses:</b>
<ul style="list-style-type: none"> <li>• not permitted;</li> </ul>
<b>Non-Residential Uses:</b>
<ul style="list-style-type: none"> <li>• any non-residential <i>use</i> permitted in an MR Zone, together with any associated <i>open storage</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>asphalt or concrete batching plant</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a fire, police or ambulance station;</li> </ul>
<ul style="list-style-type: none"> <li>• a feed or flour mill;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>fuel storage tank</i> or supply yard;</li> </ul>
<ul style="list-style-type: none"> <li>• a grain elevator;</li> </ul>
<ul style="list-style-type: none"> <li>• a municipal sewage treatment plant;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>municipal yard</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• an <i>open storage use</i>, in accordance with the provisions of Section 17.2.3 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a planing mill or sawmill;</li> </ul>
<ul style="list-style-type: none"> <li>• a public <i>use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a regulating station for petroleum products pipeline or natural gas pipeline;</li> </ul>
<ul style="list-style-type: none"> <li>• an adult training facility, <i>eating establishment, daycare centre, business office, fitness club</i> or retail, factory or <i>wholesale outlet accessory</i> to a permitted use;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>truck transport terminal</i> or yard;</li> </ul>

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 17.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Area:</b> Minimum	<b>600 m<sup>2</sup></b> (6,458.5 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Depth,</b> Minimum	<b>30 m</b> (98.4 ft)
<b>Lot Coverage,</b> Maximum	70% of <i>lot area</i>
<b>Front Yard,</b> Minimum Depth  <b>Exterior Side Yard,</b> Minimum Width	<b>15 m</b> (49.2 ft), provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting such <i>front yard</i> or <i>exterior side yard</i> are zoned Residential, IN1, IN2, OS2 or FD Zone, the minimum <i>front yard</i> and <i>exterior side yard</i> shall be <b>18 m</b> (59.1 ft) and be used for no other purpose than landscaping or automobile parking.
<b>Rear Yard,</b> Minimum Depth	<b>7.5 m</b> (24.6 ft), provided that where the <i>rear lot line</i> is the boundary line between a MG Zone and a Residential, IN1, IN2, OS2 or FD Zone, the minimum <i>rear yard</i> shall be <b>20 m</b> (65.6 ft), and be used for no other purpose than landscaping or automobile parking.
<b>Interior Side Yard,</b> Minimum Width	<b>3 m</b> (9.8 ft), provided that where the <i>side lot line</i> is the boundary line between an MG Zone and a Residential, IN1, IN2, OS2 or FD Zone, the minimum <i>interior side yard</i> shall be <b>20 m</b> (65.6 ft), and be used for no other purpose than landscaping or automobile parking.
<b>Setback,</b> Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	<b>27.5 m</b> (90.2 ft)
<b>Setback,</b> All other streets	<b>25 m</b> (82 ft), provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting the MG Zone are designated as a Residential or Development Zone, then the required <i>setback</i> opposite such zone is increased by the addition of <b>10 m</b> (32.8 ft).
<b>Landscaped Open Space,</b> Minimum	5% of the <i>lot area</i>

TABLE 17.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Height of Building,</b> Maximum	<b>15 m</b> (49.2 ft), provided that if any portion of a <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (49.2 ft), such <i>building</i> or <i>structure</i> must be set back from the centreline of the abutting <i>street</i> or from the <i>front, side</i> or <i>rear lot line</i> , as the case may be, in addition to the minimum requirements of this By-law, a further distance of <b>0.5 m</b> (1.6 ft) for each metre by which such <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (49.2 ft).
<b>Gross Floor Area for Accessory Uses,</b> Maximum	The total combined <i>gross floor area</i> for all permitted <i>accessory uses</i> shall not exceed 20% of the <i>gross floor area</i> of the industrial use to which they are <i>accessory</i>
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5

#### 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)

**17.3.7 LOCATION: SOUTH SIDE OF SPRUCE STREET, BETWEEN VIENNA ROAD AND CEDAR- LOTS 1617 & 1638, PLAN 500, PART 1 OF 41R-1662 & 41R-1932, MG-7, (KEY MAP 35)**

17.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-7 zone *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;  
building supply store and yard;  
furniture and home appliance sales and service establishment;  
household power equipment sales and service establishment;  
a liquidation retail outlet;  
a *service shop*;  
an upholstery shop.

17.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-7 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

17.3.7.2.1 For the purposes of this subsection, a 'liquidation retail outlet' means any *building* or part of a *building* in which discounted or surplus items, of a varied nature, including furniture, appliances, household goods, and other items are resold to the public.

17.3.7.3 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 4323)



17.3.8 LOCATION: PART LOTS 1 & 2, CONCESSION 5 NTR,  
VAN NORMAN INNOVATION PARK, MG-8 (KEY MAP 41)

17.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-8 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

an adult training facility;

*a business process outsourcing establishment;*

a data centre;

all *uses permitted* in Table 17.1.

17.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-8 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

17.3.8.2.1 BUSINESS PROCESS OUTSOURCING ESTABLISHMENT

For the purposes of this subsection, a *business process outsourcing establishment* shall mean an advanced customer contact centre and may also include other corporate functions in addition to contact centre type work.

17.3.8.3 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 2021-083)