

SECTION 7

AGRICULTURAL COMMERCIAL / INDUSTRIAL ZONE (ACM)

7.1 Permitted Uses, Buildings, and Structures

- (a) a farm implement and machinery sales and/or service establishment;
- (b) a farm equipment sales and/or service establishment;
- (c) a livestock auction facility;
- (d) a livestock assembly yard;
- (e) a livestock trucking depot;
- (f) farm produce sales outlet;
- (g) an animal clinic and/or operations providing animal husbandry services;
- (h) a fuel supply depot;
- (i) a feed mill;
- (j) a grain and seed storage, drying and/or cleaning facility;
- (k) a feed and/or fertilizer blending operation;
- (l) a farm supplies outlet;
- (m) a farm related welding business;
- (n) a farm related construction and/or contracting business;
- (o) a farm related storage/warehousing business;
- (p) a business for the processing of farm products;
- (q) a commercial greenhouse operation;
- (r) accessory uses, buildings, and structures, including an accessory office use and an accessory retail outlet, but excluding any accessory residential use.

7.2 Zone Regulations

7.2.1	Lot Area, Minimum	2700 sq. metres
7.2.2	Lot Frontage, Minimum	45 metres
7.2.3	Front Yard, Minimum	15 metres
7.2.4	Interior Side Yard, Minimum or one-half of the height of the building or structure, whichever is greater.	7.5 metres
7.2.5	Exterior Side Yard, Minimum 1	5 metres
7.2.6	Rear Yard, Minimum	7.5 metres
7.2.7	Lot Coverage, Maximum	40 percent
7.2.8	Building Height, Maximum	30 metres

7.2.9 Planting Strip Requirements

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a Residential Zone or abuts an existing residential lot.

7.2.10 Servicing Requirement

Any agricultural commercial/industrial use shall be a "dry" use where the only waste water discharges in addition to storm drainage are from ancillary facilities/operations such as washrooms, cooling of machinery, and the pressure testing of equipment. An agricultural commercial/industrial use shall not be permitted if it produces liquid effluent or if it requires the direct consumption of water.

7.2.11 Open Storage

Open storage shall be permitted in all yards other than the front yard, but in no case shall be permitted closer than 3 metres to a lot line. Notwithstanding the foregoing, the display of farm machinery shall be permitted in a front yard provided such display is no closer than 3 metres from the front lot line.

7.2.12 Parking Requirements

As contained in Section 5.17 of this By-law.

7.2.13 Supplementary Requirements

The establishment of any new, or the enlargement of an existing agricultural commercial/industrial use outside of a designated Settlement Area as identified in the Perth County Official Plan shall either satisfy the minimum distance separation requirements as determined through the application of the MDS I OR shall be no closer to existing livestock barns or manure storage structures on adjacent lots than the existing farm-related commercial or industrial use building.

7.3 Special Zones

7.3.1 ACM-1

- (a) Location: Part Lot 7, Concession 6, Mornington Ward (formerly M1-26)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-1" shall be used only for a farm-related machine shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.2 ACM-2

- (a) Location: Part Lot 13, Concession 14, Mornington Ward (formerly RC-8)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-2" shall be used only for farm uses and a farm equipment sales and repair business and accessory uses, excluding any accessory residential use.

- (c) The area to be used in conjunction with the business use shall not exceed 2.12 hectares and shall form part of the larger farm property.
- (d) Access to the business use shall be provided from the road allowance between Lots 12 and 13 only.
- (e) All other provisions of this By-law, as amended, shall apply.

7.3.3 ACM-3

- (a) Location: Part Lot 7, Concession 7, Mornington Ward (formerly RC-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-3" zone shall be used only for a farm machinery and equipment sales and service business, an agriculturally-related establishment for the processing and packaging of materials for the spills absorbent market, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.4 ACM-4

- (a) Location: Part Lot 15, Concession 12, Mornington Ward (Hesson) (formerly RC-6)
Part Lot 3, Concession 10, Mornington Ward (formerly M1-2)(amended by By-law 211-2009 and 206-2015)
Part Lot 6, Concession 3, Mornington Ward (formerly M1-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-4" zone shall be used only for a feed supply and/or farm supply business and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.5 ACM-5

- (a) Location: Part Lot 9, Concession 5, Mornington Ward (formerly M1-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-5" zone shall be used only for industrial uses described as the building and repair of buggies, a sawmill, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.6 ACM-6

