

SECTION 17 **DRY INDUSTRIAL (DI) ZONE REGULATIONS**

The Dry Industrial (DI) Zone is intended to apply to unserviced lands that are designated either “Dry Industrial/Commercial” in rural settlement areas, or the “Industrial/Commercial Settlement” designation found in the rural areas as found in the Official Plan.

17.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Dry Industrial / Commercial (DI) Zone except for the following purposes:

Animal clinic;

Butcher Shop;

Caterer’s establishment;

Contractor’s yard or shop;

Dry industrial uses;

Gas bar;

Lumber (building materials) yard;

Metal Fabrication;

Mini Storage facility;

Motor vehicle body shop, service station, or public garage;

Office, general;

Publishing and printing establishment;

Refreshment Vehicle;

Service shop;

Commercial or trade school;

Welding shop;

Wholesale outlet;

Woodworking shop;

Accessory uses to the above permitted uses, including accessory retail or wholesale use, including showrooms to the above permitted uses.

17.2 MINIMUM LOT AREA

With municipal sanitary sewage services:	1,060 m ²
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Without municipal services:	2,045 m ²
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17.3 MINIMUM LOT FRONTAGE

With municipal sanitary sewage services:	27 m
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Without municipal services:	30 m
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17.4 MAXIMUM LOT COVERAGE

50 %

17.5 MAXIMUM BUILDING HEIGHT

12.0 m (39 ft)

17.6 MINIMUM FRONT YARD DEPTH

6.0 m (20 ft)

17.7 MINIMUM SIDE YARD WIDTH

Interior side yard: 4.5 m

Exterior side yard: 7.5 m

17.8 MINIMUM REAR YARD DEPTH

7.5m

17.9 SUPPLEMENTAL REGULATIONS

17.9.1 Accessory Retail Uses

Any accessory retail or wholesale use, including showroom, permitted in the DI Zone shall be located within the main building, and may not exceed 25% of the ground floor area of the main building, and may only display or offer for sale products directly related to, manufactured, fabricated, or processed on the premises.

17.9.2 Parking Regulations

Where a DI Zone contains an accessory retail or wholesale use, parking requirements will be calculated as both industrial and retail uses as per the ratio of floor area for each use.

17.9.3 Main Buildings

Notwithstanding any other provisions of this By-law, more than one (1) main building may be permitted on any lot and all buildings shall be considered main buildings.

17.9.4 Sign Regulations

Accessory signs shall be in conformity with the provisions of the sign By-law of the Township of Wellesley or the Regional Municipality of Waterloo as applicable.

17.10 EXCEPTIONS – DRY INDUSTRIAL (DI) ZONE

17.10.1 Defined Area

DI-1 as shown on Schedule “A”, Map 37 to this By-law

Additional Permitted Use

Machine shop;

Farm implement and equipment sales, services and repair;

Manufacture and assembly of farm machinery and equipment

17.10.2 Defined Area

DI-2 as shown in Schedule “A”, Map 56, to this By-law

Permitted Uses Only

Any storage, distribution or warehousing operation, including a retail or wholesale outlet or showroom which does not occupy an area exceeding 25% of the floor area of the main building.

Wholesale outlet;

Financial institution;

Service enterprise;

Office;

Commercial printing;

Commercial laundry;

Veterinary;

Service clubs;

Motor vehicle service station, public garage, or gas bar;

Contractors, building supplies dealer or outlet;

Trade school

Hotel or motel;

Accessory uses;

Accessory signs

Prohibited Uses

Offensive Trade

Obnoxious, offensive or dangerous by reason of presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibrations, refuse matter or water carried wastes;

Recycling of oil, paint, or paint products, animal products, a rendering plant, abattoir or slaughter house;

Storage of bulk products, except within the main building on the premises;

Milling, grinding or refining operation of feed products

Added by By-law 43-94

Minimum Lot Area

With municipal sewer and water: 650 m²

With municipal sewer or water: 1,060 m²

Without municipal sewer or water: 2,045 m² (22,012 ft²)

Minimum Lot Width

With municipal sewer and water: 23 m (75 ft)

With municipal sewer or water: 27 m (88 ft)

