

GENERAL INDUSTRIAL ZONE (M3)**19.1 USES PERMITTED**

No *person* shall within any M3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the following M3 uses;

all *uses permitted* in the M2 Zone;
 an *adult entertainment parlour* in a free-standing, single-use structure;
 an *animal kennel*;
 an *animal shelter*;
 a *body rub parlour*;
 a bus storage establishment or facility;
 a cartage express or *truck terminal* or yard;
 a concrete batching or mixing plant;
 a *contractor's yard or shop*;
 a *customer contact centre office* in an *existing building* with a minimum *gross floor area* of 1,400 square metres;
 a farm implement dealer;
 a feed mill;
 a flour mill;;
 a food processing plant;
 a *fuel storage tank* or supply yard;
 a grain elevator;
 a municipal yard;
 an *open storage use* of goods or materials if *accessory* to a *use permitted* in the M3 Zone;
 a planing mill and/or sawmill;
 a storage tank;
 a retail sales outlet or business office *accessory* to a *permitted use*.

19.2 ZONE PROVISIONS

No *person* shall within any M3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

TABLE 19.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area Minimum	nil where <i>sanitary sewers</i> are available; or 1,850 m ² where <i>sanitary sewers</i> are not available, except that where there are more than 20 <i>persons</i> 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 19.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<p>Lot Coverage</p> <p>Maximum for all main and accessory buildings</p>	<p>70% 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 lot frontage 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 <i>front lot line</i> or <i>exterior lot line</i> of lands zoned M3 are in a Residential or Development Zone, the minimum <i>front yard</i> shall be 20.0 metres</p>
<p>Rear Yard Depth</p> <p>Minimum</p>	<p>7.5 m</p> <p>except that where the <i>rear lot line</i> is the boundary line between an M3 Zone and a Residential or Development Zone, the minimum <i>rear yard depth</i> shall be 20.0 m</p>
<p>Interior Side Yard Width</p> <p>Minimum</p>	<p>3.0 m</p> <p>except that where the interior <i>side lot line</i> is the boundary line between an M3 Zone and a Residential or Development Zone, the minimum <i>interior side yard width</i> shall be 15.0 m</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>37.0 m from the centreline of Dundas Street, Devonshire Avenue and Oxford Road 4</p>
<p>Landscaped Open Space</p> <p>Minimum</p>	<p>5% of the <i>lot area</i></p>

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TABLE 19.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Height Maximum	15.0 m except that a <i>building</i> or <i>structure</i> may exceed 15.0 m <i>height</i> provided that where the <i>height</i> of a <i>building</i> or <i>structure</i> exceeds 15.0 m, 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 m for each 1.0 m by which such <i>building</i> or <i>structure</i> exceeds 15.0 m, in addition to the minimum requirements of this By-law.
Parking, Accessory Buildings, etc.	In accordance with the provisions of Section 5 herein

19.2.1 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.

19.2.2 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 be located to the rear of the *main building* on the *lot*.

19.2.3 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 m; and
- ii) where a *lot* is a *corner lot*, no portion of any *pump island* shall be located nearer than 3.0 m 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 m from the intersection of said lines.

19.2.4 Holding Provision

- 19.2.4.1 Where the symbol “H” appears on a zoning map following the zone symbol M3, those lands shall not be developed or used unless this By-law has been amended to remove the relevant “H” symbol.

GENERAL INDUSTRIAL ZONE (M3)19.2.4.1.1 *Criteria for Removal of the Holding Provision:*

Prior to the removal of the "H" symbol, the owner shall enter into an agreement or agreements consistent with Section 41 of the Planning Act with the *Corporation*. Such agreement or agreements shall address the sharing of servicing costs of development with the *Corporation* as well as any other matters of site plan control that are deemed to be relevant, to the satisfaction of the *Corporation*.

19.3 SPECIAL PROVISIONS**19.3.1 M3-1 COMMERCEWAY BUSINESS PARK (KEY MAPS 90, 91, 92, 93)**

19.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an agricultural services industry;
an ambulance, police or fire depot;
an assembly plant;
a business support service;
a cartage express or truck terminal or yard;
 (Added by By-Law 9025-15)
a catering and/or food preparation establishment;
a cold storage facility;
a commercial laundry establishment;
a commercial school;
a computer, electronics or data processing use;
a contractor's yard or shop
 (Added by By-Law 9025-15)
a custom workshop;
a customer contact centre;
a distribution facility;
a fabrication plant;
a food processing plant;
an eating establishment;
a health club;
a laboratory;
a machine shop;
a manufacturing plant;
a packaging plant;
a printing and/or publishing facility;
a processing plant;
a recreational building (indoor sports);
a rental establishment;
a research and development centre;
a service shop;
a retail sales outlet or business office accessory to a permitted use;
a stamping plant;
a warehouse;
a wholesale outlet.