- (a) Location: Part Lot 7, Concession 4, Mornington Ward (formerly M1-6)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-6" zone shall be used only for:
 - a single-detached dwelling;
 - a service station for farm-related equipment, and vehicles, including the sale of parts and accessories, located in the existing shed and enlargements thereto;
 - agricultural uses existing at the date of passing of this By-law;
 - uses accessory to the foregoing permitted uses.
- (c) No outdoor storage shall be permitted.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.7 ACM-7

- (a) Location: Part Lot 24, Concession 1, North Easthope Ward (formerly RC-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-7" zone may be used only for a truck repair and servicing business and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.8 ACM-8

- (a) Location: Part Lot 39, Concession 1, North Easthope Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-8" zone may be used only for a farm equipment and/or farm supply business, a furniture and appliance retail store (excluding any liquidation and/or inventory clearance use), and accessory uses.
- (c) The furniture retail store as permitted by clause (b) above shall have a maximum gross floor area of 930 square metres.
- (d) The development of this land for the uses permitted in Clause (b) above shall be done with the land remaining as a single property. The minimum lot area and lot frontage requirements for this land shall be 1.2 hectares and 100 metres respectively
- (e) All other provisions of this By-law, as amended, shall apply.

7.3.9 ACM-9

- (a) Location: Part Lot 1, Concession 1, North Easthope Ward (formerly RC-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-9" zone may be used only for a farm equipment sales and service business and accessory uses, excluding any accessory residential use, subject to the following additional requirements:
 - a minimum side yard of 75 metres shall be required along the northerly side lot line; and
 - the permitted uses shall maintain a minimum setback of 126 metres from the adjacent livestock buildings.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.10 ACM-10

- (a) Location: Part Lot 19, Concession 6, North Easthope Ward (formerly RC-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-10" zone may be used only for the following permitted uses:
 - a vehicle repair garage;
 - a farm machinery/equipment repair shop;
 - a farm implement/equipment sales and service business;
 - a farm produce outlet;
 - a farm supply and service business;
 - a veterinarian's office;
 - a small engine repair shop;

- a farm-related welding operation;
 - a farm fuel supply business;
 - accessory uses, excluding any accessory residential use.
- (c) Notwithstanding any provision of this By-law to the contrary, the following additional requirements shall apply:
- | | |
|--|-------------------|
| Maximum Ground Floor Area of all buildings and structures | 420 square metres |
| Rear Yard, Minimum | 16 metres |
| Minimum Setback from the closest mink barn on the abutting land to the south | 56 metres |
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.11 ACM-11

- (a) Location: Part Lot 21, Concession 4, North Easthope Ward (formerly M1-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-11" zone shall be used only for a farm-related industrial use described as a fabricating and machine shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.12 ACM-12

- (a) Location: Part Lot 20, Concession 9, North Easthope Ward (formerly M1-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-12" zone shall be used only for a farm-related industrial use described as a contractor's yard and shop and accessory uses, excluding any accessory residential use. Notwithstanding any provision of this By-law to the contrary, a replacement dwelling shall not be permitted on the land in the "ACM-12" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.13 ACM-13

- (a) Location: Part Lot 6, Concession 3, Ellice Ward (formerly ACM-23)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-13" shall be used only for an auction facility.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.14 ACM-14

- (a) Location: Part Lot 10, Concession 8, North Easthope Ward (formerly M1-4)
Part Lot 20, Concession 3, South Easthope Ward (formerly ACM-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the ACM-14 zone shall be used only for an abattoir and butcher shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.15 ACM-15

- (a) Location: Part Lot 39, Concession 1, North Easthope Ward (formerly M1-10)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-15" zone shall be used only for the following permitted uses:
 - farm implement and machinery sales and service establishments; farm produce retail outlets; animal clinics; fuel supply depots; grain and seed storage, drying and cleaning facilities; operations providing animal husbandry services; processing facilities for agricultural products; a farm drainage tile business (including manufacture, sale and storage);
 - industrial uses which are primarily involved in repairing, servicing, processing, manufacturing, constructing, transporting (excluding livestock or poultry trucking), shipping, or wholesaling;
 - warehousing and storage uses;
 - accessory uses, including an office use and an accessory retail outlet.
- (c) Notwithstanding any provision of this By-law to the contrary, the following additional requirements shall apply:
 - (i) Only one building shall be permitted, and such building shall not exceed 1,160 square metres gross floor area.
 - (ii) Any open air or outdoor storage shall be accessory to a permitted use and shall be located on the asphalt surfaced area measuring approximately 49 metres by 43 metres located to the south of the existing building, the area to the south of this asphalt surfaced area and west of the access driveway, and/or the area to the north-west of the asphalt surfaced and building areas. The outdoor storage areas to the south of the existing building shall be fenced with a chain link fence and with a planting strip located along the south-westerly, southerly, and south-easterly boundaries of the fenced area. The most southerly outdoor storage area shall be setback a minimum of 22.8 metres from the front lot line of the subject property. The maximum height of product stored in the outdoor storage areas shall be 3.5 metres.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.16 ACM-16

