

RESTRICTED INDUSTRIAL ZONE (M2)**18.1 USES PERMITTED**

No *person* shall within any M2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the following M2 uses;

an *adult entertainment parlour* in a free-standing, single-use structure;
 an ambulance, police or fire depot;
 an assembly plant;
 an *automobile service station*;
 a *body rub parlour*;
 a *contractor's yard or shop*;
 (Added by By-Law 9025-15)
 a cold storage plant;
 a *customer contact centre office* in an *existing building* with a minimum *gross floor area* of 1,400 square metres
 a *dry cleaning establishment*;
 a fabricating plant;
 a health club;
 an *industrial mall*;
 a lumber yard
 a machine shop;
 a manufacturing plant;
 a monument sales shop
 a packaging plant;
 a *parking lot*;
 a printing plant;
 a processing plant;
 a *public garage*;
 a retail building supply establishment
 a scientific research establishment;
 a *service shop*;
 a *warehouse*;
 a *wholesale outlet*;
 a retail sales outlet or business office *accessory* to a *permitted use*.

18.2 ZONE PROVISIONS

No *person* shall within any M2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

TABLE 18.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area	nil where <i>sanitary sewers</i> are available; or
Minimum	1,850 m ² where <i>sanitary sewers</i> are not available, except that where there are more than 20 persons employed on the <i>lot</i> , the minimum <i>lot area</i> shall be increased by 45 m ² for each <i>person</i> in excess of 20 <i>persons</i>

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TABLE 18.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<p>Lot Coverage</p> <p>Maximum for all <i>main buildings</i> and <i>accessory buildings</i></p>	<p>65% where <i>sanitary sewers</i> are available; or</p> <p>20% where <i>sanitary sewers</i> are not available</p>
<p>Lot Frontage</p> <p>Minimum</p>	<p>20.0 m</p> <p>except that an <i>automobile service station</i> or a <i>public garage</i> with fuel pumps must provide a minimum <i>lot frontage</i> of 35.0 m</p>
<p>Lot Depth</p> <p>Minimum</p>	<p>30.0 m</p>
<p>Front Yard Depth and Exterior Side Yard Width</p> <p>Minimum</p>	<p>27.0 m adjacent to Devonshire Avenue; or</p> <p>22.0 m adjacent to Dundas Street and Oxford Road 4; or</p> <p>15.0 m adjacent to all other <i>streets</i>, except that where lands on the opposite side of the <i>street</i> abutting the <u>front lot line</u> of lands zoned M2 are in a Residential or Development Zone, the minimum <i>front yard depth</i> shall be 20.0 metres</p>
<p>Rear Yard Depth</p> <p>Minimum</p>	<p>7.5 metres</p> <p>except that where the <i>rear lot line</i> is the boundary line between an M2 Zone and a Residential or Development Zone, the minimum <i>rear yard depth</i> shall be 15.0 metres</p>
<p>Interior Side Yard Width</p> <p>Minimum</p>	<p>3.0 metres</p> <p>except that where the interior <i>side lot line</i> is the boundary line between an M2 Zone and a Residential or Development Zone, the minimum <i>interior side yard width</i> shall be 10.0 metres</p>
<p>Setback</p> <p>Minimum Distance</p>	<p>27.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law; or</p> <p>32.0 m from the centreline of Dundas Street and Oxford Road 4; or</p> <p>37.0 m from the centreline of Devonshire Avenue</p>
<p>Landscaped Open Space</p> <p>Minimum</p>	<p>10% of the <i>lot area</i></p>

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TABLE 18.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Height Maximum	15.0 metres except that a <i>building</i> or <i>structure</i> may exceed 15.0 metres <i>height</i> provided that where the <i>height</i> of a <i>building</i> or <i>structure</i> exceeds 15.0 metres, such <i>building</i> or <i>structure</i> must be set back from the centreline of the abutting <i>street</i> or from the <i>front, side</i> or <i>rear lot line</i> as the case may be, a further 0.5 metres for each 1.0 metre by which such <i>building</i> or <i>structure</i> exceeds 15.0 metres, in addition to the minimum requirements of this By-law.
Parking, Accessory Buildings, etc.	In accordance with the provisions of Section 5 herein

18.2.1 Property Abutting a Railway:

Notwithstanding any other provision of this By-law to the contrary, where any *lot line* or portion thereof abuts a railway right-of-way, the minimum *interior side yard width* or *rear yard depth* shall be nil along that portion of such *lot line* which so abuts the railway right-of-way.

18.2.2 Open Storage:

The *open storage* of goods or materials outside of a *building* and *accessory* to the use of the *main building* on the *lot* is *permitted* in accordance with the following provisions:

- i) such *open storage* shall comply with the *yard* and setback requirements of subsection 18.2 hereof;
- ii) such *open storage* does not cover more than 30% of the *lot area*;
- iii) any portion of the area *used* for *open storage* shall be enclosed by a fence or berm and designed so that the storage is not visible from a *street* adjoining the *lot* or along any line of sight that is perpendicular to the street.

18.2.3 Pump Island Location:

Notwithstanding any other provisions of this By-law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard*, provided that:

- i) the minimum distance between any portion of the *pump island* and any *lot line* shall be 5.0 metres; and
- ii) where a *lot* is a *corner lot*, no portion of any *pump island* shall be located nearer than 3.0 metres to a straight line drawn between a point on the *front lot line* and a point on the *exterior lot line*, each such point being measured 9.0 metres from the intersection of said lines.