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19.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.1.2.1 For the purpose of this subsection, an “Agricultural Service Industry” means a *use* of land which involves the manufacturing, assembly, processing, warehousing, construction or repair of agriculturally-related products, or the buying or selling of commodities or services that support agricultural operations such as welding and machinery repairs, well drilling and custom spray, tillage and/or planing and harvesting services. An Agricultural Service Industry does not include an abattoir, a dead stock removal operation, a livestock auction facility, a livestock assembly yard or a soil processing operation.

19.3.1.2.2 For the purpose of this subsection a “Custom Workshop” means a place where the manufacturing, repair or refinishing of articles performed by a tradesperson and includes *uses* such as furniture upholstery, custom furniture and cabinet making and the refinishing or restoration of antiques and motor vehicles.

TABLE 19.3.1.2.3 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area Minimum	no provision
Lot Coverage Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	70% where <i>sanitary sewers</i> are available (Amended by By-Law 8847-13)
Lot Frontage Minimum	45.0 m
Lot Depth Minimum	60.0 m
Front Yard Depth and Exterior Side Yard Width Minimum	15.0 m
Rear Yard Depth Minimum	7.5 m
Interior Side Yard Width Minimum	3.0 m
Setback Minimum Distance	27.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law; or

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TABLE 19.3.1.2.3 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Landscaped Open Space	
Minimum	10% of the <i>lot area</i>
Height	
Maximum	no restriction

19.3.1.2.4 *Open Storage:*

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

- i) such *open storage* is *accessory* to a *permitted use* on the same *lot*;
- ii) such *open storage* complies with the *yard* and setback requirements of Table 19.3.1.2.3 of this By-law; and
- iii) any portion of a *lot* used for *open storage* shall be enclosed by a fence, berm or evergreen hedgerow which provides screening of the *open storage* area from any abutting *street* or highway.

19.3.1.2.5 That all other provisions of the M3 Zone in Section 19.2 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*.

19.3.2 **M3-2 BYSHAM PARK AND PATTULLO RIDGE BUSINESS PARKS**
(KEY MAPS 67, 68, 98, 99)

19.3.2.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any M3-2 Zone use any lot, or alter or use any building or structure for any purpose except the following:

- an animal kennel;
- an animal shelter;
- an ambulance, police or fire depot;
- an assembly plant;
- an automobile service station;
- a cold storage plant;
- a contractor's yard or shop*;
- 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 food processing plant;
- a health club;

(Amended by By-Law 9076-16)

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an industrial mall;
 a lumber yard;
 a machine shop;
 a manufacturing plant;
 a municipal yard;
 an open storage use of goods or materials if accessory to a use permitted in the M3 Zone;
 a packaging plant;
 a parking lot;
 a printing plant;
 a processing plant;
 a retail building supply establishment;
 a retail sales outlet or business office accessory to a permitted use;
 a scientific research establishment;
 a storage tank;
 a warehouse;
 a wholesale outlet.

(Replaced by By-Law 9025-15)
 (Amended by By-Law 9076-16)

19.3.2.2 That all other provisions of the M3 Zone in Section 19.2 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.

19.3.3 **M3-3 BYSHAM PARK AND PATTULLO RIDGE BUSINESS PARKS (KEY MAP 67)**

19.3.3.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any M3-3 Zone use any lot, or alter or use any building or structure for any purpose except the following:

an animal kennel;
 an animal shelter;
 an ambulance, police or fire depot;
 an assembly plant;
 an automobile service station;
 a cold storage plant;
 a *commercial school*;
 a *contractor's yard or shop*;
 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 food processing plant;
 a health club;
 an industrial mall;
 a lumber yard;
 a machine shop;
 a manufacturing plant;
 a municipal yard;

(Amended by By-Law 9076-16)

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an open storage use of goods or materials if accessory to a use permitted in the M3 Zone;
 a packaging plant;
 a parking lot;
 a printing plant;
 a processing plant;
 a retail building supply establishment;
 a retail sales outlet or business office accessory to a permitted use;
 a scientific research establishment;
 a storage tank;
 a warehouse;
 a wholesale outlet

(Replaced by By-Law 9025-15)

(Amended by By-Law 9076-16)

19.3.3.2 That all other provisions of the M3 Zone in Section 19.2 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.

19.3.4 **M3-4 NORTH OF DUNDAS STREET, EAST OF HOUSER'S LANE (KEY MAP 68)**

19.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an assembly hall;
 a boat, motorcycle, motor home, snowmobile or travel trailer sales and repair establishment;
 a motor vehicle retail and wholesale parts outlet;
 a *motor vehicle washing establishment*;
 a *recreational building (indoor sports)*;
 a *veterinarian's clinic*;
 all *uses permitted* in Section 19.1 of this By-law, except that the following uses shall not be permitted:
 an *adult entertainment parlour*;
 a *body rub parlour*;
 a bus storage facility;
 a cartage, express or *truck terminal* or yard;
 a concrete batching or mixing plant;
 a *contractor's yard or shop*;
 a farm implement dealer;
 a feed mill;
 a *fuel storage tank* or supply yard;
 a flour mill;
 a grain elevator;
 a planing mill or saw mill;
 a *public garage*;
 a *service shop*.