- (a) Location: Part Lot 35, Concession 4, South Easthope Ward (formerly ACM-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-16" shall be used only for a farm-related industrial use described as a metal machine and welding shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.17 ACM-17

- (a) Location: Part Lot 10, Concession 4, South Easthope Ward (formerly ACM-3)
Part Lot 44, Concession 3, South Easthope Ward (formerly ACM-10)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-17" shall be used only for a livestock assembly and sales yard and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.18 ACM-18 (revised by By-law No. 220-2002 and By-law No. 202-2003)

- (a) Location:
Part Lot 20, Concession 5, South Easthope Ward (formerly ACM-5)
Part Lot 20, Concession 1, South Easthope Ward (formerly ACM-6)
Part Lots 22 and 23, Concession 1, South Easthope Ward (formerly ACM-11)
Part Lot 18, Concession 1, Ellice Ward (Sebringville) (formerly ACM-16)
Part Lot 1, Concession 16, Ellice Ward (Topping) (formerly ACM-24)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-18" may be used for permitted "ACM" uses, except the keeping, holding, assembly or sale of livestock; new feed mills; new grain and seed storage, drying and/or cleaning facilities; and feed and/or fertilizer blending operations shall not be permitted.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.19 ACM-19 (revised by By-law No. 221-2002)

- (a) Location:
Part Lot 11, Concession 9, North Easthope Ward (formerly M1-3)
Part Lot 39, Concession 1, South Easthope Ward (formerly ACM-9)
Part Lot 41, Concession 2, South Easthope Ward (formerly ACM-12)
Part Lot 41, Concession 2, South Easthope Ward (formerly ACM-4)
Part Lot 18, Concession 7, Ellice Ward (formerly ACM-10)
Part Lot 3, Concession 7, Ellice Ward (formerly ACM-22)
Part Lot 5, Concession 4, Ellice Ward (formerly ACM-22)
Part Lot 31, Concession 1, Ellice Ward
Part Lot 4, Concession 4, Ellice Ward (formerly ACM-21)
Part Lot 36, Concession 3, South Easthope Ward (formerly ACM-15)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-19" shall be used only for a farm-related industrial use described as a contractor's yard and shop and accessory uses, including one single-detached dwelling existing on the date of passing of this By-law.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.20 ACM-20 (revised by By-law No. 212-2004 and By-law 209-2012)

- (a) Location: Part of Lot 33, Concession 1, South Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned ACM-20 shall be used only for a farm machinery sales and service business and accessory uses, subject to the following additional requirements:
 - the maximum gross floor area of all buildings and structures shall be 20% of the area zoned ACM-20.
 - a minimum front yard depth of 18 metres across the entire width of the property shall be maintained as landscaped open space and shall not be used as an open storage or display area.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.21 ACM-21

- (a) Location: Part Lot 39, Concession 7, South Easthope Ward (formerly ACM-17)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-21" shall be used only for a grain elevator complex including storage, drying, processing and weighing facilities; the sale of farm-related products such as feed, seed, fertilizer, chemicals and petroleum products, not including the sale of fuels; and accessory uses including one single-detached dwelling on the subject property; subject to the following additional requirements:
 - Side Yards, Minimum
 - (i) Existing Dwelling 4.5 metres
 - (ii) Weigh Scale Facility 4.5 metres
 - (iii) All other buildings and structures 10.5 metres
 - Rear Yard, Minimum 10.5 metres
 - Landscaping shall be in accordance with a Site Plan Agreement pursuant to Section 41 of the Planning Act.
 - The minimum number of parking spaces and areas shall be large enough to accommodate all farm and motor vehicles making use of the agricultural commercial/industrial use. No parking of such vehicles shall occur on any land outside of the "ACM-21" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.22 ACM-22 (H) (revised by By-law No. 211-2004/209-2009)

