

PRESTIGE INDUSTRIAL ZONE (M1)**17.1 USES PERMITTED**

No *person* shall within any M1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except one or more of the following M1 *uses*;

an administrative office of the *Corporation*, the *County*, the Province of Ontario or the Dominion of Canada;  
 an ambulance, police or fire depot;  
 an assembly plant;  
 a *business or professional office*;  
 a cold storage plant;  
 a *customer contact centre office*;  
 a fabricating plant;  
 an *industrial mall*;  
 a machine shop;  
 a manufacturing plant;  
 a *motel or hotel*;  
 a packaging plant;  
 a printing plant;  
 a processing plant;  
 a scientific research establishment;  
 a *warehouse*;  
 a *wholesale outlet*;  
 a business office, retail sales outlet, wholesale distribution outlet or showroom *accessory to a permitted use*.

**17.2 ZONE PROVISIONS**

No *person* shall within any M1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 17.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b><i>Lot Area</i></b>	
Minimum	1.0 ha
<b><i>Lot Frontage</i></b>	
Minimum	60.0 m
<b><i>Lot Depth</i></b>	
Minimum	120 m
<b><i>Front Yard Depth</i></b>	
Minimum	25.0 m
<b><i>Rear Yard Depth</i></b>	
Minimum	25.0 m
<b><i>Interior Side Yard Width</i></b>	
Minimum	8.0 m

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TABLE 17.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Exterior Side Yard Width</b>	
Minimum	25.0 m
<b>Setback</b>	
Minimum Distance	27.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law; or  60.0 m from the centreline of Hwy 401, except that the first 10.0 m adjacent to Hwy 401 may only be <i>used</i> for the purpose of <i>landscaped open space</i>
<b>Landscaped Open Space</b>	
Minimum	20% of the <i>lot area</i>
<b>Gross Floor Area</b>	
Minimum	900 m <sup>2</sup>
<b>Provision for Retail Sales Outlet, Wholesale Distribution Outlet or Showroom</b>	
Maximum	50% of the <i>gross floor area</i> of a permitted use
<b>Height</b>	
Maximum	5 <i>storeys</i>
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein

## 17.2.1 External Design:

The exterior of the wall or walls of any *building* or *structure* facing Provincial Highway 401 shall be brick, stone or glass construction provided that the following facing materials may be used to a maximum of 40% of the total surface area of each wall:

stainless steel;  
decorative glazed terra cotta;  
ceramic veneer;  
precast stone or concrete panels;  
aluminium;  
bronze;  
steel with protective glazed enamel or porcelain finish.

All plans and specifications for all *buildings* and *structures*, as well as for additions to *buildings* and *structures* which existed prior to the passing of this By-Law, shall be prepared to the satisfaction of the City of Woodstock and where required, under the supervision of a registered architect or professional engineer and bear the stamp of said architect or engineer.

## 17.2.2 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:

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- i) such *open storage* shall comply with the *yard* and setback requirements of subsection 17.2 hereof;
- ii) such *open storage* shall 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*.
- iv) for those properties abutting Provincial Highway 401, no *open storage* shall be located in the area between the edge of the Highway 401 road allowance and any *building*;

**17.3 SPECIAL PROVISIONS****17.3.1 LOCATION: LOT 12, CONCESSION 1 (EAST OXFORD), MR-1 (KEY MAP 2)**

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

a cartage express or *truck terminal* and *accessory office and warehouse* facilities;  
*landscaped open space*;  
 a truck sales and service establishment

17.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

17.3.1.2.1 that all *buildings, parking, driveway* access, loading space and *open storage* is provided wholly within the designated "Development Area" on Schedule "B-1".

17.3.1.2.2 within the area designated "Development Area" on Schedule "B-1", no *person* shall use any *lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 17.3.1.2.2.1 LOT COVERAGE

Maximum for all *buildings*

where <i>sanitary sewers</i> not available	0% of the area designated "Development Area" on Schedule "B-1" attached hereto.
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where served by <i>sanitary sewers</i>	0% of the area designated "Development Area" on Schedule "B-1" attached hereto.
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## 17.3.1.2.2.2 REAR YARD

Minimum Depth	7.5 m (24.6 ft)
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## 17.3.1.2.2.3 INTERIOR SIDE YARD

Minimum Width	6 m (19.7 ft)
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## 17.3.1.2.2.4 LANDSCAPED OPEN SPACE

Minimum	5% of the area designated "Development Area" on Schedule "B-1" attached hereto.
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## 17.3.1.2.2.5 HEIGHT OF BUILDING

Maximum	No Maximum
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provided that if any portion of a *building* is *erected* above the *height* of **12 m** (39.4 ft) such portion must be set back from the centerline of the abutting *street* or from the *front, side* or *rear lot line*, as the case may be in addition to the minimum *setback, side* or *rear yard* requirements of this by-law, a further distance of **0.3 m** (1 ft) for each **0.3 m** (1 ft) by which such portion of the *building* is *erected* above a *height* of **12 m** (39.4 ft).