Without municipal sewer or water: 30 m (98 ft)

Minimum Side Yard

Equal to half the building height, and in no case shall be less than 4.5 metres except that on the north side a minimum side yard of 15.24 metres is required

Buffer Strips

In conformity with General Provisions along lot lines which abut Agriculture (A1) and Settlement Residential (SR) Zones;

A buffer strip shall be required on the north property limit at a minimum of 6 metres wide

Maximum Building Height

4 storeys

Maximum Lot Coverage

50%

Off-Street Parking and Off-Street Loading

In conformity with General Provisions;

Off-street parking spaces may be located in a side yard to the rear of the front of the main building;

Ten (10) off-street parking spaces for visitor parking may be located in the front yard, immediately adjacent to main building

Outdoor Storage

All outdoor storage shall be located in the rear or side yard, excluding the areas required for the north side yard, minimum distance 15.24 metres

Main and Accessory Buildings

One main building permitted

Signs and Outdoor Display Areas

In the front yard in conformity with this By-law

17.10.3

Defined Area

DI-3 as shown in Schedule “A”, Map 49, to this By-law

Added by By-law 33-84

Additional Permitted Uses

Automobile wrecking yard;

Accessory uses shall include indoor and outdoor storage of automobiles and automobile parts, retail sale and wholesale of automobile parts and office space;

One residential building without frontage on a public street

Maximum Floor Area

5,000 m²

Minimum Rear Yard

7.5 metres

Maximum Building Height

10.5 metres

Outdoor Storage

Outdoor storage shall only be permitted in side and rear yards as defined in this By-law

Buffer Strips

As per Section 4.0 of this By-law

17.10.4

Defined Area

Added by By-law 45-97

DI-4 as shown in Schedule “A”, Map 28 to this By-law

Permitted Uses

Manufacturing, fabricating, assembly, processing, repair, storage, distribution or transportation operation, which may include a wholesale outlet or showroom within main building for display or sale of products manufactured, fabricated or processed on the premises, and which may not exceed 25% of the ground floor area of the main building;

Warehousing or indoor storage;

Financial institutions;

Service or repair enterprise;

Office;

Commercial printing;

Commercial entertainment and recreation establishment within an enclosed building but not including a video / pinball game amusement centre;

Veterinary clinic or office;

Service clubs or fraternal organizations;

Automobile service station, public garage, body shop or gas bar;

Sales or servicing of vehicles or machinery;

Contractors, building supplies dealer / outlet, sawmill;

Trade school;

Accessory uses, namely buildings and structures and signs.

Prohibited Uses

Offensive trade;

A use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water carried wastes or for which a Certificate of Approval from the Ministry of Environment has been refused;

Recycling of any materials.

Exceptions – DI-4 Zone:

17.10.4A Defined Area

Added by By-law 51-12

DI-4A as shown in Schedule “A”, Map 28 to this By-law

Additional Permitted Uses

Retail, wholesale and auction of consumer goods

17.10.5 Defined Area

DI-5 as shown on Map “K-4” to this By-law

Added by By-law 51-12

Permitted Uses

Dry industrial uses;

Warehouse uses;

Contractor’s yard;

Woodworking shop;

Accessory buildings and structures, including signs.

Permitted Uses – Herrgott Road

In addition to the uses listed above, lots fronting onto Herrgott Road only, may also be used for the following:

Public garage or service station;

Financial Institution;

Office, professional;

Food catering or vending establishment;

Agricultural implement sale, distribution and display;

Livestock supply, sales and storage;

Poultry supply, sales and storage;

Building materials outlet;

Wholesale showroom and outlet;

Prohibited Uses

Abattoir;

Ammonia, bleaching powder or chlorine manufacturing;

Asphalt manufacturing or refining;

Blood boiling, bone boiling, tripe boiling, tallow melting or soap boiling;

Cement, gypsum, lime or plaster of paris manufacturing, gravel curing or a ready-mix concrete plant;

Extraction of oil from fish;

Fertilizer manufacturing;

Gelatin, glue or size manufacturing;

Incineration or reduction of dead animals, garbage, or offal;

Linoleum or oil cloth manufacturing;

Oil, shellac or turpentine manufacturing or refining;

Petroleum or coal oil refining;

Salvage, scrap, junk or wrecking yards, dump or car pounds;

Truck terminal and warehouse;

Any use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise fumes, vibration, radiation, refuse matter or water carried wastes.