- (a) Location: Part of Lot 22, Concession 1, South Easthope Ward (formerly ACM-19)
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the area zoned "ACM-22" shall be used only for a rail car unloading facility, the temporary storage of agricultural related products, feed mixing, warehouse for agricultural products produced on site and office. The agricultural related products shall be limited to calcium, di-calcium phosphate, sodium, feed proteins, and cereal grains, excluding corn, and no drying, chopping, steaming or pelleting activities shall be permitted. The facility shall consist of unloading and elevator/conveyor equipment, overhead bins, truck weigh

scales, feed mixing facility, associated office, warehouse and accessory uses. The following additional requirements shall apply:

- (i) Lot Frontage, Minimum along south limit of Sackville St. 12 metres
 - (ii) Setback of buildings and structures from:
 - north lot line 6.0 metres
 - south lot line (abutting railway) 0.0 metres
 - easterly lot line 7.5 metres
 - westerly lot line 15.25 metres
 - Area of Buildings/Structures, Maximum 2950 square metres
 - (iii) Buildings/Structures Height, Maximum
 - Elevator/conveyor equipment 41.2 metres
 - overhead storage bins 30.5 metres
 - (iv) Minimum number of parking spaces 18
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.23 ACM-23 (amended by By-law 203-2013)

- (a) Location: Part of Lot 17, Concession 1, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zone "ACM-23" may also be used for a farm-related industrial use involving the manufacturing, sales and service of ventilations systems for farm buildings subject to the following special provision:
 - The westerly side yard setback for a natural gas fuel filling station shall be 3.0 metres.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.24 ACM-24

- (a) Location: Part Lot 30, Concession 7, Ellice Ward (formerly ACM-9)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-24" shall be used only for a livestock assembly yard, a farm-related trucking business and accessory uses including one single-detached dwelling.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.25 ACM-25

- (a) Location: Part Lot 9, Concession 1, Ellice Ward (formerly ACM-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-25" shall be used only for a farm equipment sales and service establishment, and industrial uses which are primarily involved in the repairing, servicing, assembling, manufacturing, constructing, transporting, wholesaling, warehousing, or storing operations primarily and directly related to agriculture.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.26 ACM-26

- (a) Location: Part Lot 11, Concession 4, Ellice Ward (formerly ACM-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-26" may be used only for a farm-related contractor's yard and shop, a farm equipment repair establishment, and accessory uses including one single-detached dwelling.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.27 ACM-27

- (a) Location: Part Lot 15, Concession 16, Ellice Ward (formerly ACM-19)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-27" shall be used only for the following uses:
 - storage, drying and sale of farm commodities, fertilizer and farm supplies;
 - a cement batching operation;
 - a truck terminal for farm commodities;
 - a farm implement repair establishment; and
 - accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.28 ACM-28 (revised by By-law No. 208-2003 and By-law 218-2012)

- (a) Location: Part Lot 34, Concession 3, Ellice Ward (formerly ACM-6)
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the land in the "ACM-28" zone as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 218-2012) shall be used only for corn and grain drying, storage, and handling business, seed sales and storage, farm chemical sales and storage, fertilizer sales and storage, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.29 ACM-29

- (a) Location: Part Lot 4, Concession 4, Ellice Ward (formerly ACM-8)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-29" shall be used only for a farm equipment repair establishment.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.30 ACM-30 (revised by By-laws 221-2006 and 216-2014)

- (a) Location: Part Lot 21, Concession 1, Ellice Ward (formerly A1-1)
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land within the "ACM-30" zone as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 216-2014) shall be used only for a farm-related industrial/commercial use described as the manufacturing of farm equipment and distribution of farm-related products, and accessory uses, subject to the following additional requirements:
 - i) Front Yard, Minimum
(abutting Line 34 (Hwy.8)) 30 metres

- ii) Exterior Side Yard, Minimum
(abutting Perth Road 135) 15 metres
- iii) Parking Requirement, Minimum 1.25 spaces per employee
on the largest shift
- iv) Open Storage shall not be permitted in either the required front yard or in the required exterior side yard.
- (c) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the growing of trees associated with a tree farm/nursery use shall be permitted in the north-east corner of the "ACM-30" zoned area adjacent to an abutting property which is zoned "A-100".
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.31 ACM-31 (revised by By-law No. 209-2002, 206-2003, 218-2007, and 227-2013)

