

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

(This Office Consolidation Edition is prepared for purposes of convenience only.

For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)

SECTION 23 - GENERAL INDUSTRIAL M2 ZONE

Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply throughout the General Industrial M2 zone.

23.1 PERMITTED USES

- (a) All manufacturing, industrial and warehousing uses, but not including obnoxious or dangerous uses;
- (b) automobile service stations, and construction trades establishments;
- (c) uses, buildings and structures accessory to the foregoing permitted uses excluding accessory residential uses.

23.2 REGULATIONS FOR PERMITTED USES

The provisions of Subsection 22.2 shall apply to all permitted uses within the General Industrial M2 zone.

23.3 REGULATIONS FOR EXISTING SCRAP YARDS AND AUTOMOBILE WRECKING YARDS

Existing scrap yards and existing automobile wrecking yards within the General Industrial M2 zone shall be subject to the following provisions:

- (a) The minimum distance between the boundary of the lot and the boundary of a residential zone shall be 152 m (498.69 ft);
- (b) The lot shall be surrounded on all sides by a fence or wall having a minimum height of 2.5 m (8.20 ft), such fence or wall shall be constructed of permanent materials and provide a complete visual barrier and shall be maintained in a neat and visually attractive manner;
- (c) Notwithstanding the minimum yard requirements of this zone, the fence or wall required shall be a minimum distance of 9 m (29.53 ft) from the street on which the said lot fronts and where the said lot is a corner lot, a minimum exterior side yard of 4.5 m (14.76 ft) shall be maintained between the street and the fence. The space between the said streets and fences shall not be used for any purpose other than landscaping, except that a parking area for visitors may be established in the front yard in accordance with the parking provisions of this By-law;
- (d) No material used or stored in the open on the said lot shall be piled higher than the elevation of the fence on the front, side or rear yard nearest to the said pile.