## 17.3.1.2.2.6 SETBACK

Minimum distance from centerline of:

a Provincial Highway	33.5 m (109.9 ft)
a <i>County Road</i>	32 m (105 ft)
a <i>Township Road</i>	33 m (108.3 ft)
all other streets	25.2 m (82.7 ft)

## 17.3.1.2.2.7 PROPERTY ABUTTING RAILWAY

Notwithstanding any other provisions of this by-law to the contrary, where any *lot line* or portion thereof abuts a railway right-of-way no *interior side* or *rear yard* is required along that portion of such *lot line* which so abuts the railway right-of-way.

## 17.3.1.2.2.8 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front* and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking areas* for *motor vehicles*, except for visitors and staff *parking areas*.

## 17.3.1.2.2.9 OPEN STORAGE

No portion of a *lot* shall be used for the storage of goods or materials unless such storage is within a *building* or unless the following provisions are complied with in the event that the storage is in the open:

17.3.1.2.2.9.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;

17.3.1.2.2.9.2 such *open storage* complies with the yard and *setback* requirements of this Section and in addition, no *open storage* is located any closer than 18 m (59.1 ft) to any *street line*;

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17.3.1.2.2.9.3 such *open storage* does not cover more than 30% of the area designated “Development Area” in Schedule “B-1” attached hereto nor cover an area which is in excess of twice the ground floor area of the main *building* on the *lot*;

17.3.1.2.2.9.4 any portion of a *lot* used for such *open storage* is screened from streets adjoining the *lot* by *buildings* or by fencing, shrub planting or similar screening.

## 17.3.1.2.2.10 FRONT YARD

Minimum Depth 15 m (49.2 ft)

17.3.1.2.3 that *landscaped open space* only is provided wholly within the area designated “Landscaped Open Space” on Schedule “B-1” attached hereto.

17.3.1.2.4 Time period for a truck sales and service establishment:

Maximum October 18, 2018 to October 18, 2021

17.3.1.2.5 That all other provisions of the MR Zone in Section 17.2 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.

(Deleted and Replaced by By-Law 9246-18)

17.3.2 **M1-2 EAST WOODSTOCK (KEY MAP 54)**

17.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 17.1 of this By-Law, except that a *motel* or *hotel* shall not be permitted;

a municipal recreational facility.

17.3.2.2 That all other provisions of the M1 Zone in Section 17.2 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.

17.3.3 **M1-3 ATHLONE AVENUE AT FINKLE STREET (KEY MAP 103)**

17.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 17.1 of this By-law;  
a *medical clinic*.

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- 17.3.3.2 That all the provisions of the M1 Zone in Section 17.2 of this By-Law shall apply and further that all other provisions of this By-Law are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8654-11)

17.3.4 **M1-4 RIDGEWAY ROAD AT JACK ROSS AVENUE (KEY MAP 99)**

- 17.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 17.1 of this By-Law.

- 17.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 17.3.4.2.1 Lot Frontage:

Minimum **31.0 m**

- 17.3.4.2.2 Interior Side Yard Width:

Minimum **3.0 m**

- 17.3.4.2.3 Lot Depth:

Minimum **65.0 m**

- 17.3.4.2.4 Lot Area:

Minimum **0.2 ha**

- 17.3.4.2.5 Gross Floor Area:

Minimum **175.0 m<sup>2</sup>**

- 17.3.4.2.6 External Design:

No provision.

- 17.3.4.2.7 That all the provisions of the M1 Zone in Section 17.2 of this By-Law shall apply and further that all other provisions of this By-Law are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8801-12)

PRESTIGE INDUSTRIAL ZONE (M1)**17.3.5 M1-5 PART LOT 14, CONCESSION 2 (BLANDFORD) (KEY MAP 31)**

17.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-5 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 17.1 of this By-Law

17.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.5.2.1 Lot Area

Minimum 0.6 ha

17.3.5.2.2 Lot Frontage

Minimum 45 metres

17.3.5.2.3 Exterior Side Yard

Minimum 7.5 metres

17.3.5.2.4 That all other provisions of the M1 Zone in Section 17.2 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 8966-15 as approved by OMB File PL150199 on August 7, 2015)

**17.3.6 M1-6 1101 AND 1117 RIDGEWAY ROAD (KEY MAP 99)**

17.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 17.1 of this By-Law;  
*a chick hatchery*

17.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.6.2.1 Definition of Chick Hatchery:

For the purposes of this subsection, a '*Chick Hatchery*', means a *lot*, *building* or *structure* or part thereof used for the purposes of hatching eggs, the processing and shipping of chicks, but does not include a *farm*. The housing of chicks shall not occur on-site for a period of longer than 72 hours following hatching.

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- 17.3.6.3 That all the provisions of the M1 Zone in Section 17.2 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 9086-16)

17.3.8 **M1-8 WOODALL WAY (KEY MAP 54)**

- 17.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 17.1 of this By-Law, except that a *motel or hotel shall not be permitted*;  
a municipal recreational facility.

- 17.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

17.3.8.2.1 *Front Yard Depth*

Minimum 15 m

17.3.8.2.2 *Exterior Side Yard Depth*

Minimum 15 m

17.3.8.2.3 *Interior Side Yard Width*

Minimum 3 m

except that where the *interior side lot line* is the boundary line between an M1 Zone and a Residential or Development Zone, the minimum *interior side yard* width shall be 8.0 m

- 17.3.8.3 That all the provisions of the M1 Zone in Section 17.2 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 9139-17)