The following provisions shall apply to the use of land and the construction of buildings in all M2 Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. **PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) **Main Industrial Uses**

   a) all uses permitted in the M1 Zone;
   b) bulk storage yard;
   c) construction yard;
   d) heavy manufacturing, assembling, processing and/or fabricating of goods and/or materials;
   e) motor vehicle body shop;
   f) municipal yard and/or public utilities yard;
   g) railway uses;
   h) truck and/or transport terminal;
   i) public use.

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(2) **Accessory Uses, Buildings or Structures**

Any use, building or structure which is subordinate and customarily incidental to a main industrial use of the building. These uses would include a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the main building, and occupies not more than five (5) percent of the gross floor area of the main building or 93.0 sq. m., whichever is the lesser.

2. **ZONE REQUIREMENTS**

(1) Front Yard Depth (minimum) 15.0 m., except

   Where the opposite side of a street is in a Residential Zone or RH Zone 22.8 m.

(2) Rear Yard Depth (minimum) 7.5 m., except

   (a) Where the yard abuts a lot in a Residential Zone or RH Zone, 22.8 m., of which the 1.5 m. abutting the lot line shall be maintained as landscaped area; or

   (b) Where the yard abuts a right-of-way which will provide loading facilities for the main use of the lot Nil

(3) Interior Side Yard Width (minimum) 7.5 m., except

   (a) Where the yard abuts a lot in a Residential Zone or RH Zone, 22.8 m., of which the 1.5 m. abutting the lot line shall be maintained as landscaped area; or

   (b) Where the yard abuts a railway right-of-way which will provide loading facilities for the main use of the lot Nil

(4) Lot Coverage (maximum) 65%

(5) Building Height (maximum) 15.0 m.
3. **OPEN STORAGE**

(1) Where open storage is carried on in conjunction with any use permitted under Subsection 1(1) of this Part, such open storage shall not be located in any required front yard or required outside side yard.

(2) Where open storage is located in a yard which abuts a Residential Zone or RH Zone, or is visible from the street, such open storage shall be enclosed by adequate screening in the form of landscaping or fencing to a height of not less than 1.8 m.

(3) Notwithstanding the provisions of Subsection 3(1) of this Part, within the area zoned M2-2, the uses permitted shall include the outside storage of industrial gases in the front yard, provided that the outside storage is located no closer than 4.5 m. to any lot line.

4. **FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS**

See Part C, Section 8.

5. **FOR OFF-STREET PARKING PROVISIONS**

See Part C, Section 14 and 15.

6. **FOR OFF-STREET LOADING PROVISION**

See Part C, Sections 16 and 17.

7. **SPECIAL PROVISIONS**

(1) Notwithstanding the provisions of Subsection 1(1) of this Part, the existing bulk storage yards, together with the existing retail outlet facilities, at the locations listed below, are permitted, in addition to those uses listed in Section 1 of this Part.

<table>
<thead>
<tr>
<th>Location of Bulk Storage Yard</th>
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<tbody>
<tr>
<td>a) 101 Church Street</td>
</tr>
<tr>
<td>b) 24 Newberry Street</td>
</tr>
<tr>
<td>c) 445 Dundas Street East</td>
</tr>
</tbody>
</table>

(2) Notwithstanding the provisions of Subsection 2(5) of this Part W, within the areas zoned M2-1, the maximum height requirement shall not apply.

(3) Notwithstanding the provisions of Subsection 1(1) of this Part, within the area zoned M2-2 retail propane sales shall be a permitted use in addition to the uses permitted in Subsection 1(1), provided that no fuel tank and refuelling station shall be located closer than 4.5 m. to any lot line, and the 1.5 m. abutting the lot line shall be maintained as landscaped area.

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**NOTE TO FILE:** By-Law 2014-102, passed June 23rd, 2014 and removed the ‘h’ holding symbol.
12369 (4) Notwithstanding the provisions of Section 1 of this Part W, within the area zoned M2-3, the permitted uses shall be restricted to Restricted Industrial uses as contained in Part V, Section 1 of this By-Law, and, in addition, a casting foundry.

12371 (5) Notwithstanding the provisions of Section 1 of this Part W, within the area zoned M2-4, the permitted uses shall be restricted to Restricted Industrial uses as contained in Part V, Section 1 of this By-Law, and, in addition, a plumbing supplies wholesale facility with accessory bulk storage yard for the open storage of plumbing materials.

13320 (6) Notwithstanding the requirements of Section 1 of this Part W, within the area zoned M2-5, a Helicopter Landing Pad shall be a permitted use, in addition to the uses permitted in Section 1 of this Part.

14078 (7) Notwithstanding the provisions of Section 1. of this Part W, within the area zoned M2-6, a Waste Transfer Station shall be a permitted use, in addition to the uses permitted in Section 1 of this Part W.

14153 Furthermore, within the area zoned M2-6, a Waste Transfer Station shall be located only within an enclosed building, and/or the designated outdoor yard area, as shown on the site plan which forms part of this By-Law and is attached hereto as Appendix X.

2003-88 (8) Notwithstanding the provisions of Section 1(1) of this Part W, within the area zoned M2-7, a motor vehicle repair garage shall be a permitted use in addition to those uses permitted by Section 1(1) of this Part W, subject to a minimum front yard depth of 13.7 metres, a minimum rear yard depth of 2.8 metres and a minimum easterly interior side yard width of 4.5 metres.

2016-82 (9) Notwithstanding the provisions of Section 1(1) of this Part W, within the area zoned M2-8, permitted uses shall be a municipal yard and/or public utilities yard and permitted uses in the M1-Restricted Industrial Zone.

2018-92 (10) Notwithstanding the provisions of Subsection 1 (2) within the area zoned M2-9, parking for Quinte Healthcare shall be a permitted use.

2018-94 (11) Notwithstanding the provisions of Subsection 1 (1) within the area zoned M2-10-h a ‘Medical Marihuana Facility shall also be a permitted use. (Replaced by By-Law 2019-56)

2019-56 Notwithstanding the provisions of Subsection 1 (1) within the area zoned M2-10 ‘Cannabis Production Facility’ shall also be a permitted use.

Notwithstanding the provisions of Subsections 1 (1) of this Part I within the area zoned M2-10-h, no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of this by-law. The “h” holding symbol shall not be removed from the M2-10-h zone until all licensing requirements of Health Canada have been satisfied.

2019-50 (NOTE TO FILE: By-law Number 2019-50, passed March 11, 2019, removed the “h” holding symbol from the lands described as 500 College Street, City of Belleville, County of Hastings)

2019-56 (NOTE TO FILE: By-law Number 2019-56, passed April 8, 2019, removed the “h” holding symbol from the lands described as 321 University Avenue, City of Belleville, County of Hastings)
APPENDIX I
TO BY-LAW 14153

BEING APPENDIX I
TO BY-LAW 10245

LOCATION
PART OF LOTS 12 AND 13
CONCESSION 1
TOWNSHIP OF THURLOW
NOW CITY OF BELLEVILLE
COUNTY OF HASTINGS
BEING PARTS 1, 2, 3 AND 4
REFERENCE PLAN NO 21R-9955

CITY OF
BELLEVILLE

DRAWN BY: R.M. DATE: UNDATED
SCALE: 200' = 1" REvised