

(l) M3(12) Waters Township Maps 1 and 8

Notwithstanding any other provision hereof to the contrary, within any area designated M3(12) on the *Zone Maps*, all provisions of this By-law applicable to [M3](#) Zones shall apply subject to the following modifications:

(i) In addition to the uses permitted in a M3 Zone, *light industrial uses* shall also be permitted.

Industrial Zones (See Part 8)

Business industrial	M1-1
Mixed Light Industrial/Service Commercial	M1
Light Industrial	M2
Heavy Industrial	M3
Mining Industrial	M4
Extractive Industrial	M5
Disposal Industrial	M6

8.2 PERMITTED USES

Uses permitted in an Industrial *Zone* are denoted by the symbol ‘X’ in the column applicable to that *Zone* and corresponding with the row for a specific permitted use in Table 8.1. A number(s) following the symbol ‘X’, *zone* heading, or identified permitted *use*, indicates that one or more special provisions apply to the *use* noted or, in some cases, to the entire *Zone*. Special Provisions are listed below the Permitted Use Table 8.1 below:

Industrial Zones

Business Industrial	<u>M1-1</u>
Mixed Light Industrial/Service Commercial	<u>M1</u>
Light Industrial	<u>M2</u>
Heavy Industrial	<u>M3</u>
Mining Industrial	<u>M4</u>
Extractive Industrial	<u>M5</u>
Disposal Industrial	<u>M6</u>

Note: Wherever a zone symbol on the Schedules to this By-law is followed by a period, a letter "D" and a number, please also refer to [Section 2.2](#) of this By-law with respect to the maximum number of dwelling units permitted on a lot.

Table 8.1: Permitted Uses for Industrial Zones

(By-laws 2012-67Z, 2014-235Z, 2014-113Z, 2015-72Z, 2016-70Z, 2019-181Z, 2020-146Z, 2024-22Z)

USE	M1-1	M1	M2	M3	M4	M5	M6
<i>Abattoir</i>				X			
<i>Accessory Outdoor Display and Sales</i>	X	X	X	X	X	X	
<i>Accessory Outdoor Storage</i>	X(4)	X(4)	X(4)	X(4)	X(4)	X(4)	X(4)
<i>Accessory Retail Store</i>	X(3)	X(3)	X(3)	X(3)	X(3)		
<i>Aggregate Transfer Site</i>				X	X	X	
<i>Agricultural Use</i>					X	X	
<i>Animal Shelter</i>		X					
<i>Auctioneer's Establishment</i>	X	X					
<i>Audio/Visual Studio</i>	X	X	X				
<i>Automotive Accessories Store</i>	X	X					
<i>Automotive Body Shop</i>			X	X			
<i>Automotive Leasing Establishment</i>	X	X					
<i>Automotive Lube Shop</i>	X	X	X	X			
<i>Automotive Repair Shop</i>		X	X	X			
<i>Automotive Sales Establishment</i>	X	X					
<i>Automotive Service Station</i>	X	X	X	X			
<i>Banquet Hall</i>	X	X					
<i>Brewpub</i>	X	X	X	X			
<i>Building Supply and Lumber Outlet</i>			X	X			
<i>Bulk Retail Outlet</i>	X	X					
<i>Bus Terminal</i>	X	X					
<i>Cannabis Production Facility</i>	X(5)	X(5)	X(5)	X(5)			

<i>Car Wash</i>	X	X					
<i>Commercial or Public Garage</i>		X	X	X			
<i>Commercial Self-Storage Facility</i>	X	X	X	X			
<i>Contractor's Yard</i>			X	X			
<i>Convenience Store</i>	X	X	X	X			
<i>Distilling Facility</i>		X	X	X			
<i>Dry Cleaning Establishment</i>	X	X	X	X			
<i>Extractive Use</i>					X		
<i>Food Processing Plant</i>		X	X	X			
<i>Forestry Use</i>					X	X	
<i>Fuel Depot</i>				X			
<i>Garden Centre</i>	X	X	X				
<i>Gas Bar</i>	X	X	X	X			
<i>Heavy Equipment Sales and Rental</i>			X	X			
<i>Home Improvement Centre</i>	X	X	X				
<i>Hotel</i>	X	X					
<i>Impounding Yard</i>		X	X	X			
<i>Industrial Use</i>				X	X(1)		
<i>Industrial Use, Light</i>	X	X	X				
<i>Large-Scale Brewing Facility</i>		X	X	X			
<i>Modular Building Dealership</i>			X				
<i>Office</i>	X	X					
<i>Parking Lot</i>	X	X					
<i>Personal Service Shop</i>	X	X					
<i>Pharmacy</i>	X						
<i>Pit</i>						X	
<i>Place of Worship</i>	X						
<i>Private Club</i>	X	X					
<i>Public Utility</i>	X	X	X	X			X
<i>Public Works Yard</i>	X	X	X	X			
<i>Quarry</i>						X	

Recreation Vehicle Sales and Service Establishment		X	X				
Recreation Centre, Commercial	X	X					
Rental Store	X	X	X	X			
Restaurant	X	X	X				
Salvage or Wrecking Yard				X			X
Scientific or Medical Laboratory	X	X	X	X			
School, Commercial	X(2)	X	X	X			
Service Trade	X	X	X	X			
Sewage Facility							X
Small-Scale Brewing Facility	X	X	X	X			
Transport Terminal			X	X			
Vehicle Repair Shop		X	X	X			
Vehicle Sales and Rental Establishment, other than an automotive sales establishment or automotive accessories store			X	X			
Veterinary Clinic	X	X					
Warehouse	X	X	X	X			
Waste Composting Facility							X
Waste Disposal Area							X
Winery	X	X	X	X			

SPECIAL PROVISIONS FOR TABLE 8.1 (By-law 2023-61Z)

1. Accessory to a permitted *extractive use* only.
2. If contained *indoors* and does not include the on-site *use* or parking of *commercial vehicles* or construction equipment.

3. Only if *accessory* and clearly secondary to an *industrial use, light industrial use, service trade* or *trade school* and wherein products manufactured, produced or processed on the *premises* are kept or displayed for wholesale or retail sale, or wherein orders are taken for the delivery of such products.
4. Subject to outdoor storage provisions in Section 4.28 of this By-law.
5. No *Cannabis Production Facility*, shall be established or erected on a *lot* where any portion of the *Cannabis Production Facility* is closer than 70 metres to any *lot line* that abuts a zone where any residential use is permitted, excluding accessory dwelling units permitted in Industrial Zones under Section 4.40.2 of the Zoning By-law and *residential uses* permitted in M1-1 zones.