- (a) Location: Part Lot 9, Concession 14, Mornington Ward (formerly M1-9, in part)
- (b) Notwithstanding the provisions of Section 7 of By-law No. 30-1999 to the contrary, the "ACM-31" zoned area shall be used only for the manufacturing and repair of farm-related equipment, and accessory uses, including office and retail uses, subject to the following:
 - (i) Area zoned "ACM-31", Maximum 7.2 hectares
 - (ii) Building Height, Maximum 15.5 metres
 - (iii) Gross Floor Area, Maximum 11,000 square metres
 - (iv) Parking Requirement, Minimum 129 spaces
 - (v) Minimum setback of parking, weeping bed area, and outdoor storage from any livestock building on an adjacent lot 130 metres
- (c) A building described as a coverall and which is situated in the north-west corner of the "ACM-31" zoned area shall be used for the permitted "ACM-31" use identified in Clause (b) above and for agriculturally-related storage associated with the farm use on the abutting farmland at part of Lot 9, Concession 14 in the Township of Perth East, formerly the Township of Mornington.
- (d) Notwithstanding the provisions of Section 5.17.2 of By-law No. 30-1999 to the contrary, the most southerly of the two driveways serving the permitted uses on the land in the "ACM-31" zoned area shall be permitted to have a maximum width of 48 metres at the westerly edge of the Line 129 road right-of-way.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.32 ACM-32

- (a) Location: Part Lot 21, Concession 1, Ellice Ward (formerly ACM-27)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-32" shall be used only for a farm-related construction and contractor's yard, accessory office and retail uses, and accessory uses.
- (c) Notwithstanding the provisions of Section 7.2.4, the minimum interior side yard for buildings and structures on the "ACM-32" land shall be 3.0 metres.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.33 ACM-33 (Amended by By-law 211-2011)

- (a) Location: Part of Lot 18, Concession 5, South Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the "ACM-33" zone shall be used only for a farm machinery and equipment sales and service business and accessory uses. All vehicle parking areas shall be maintained in a gravelled and graded or paved condition; only one access driveway (maximum width of 7.5 metres) to the street is permitted; and vehicle parking and equipment storage areas shall be setback 6.0 metres from the front lot line.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.34 ACM-34 (added by By-law 203-2007)

- (a) Location: Part Lot 20, Concession 1, Ellice Ward (formerly ACM-7)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned "ACM-34" shall be used only for a livestock trucking business and sales of new and used livestock trucking trailers, including the temporary holding of livestock on the site prior to shipping, and accessory uses, including the washing of transport vehicles associated with the operation and a constructed wetland for waste water treatment. Buildings and structures for the permitted use shall be limited to a gross floor area of 4,200 square metres.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.35 ACM-35 (added by By-law No. 214- 1999)

- (a) Location: Part Lot 7, Concession 3 (formerly in the Township of Mornington)
- (b) Notwithstanding any of the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the "ACM-35" zone as shown on Schedule "A" to By-Law No. 30-1999 (also shown on schedule "A" to By-law No. 214-1999) shall be as follows:
 - (i) a grain elevator use, consisting of drying, conditioning, processing, grading, storage, packaging, distribution, and sales operations;
 - (ii) farm feed processing, packaging, storage, distribution, and sales operations;
 - (iii) crop production uses, consisting of storage, processing, packaging, custom application, and distribution and sales of fertilizers, pesticides, seeds, etc.;
 - (iv) petroleum uses, consisting of storage, distribution, sales of petroleum products and other energy products. On-site fuel sales shall be limited to a card-lock sales system;
 - (v) a farm supplies use (i.e. sales and distribution of agricultural-related consumer goods to supply community needs as opposed to general retail);
 - (vi) a veterinary clinic (for treatment of animal and/or demonstration plots; and

- (vii) uses related to and/or accessory to the above uses.
- (c) Notwithstanding the provisions of Section 7.2 of By-law No. 30-1999 to the contrary, the following site provisions shall apply to the uses permitted by Clause (b) above:
 - (i) Front Yard, Minimum (abutting Line 61) 25 metres
 - (ii) Interior side Yard, Minimum 7.5 metres
 - (iii) Exterior side Yard, Minimum (abutting Perth Road 131) 25 metres
 - (iv) Rear yard, Minimum 10 metres
 - (v) Lot Coverage, Maximum 25 percent
 - (vi) Building Height, Maximum 30 metres
- (d) The uses permitted by Clause (b) above must satisfy all applicable requirements and regulations of the Ministry of the Environment.
- (e) All other provisions of By-Law No. 30-1999, as amended, shall apply.