RESTRICTED INDUSTRIAL ZONE (M2)**18.3 SPECIAL PROVISIONS****18.3.1 M2-1 PARKINSON ROAD (KEY MAP 77)**

18.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 18.1 of this By-law;
an animal kennel.

18.3.1.2 That all other provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

18.3.2 M2-2 PARKINSON ROAD (KEY MAP 89)

18.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 18.1 of this By-law;
a commercial school.

18.3.2.2 That all other provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

18.3.3 M2-3 SOUTHEAST CORNER OF JULIANA DRIVE AND SPRINGBANK AVENUE (KEY MAP 90)

18.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 18.1 of this By-Law;
a cartage express or truck terminal or yard.

18.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-3 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.3.2.1 *Open Storage:*

A berm fence or hedgerow not less than 2.44 metres high, as measured from grade, shall be required between any area *used for open storage* and a Provincial Highway.

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- 18.3.3.2.2 That all of the provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Replaced by By-Law 9024-15)

18.3.4 **M2-4 DEVONSHIRE AVENUE** **(KEY MAP 25)**

- 18.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 18.1 of this By-law;
an eating establishment.

- 18.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-4 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.4.2.1 *Parking Area Setback:*

Notwithstanding any *parking area* setback requirements of this By-law, the minimum *parking area* setback from the easterly interior *side lot line* shall be 2 metres.

- 18.3.4.2.2 That all other provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

18.3.5 **M2-5 BEARD'S LANE** **(KEY MAP 77)**

- 18.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 18.1 of this By-law.

- 18.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-5 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.5.2.1 *Distance from Environmental Protection Zones:*

Notwithstanding subsection 5.1.14.1 of this By-law, development and/or site alteration within 120 metres of Environmental Protection Zone 1 shall be *permitted*.

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18.3.5.2.2 That all other provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

18.3.6 **M2-6 S/S OF PARKINSON ROAD EAST OF SPRINGBANK AVENUE (KEY MAP 90)**

18.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-6 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 18.1 of this By-law;
a radio station including all associated studios and offices.

18.3.6.2 That all other provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

18.3.7 **M2-7 PARTS 1, 2, 3 & 4, PLAN 41R-2790 (840 PARKINSON ROAD) (KEY MAP 88)**

18.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-7 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 18.1 of this By-law;
a swimming pool sales and service establishment.

18.3.7.2 That all the provisions of the M2 Zone in Section 18.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
(Added by By-Law 8860-13)

18.3.8 **M2-8 PARKINSON ROAD, M2-8 (KEY MAP 88)**

18.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-8 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 18.1 of this By-Law;
a taxi stand

18.3.8.2 That all the provisions of the M2 Zone in Section 18.2 to this By-Law shall apply, and further that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8930-14)

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RESTRICTED INDUSTRIAL ZONE (M2)**18.3.9 M2-9 NORTHEAST CORNER OF DEVONSHIRE AVE AND INDUSTRIAL AVE,
(KEY MAP 25)**

18.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 18.1 of this By-Law;
a business or professional office.

18.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.9.2.1 PROVISIONS FOR A *BUSINESS OR PROFESSIONAL OFFICE*

18.3.9.2.2 Maximum Number of Offices 3

18.3.9.2.3 Minimum *Gross Floor Area* of an Office 929 m²

18.3.9.3 That all the provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8965-15)

18.3.10 M2-10 DUNDAS STREET (KEY MAP 66)

18.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M2-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all uses permitted in Section 18.1 of this By-law;
a retail sales outlet accessory to a warehouse.

18.3.10.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M2-10 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.10.2.1 *Gross Floor Area* for a retail sales outlet *accessory to a warehouse*:

Maximum 1,115 m²

18.3.10.3 That all other provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9300-19)

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RESTRICTED INDUSTRIAL ZONE (M2)**18.3.11 M2-11 E/S OF BEARDS LANE, SOUTH OF DUNDAS STREET (Key Map 78)**

18.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 18.3 of this By-Law;
a pharmaceutical and drug product industry.

18.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-11 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.11.2.1 INTERIOR SIDE YARD WIDTH

Notwithstanding any provision of this By-law to the contrary, an accessory building existing as of February 20, 2020 shall be setback a minimum of **2.8 m** from the southerly interior property line.

18.3.11.3 That all the provisions of the M2 Zone in Section 18.2 shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9352-20)

18.3.12 M2-12 North Side of Parkinson Road (Key Map 77)

18.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 18.1 of this By-Law;
a cartage express or *truck terminal or yard*.

18.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-12 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.12.2.1 *Parking spaces for Transport Trucks:*

Maximum	16
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18.3.12.3 That all the provisions of the M2 Zone in Section 18.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9524-22)

RESTRICTED INDUSTRIAL ZONE (M2)**18.3.13 M2-13 Dufferin Street (Key Map 74)**

18.3.13.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M2-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

Open Storage accessory to a *permitted use* on the same *lot*.

18.3.13.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M2-13 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.13.2.1 *Open Storage:*

The *open storage* of goods and materials is *permitted* in any *yard* in accordance with the following provisions:

- i. The *open storage* area shall be enclosed by a fence along the eastern and southern property boundaries.
- ii. The type of storage shall be restricted to construction materials such as topsoil, gravel and concrete structures.
- iii. The storage of controlled/deleterious substances, as well as storage of salts/leachates that may potentially contaminate groundwater is prohibited.
- iv. The *open storage* area shall not include any permanent *structures*.

(Added by By-Law 9485-21)

18.3.13.3 That all other provisions of the M2 Zone in Section 18.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9485-21)