Minimum Lot Frontage

30 metres

Minimum Lot Width

30 metres

Minimum Lot Depth

62 metres

Minimum Side Yard

Equal to one-half (1/2) building height, but in no case less than 3.6 metres

Minimum Rear Yard

Equal to one-half (1/2) building height, but in no case less than 7.6 metres

Off street parking

A maximum of ten (10) parking spaces may be located in the front yard, provided that no parking area is located closer than 4.5 metres to the street line, and all such parking areas will be provided with vehicle bumper guards to define the parking areas.

Outdoor storage

Shall be located in a rear yard only and shall be enclosed by a solid fence or wall, and shall not be located closer than 4.5 metres to any lot line.

Maximum Lot Coverage

60%

Maximum Floor Area

2,322 m²

17.10.6

Defined Area

DI-6 as shown on Schedule “A”, Map 56 to this By-law

Added by By-law 44-2004

Permitted Uses

A storage, distribution or warehousing operation, which may include a retail or wholesale outlet or showroom as an accessory use, so long as such outlet is located within the main building and does not exceed 25% of the ground floor area, and only displays or offers for sale products stored or warehoused on the premises;

Wholesale outlet;

Financial institution;

Service enterprise;

Office;

Commercial printing;

Commercial laundry;

Veterinary clinic;

Service clubs;

Motor vehicle service station, public garage, or gas bar;

Contractor's yard, building supplies dealer or outlet;

Trade school;

Hotel or motel;

Accessory uses, buildings, structures, and signs

Prohibited Uses

A use designated as an “Offensive Trade” business or manufacture by the Health Protection and Promotion Act, R.S.O. 1990, c.H.7, s.107, as amended;

A use of which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibrations, refuse matter or water carried wastes;

The recycling of oil, paint, or paint products, animal products, a rendering plant, abattoir or slaughterhouse;

The storage of bulk products except within the main building on the premises;

A milling, grinding, or refining operation of feed products.

Minimum Lot Area

650 m² with full municipal services, or in accordance with Section 14

Minimum Lot Frontage

23 metres with full municipal services, or in accordance with Section 14

Minimum Side Yard

One-half (1/2) the building height, but not less than 4.5 metres , and a minimum of 15.24 metres on the north side yard

Minimum Rear Yard

One-half (1/2) the building height, but not less than 7.5 metres

Buffer Strips

In accordance with Section 4.0 of this By-law

Off-Street Parking and Loading Regulations

In accordance with the General Provisions of this By-law with only a maximum of ten (10) visitor parking spaces being permitted in the front yard

Outdoor Storage

Areas shall be permitted in the rear and south side yards and shall be screened from public view

Main and Accessory Buildings

No more than one (1) main building shall be permitted on the property

17.10.7

Defined Area

Added by By-law 32-97

DI-7 as shown on Schedule "T", Map 2 to this By-law

Permitted Uses

Agriculturally related industrial uses including but not limited to a feed mill for processing agricultural feedstuffs.

Accessory uses

Residential dwelling - 1 unit.

17.10.8

Defined Area

Added by By-law 59-2017

DI-8 as shown on Schedule "D", to this By-law

Permitted Uses

Animal Clinic

Butcher Shop

Caterers Establishment

Contractors Yard/Shop

Light/Dry Industrial Use

Mini Storage Facility

Office, General

Publishing and Printing Establishment

Refreshment Vehicle

Service Shop

Commercial or Trade School

Wholesale Outlet

Woodworking Shop

Accessory Uses

Maximum Gross Building Floor Area

892 m²

17.10.9

Defined Area

DI-9 as shown on Schedule 'D', to this By-law

Added by By-law 35-22 Amended by A 19/24

Permitted Uses:

Trucking yard and truck maintenance building

Mini storage facility

Accessory uses

Side Yard Setback:

A 19/24 - All truck parking shall be setback a minimum of 60 metres from the westerly side yard property line.