7.3.36 ACM-36 (added by By-law No. 220-2002 and revised by By-law No. 208-2004)

- (a) Location: Part of Lot 11, Concession 16, Ellice Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the permitted uses on the land in "ACM-36" zone as shown on Key Map 21 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2002) shall be:
 - (i) The uses permitted in the "ACM" zone (Section 7.1), excepting the keeping, holding, assembly or sale of livestock, new feed mills, new grain and seed storage, drying and/or cleaning facilities, and feed and/or fertilizer blending operations;
 - (ii) Small-scale industrial operations, including uses such as a woodworking/carpentry business (excluding a pallet manufacturing/restoration business), a small engine sales and/or service shop, a clothing manufacturing and warehousing business, and a welding business. Permitted small-scale industrial operations must be conducted inside of the buildings in the "ACM-36" zone (except for parking and loading spaces, driveways, and manoeuvring areas) and must be such that they do not cause or generate nuisances such as dust, odour, and/or noise.
 - (iii) A yard area for the parking of not more than four trucks, excluding the parking of transport trucks. This permitted truck parking area shall be located to the west of the buildings on the land in the "ACM-36" zone.
 - (iv) One small-scale retail outlet, occupying a floor area of not more than 205 square metres.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.37 ACM-37 (added by By-law No. 221-2002)

- (a) Location: Part of Lot 23, Concession 7, Ellice Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the "ACM-37" zone as shown on Key Map 35 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 221-2002) shall be a farm-related industrial use described as a contractor's yard and shop and accessory uses, including an existing single-detached dwelling.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a 9.75 metre wide landscaped/grass area shall be required along the easterly limit of the northerly portion of the "ACM-37" zoned area (i.e. northerly 80 metre depth) and a 4.5 metre wide landscaped/grass area shall be required along the northerly limit of the "ACM-37" zoned area. These landscaped/grass areas shall be kept free of buildings, structures, outdoor storage, and vehicle parking and/or manoeuvring areas. Any MDS II measurement for a future livestock building proposal on the abutting property to the east shall be measured to the inside edge of these 9.75 metre and 4.5 metre landscaped/grass areas.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.37A ACM-37A (added by By-law No. 202-2003)

- (a) Location: Part of Lot 20, Concession 7, Ellice Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the permitted uses on the land in "ACM-37" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2003) shall be:
 - (i) The uses permitted in the "ACM" zone (Section 7.1), excepting the keeping, holding, assembly or sale of livestock; new feed mills; new grain and seed storage, drying and/or cleaning facilities; and feed and/or fertilizer blending operations; and
 - (ii) A use described as the retail and storage of new and used building supplies and materials and household goods and materials. This use shall be conducted within buildings/ structures, with the exception of outdoor storage confined to an area between two quonset hut structures that are situated on the subject property.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.38 ACM-38 (added by By-law No. 207-2004)

- (a) Location: Part of Lot 15, Concession 5, North Easthope Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the only permitted uses in the "ACM-38" zone as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2004) shall be a grain and seed elevator, storage, sales, drying and/or cleaning facility, a feed and/or fertilizer blending operation, a small-scale farm supplies outlet, and accessory uses.

- (c) Notwithstanding the provisions of Section 7.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the "ACM-38" zone as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2004) shall be 17 metres.
- (d) Notwithstanding the provisions of Section 7.2.4 of By-law No. 30-1999 to the contrary, the minimum interior side yard for existing buildings situated in the north-west corner of the land in the "ACM-38" zone as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2004) shall be 2.3 metres.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.39 ACM-39 (added by By-law No. 212-2005)

- (a) Location: Part of Lot 15, Concession 16, Ellice Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the area zoned "ACM-39" shall be used only for the following uses:
 - (i) storage, drying, processing, and sale of farm commodities, fertilizer, and feeds;
 - (ii) sale of farm supplies;
 - (iii) a truck terminal for farm commodities;
 - (iv) a farm equipment and implement sales, service, and repair establishment;
 - (v) an industrial use that involves the recycling of tires;
 - (vi) accessory uses.
- (c) The industrial use permitted by Clause (b)(v) shall be subject to the provisions of Section 7.2 of By-law No. 30-1999 and the following provisions:
 - (i) all applicable requirements of the Ministry of the Environment shall apply, including obtaining any necessary approvals and/or Certificates of Approval;
 - (ii) the outdoor storage of tires shall not be permitted.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.39 ACM-39(A) (added by By-law 205-2006)

- (a) Location: Part of Lot 1, Concession 1, North Easthope Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, uses described as a livestock auction facility, a livestock assembly yard, and a livestock trucking depot shall not be permitted on the land in the "ACM-39" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2006).
- (c) Notwithstanding the provisions of Section 7.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the "ACM-39" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2005) shall be 20 metres.
- (d) Notwithstanding the provisions of Section 7 of By-law No. 30-1999 to the contrary, the processing equipment associated with a feedmill operation on the land in the "ACM-39" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2006) shall be located a minimum of 160 metres west of the easterly limit of Lot 1, Concession 1 in the North Easthope Ward of the Township of Perth East.

- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.40 ACM-40(added by By-law 208-2009 and By-law 202-2013)

- (a) Location: Part of Lots 14 and 15, Concession 5, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the maximum building height for silos/storage bins shall be 40 metres, the required easterly side yard setback minimum shall be 7.5 metres and the minimum parking requirement for a feedmill, a grain and seed storage, drying and/or cleaning facility and a feed and/or fertilizer blending operation on the land in the “ACM-40” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2009, and 202-2013) shall be 60 parking spaces.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.41 ACM-41 (added by By-law 206-2010)

- (a) Location: Part of Lot 15, Concession 7, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-41” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2010) shall be as follows:
 - (i) a farm supply outlet
 - (ii) a farm related storage/warehousing business
 - (iii) accessory uses, buildings, and structures, including an accessory office use and an accessory retail outlet, but excluding any accessory residential use.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an ACM use as defined in section (b) above on the land in the “ACM-41” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2010) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the east of the subject land but rather shall be permitted at a distance of not less than 90 metres from the barn located on the farmland directly to the east of the subject land.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.42 ACM-42 (added by By-law 201-2011)

- (a) Location: Part of Lot 15, Concession 7, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-42” zone as shown on Key Map 34 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2011) shall be as follows:
 - (i) A seed treating business which shall mean the application of chemicals approved under the Pesticides Act (Federal and Provincial) and includes products registered under the Fertilizer Act (Federal);
 - (ii) A crop spraying business (pesticides, fertilizers);
 - (iii) A seed/fertilizer sales business;
 - (iv) A seed/fertilizer storage facility;
 - (v) Accessory uses, but not including seed cleaning;

- (vi) An office use in conjunction with the permitted uses in clauses i through iv; and
 - (vii) Indoor storage of agricultural vehicles, equipment and agricultural products other than seed and grain.
- (c) Notwithstanding any provisions of Section 7.2 By-law No. 30-1999 to the contrary the following additional provisions shall apply to any buildings and structures permitted by clause b) above:
- (i) a minimum exterior side yard of 27 metres
 - (ii) a maximum building and structure height of 24 metres
 - (iii) maximum coverage for all buildings and structure of 20 percent of the area zoned ACM-42.
 - (iv) the minimum setback for all buildings and structures shall be 10.0 metres from the centre line of the enclosed municipal drain.
 - (v) Northerly driveway a maximum of 15.24 metres in width
 - (vi) Long term chemical storage shall be permitted only in the existing 801 sq.m. chemical storage building on the south west corner of the property.
 - (vii) No outdoor storage shall be permitted within the area zoned ACM-42.
 - (viii) Except on an easterly wall, no exhaust or aeration fans, openings or other means of venting the buildings and structures that may release dust, odours or chemical vapours shall be permitted within the buildings and structures used for seed treating and seed storage. Windows, person doors, loading doors and conveyor systems shall be permitted.
 - (ix) Within the area shown in cross hatching on schedule "A", no buildings and structures, parking areas and driveways associated with the uses permitted by clause (b) above, shall be permitted.
 - (x) The permitted uses shall be conducted only inside the permitted buildings and structures, and no more than 25% of the total floor area of the permitted buildings and structures shall be used for the uses set out in clause (b) items i through v above, or to storage associated with such uses, excluding storage in vehicles.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.43 ACM-43 (added by By-law 202-2011)

- (a) Location: Part of Lot 18, Concession 14, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the "ACM-43" zone as shown on Key Map 3 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2011) shall be as follows:
 - (i) Farm equipment repair
 - (ii) Farm related welding and fabrication
 - (iii) Accessory uses, including an office use
- (c) Notwithstanding any provisions of Section 7.2 By-law No. 30-1999 to the contrary the following additional provisions shall apply to any buildings and structures permitted by clause b) above:
 - (i) Minimum setbacks and yard provisions shall be as existing at the date of passing of this by-law.
 - (ii) a maximum building foot print as existing at the date of the passing of this by-law (3645 square feet)

- (iii) outdoor storage shall not be permitted in the ACM-43 zone.
- (d) the Notwithstanding any provisions of this by-law to the contrary the existing stable on site may be used for the housing of a horse provided such horse provides the primary means of transportation for the occupants of the building and all manure shall be contained in an enclosed building and manure shall be removed from the property at regular intervals to a suitable location in an Agricultural Zone
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.43 ACM-44 (Added by By-law 208-2011)

- (a) Location: Lot 27 and Part of Lot 26, Concession 10, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-44” zone as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2011) shall be as follows:
 - (i) a grain and seed storage, drying and/or cleaning facility
 - (ii) accessory uses, buildings, and structures
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.45 ACM-45 (Added by By-law 207-2013)

- (a) Location: Part of Lot 1, Concession 4, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-45” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2013) shall be as follows:
 - (i) a farm supply outlet
 - (ii) a grain and seed storage facility
 - (iii) a feed blending operation
 - (iv) accessory uses, buildings, and structures, including an accessory office use and an accessory retail outlet.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an ACM use as defined in section (b) above on the land in the “ACM-45” zone as shown on Schedule “A” to By-law No. 207-2013 shall be limited to a maximum gross building floor area of not more than 560 square metres.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.46 ACM-46 (added by By-law No. 217-2014)

- (a) Location: Lot 21 on Registered Plan 455, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land within the “ACM-46” Zone as shown on Key Map 6 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 217-2014) shall be used only for a furniture/woodworking, finishing, storage and wholesale shop, and accessory uses.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a structure described as a Horse Drawn Vehicle Parking and Shelter Shed shall be permitted subject to the following requirements:
 - i. the structure shall be used for the temporary parking of horses

- ii. the structure shall be appropriately buffered/screen from neighbouring land uses;
 - iii. the horses provide the primary means of transportation for the employees of the use described in clause (b) above;
 - iv. the horses produce no more than 5 nutrient units; and,
 - v. all manure shall be contained within the enclosed structure and manure shall be removed from the property at regular intervals to a suitable location in an Agricultural Zone.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.47 ACM-47 (added by By-law No. 215-2014, amended by By-law No. 204-2015)

- (a) Location: North-Half of Part of Lot 9, Concession 9, Mornington Ward.
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land within the "ACM-47" Zone as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2014) shall be used only for a livestock trucking depot, and accessory uses, and be subject to the following additional provisions:
 - i. Front Yard, Minimum 31 Metres
 - ii. Shall be subject to site plan control;
 - iii. Shall be limited to a maximum gross building floor area of 1,400 square metres; and,
 - iv. Shall not reduce the existing minimum distance separation from the existing vacant livestock facility located at North Part of Lot 10, Concession 9, Mornington Ward, as of the date of passing of this By-law.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.48 ACM-48 (added by By-law No. 219-2014)

- (a) Location: Part of Lot 18, Concession 1, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the "ACM-48" zone as shown on Key Map 20 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. 219-2014) shall be as follows:
 - (i) a feed mill;
 - (ii) a feed and/or fertilizer blending operation;
 - (iii) a farm related storage/warehousing business;
 - (iv) a business for the processing of farm products; and,
 - (v) accessory uses, buildings, and structures, including an accessory office use and an accessory residential use.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.49 ACM-49 (added by By-law No. 208-2017)

- (a) Location: Part of Lot 20, Concession 5, North Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, an additional use described as a grain and seed storage, drying, cleaning and/or processing facility so permitted on land in the “ACM-49” zone, as shown on Key Map No. 41 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 208-2017).
- (c) Notwithstanding any provisions of this By-law to the contrary, the above-noted use may be constructed at a distance of approximately 150 metres from the closest livestock facility on the neighbouring property to the west.
- (d) All other applicable provisions of this By-law, as amended, shall apply.