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19.3.4.2 That all other provisions of the M3 Zone in Section 19.2 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.

19.3.5 **M3-5 LANSDOWNE AVENUE AT BYSHAM PARK DRIVE (KEY MAP 67)**

19.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

i) Class A Uses:

a bank;
 a catering service;
 a computer, electronics or data processing establishment;
 an *eating establishment*;
 a financial institution;
 a motor vehicle retail or wholesale parts outlet;
 a *service shop*;
 a *wholesale outlet*;

ii) Class B Uses:

an adult education and training centre;
 a *business support service*;
 a cold storage plant;
 a *commercial school*;
 an electrical and electronics products industry;
 an *industrial mall*;
 an industrial rental establishment;
 a laboratory;
 a machine shop;
 a monument sales shop;
 an office supply and equipment sales, rental and service establishment;
 a packaging and distribution centre;
 a postal and courier services facility;
 a research establishment;
 a retail sales outlet or business office accessory to a permitted use;
 a scientific research establishment;
 a telecommunications services establishment or facility;
 a *veterinarian's clinic*;
 a *warehouse*.

19.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-5 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

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Where an *industrial mall* is developed on the subject lands, a maximum of 50% of the *gross floor area* may be used for Class A Uses.

19.3.5.2.2 *Open Storage* Provisions for an *Industrial Mall*, Industrial Rental Establishment and Monument Sales Shop:

Open storage is not *permitted* for the above-noted *uses*.

19.3.5.2.3 That all other provisions of the M3 Zone in Section 19.2 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*.19.3.6 **M3-6 BYSHAM PARK DRIVE (KEY MAP 67)**19.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an engineering office;
all *uses permitted* in Section 19.1 of this By-law,
except that the following *uses* shall not be permitted

an *adult entertainment parlour*;
a *body rub parlour*;
a bus storage facility;
a cartage, express or *truck terminal* or yard;
a concrete batching or mixing plant;
a farm implement dealer;
a feed mill;
a *fuel storage tank* or supply yard;
a flour mill;
a grain elevator;
a planing mill or saw mill;
a *public garage*;
a *service shop*.

19.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-6 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.6.2.1 Total Floor Area for an Engineering Office:

Maximum	93 square metres
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19.3.6.2.2 That all other provisions of the M3 Zone in Section 19.2 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*.

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GENERAL INDUSTRIAL ZONE (M3)**19.3.7 M3-7 BYSHAM PARK DRIVE (KEY MAP 67)**

19.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an outlet for the sale and service of fire resource and rescue equipment, including fire trucks;

all *uses permitted* in Section 19.1 of this By-law, except that the following uses shall not be permitted:

an adult entertainment parlour;

a body rub parlour;

a bus storage facility;

a cartage, express or truck terminal or yard;

a concrete batching or mixing plant;

a farm implement dealer;

a feed mill;

a fuel storage tank or supply yard;

a flour mill;

a grain elevator;

a planing mill or saw mill;

a public garage;

a service shop.

19.3.7.2 That all other provisions of the M3 Zone in Section 19.2 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.

19.3.8 M3-8 SOUTH SIDE OF BYSHAM PARK DRIVE (KEY MAP 67)

19.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 19.1 of this By-law;

a veterinarian's clinic.

19.3.8.2 That all other provisions of the M3 Zone in Section 19.2 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.

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GENERAL INDUSTRIAL ZONE (M3)**19.3.9 M3-9 DUNDAS STREET EAST OF HOUSER'S LANE (KEY MAP 69)**

19.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 19.1 of this By-law;
a *business or professional office*.

19.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-9 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.9.2.1 Provision for a *Business or Professional Office*:

Such *use* shall only be *permitted* within an *existing building* on the subject lands.

19.3.9.2.2 That all other provisions of the M3 Zone in Section 19.2 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*.

19.3.10 M3-10 NORTHEAST CORNER OF PARKINSON ROAD AND UNIVERSAL ROAD (KEY MAP 81)

19.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 19.1 of this By-law;

19.3.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-10 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.10.2.1 *Open Storage*:

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

- i) such *open storage* is *accessory* to a *permitted use* on the same *lot*; and
- ii) a berm, fence or hedgerow not less than 2.44 m high, as measured from grade, shall be required between any area used for *open storage* and any abutting *street* or highway.

19.3.10.2.2 That all other provisions of the M3 Zone in Section 19.2 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*.

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GENERAL INDUSTRIAL ZONE (M3)**19.3.11 M3-11 SOUTH SIDE OF DUNDAS STREET BETWEEN HOUSER'S LANE
AND OXFORD ROAD 4 (KEY MAP 80)**

19.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 19.1 of this By-law;
a home and agricultural supply establishment.

19.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-11 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.11.2.1 *Provision for a Home and Agricultural Supply Establishment:*

For the purpose of this subsection, a Home and Agricultural Supply Establishment means land, *buildings* or *structures* devoted to the sale of home construction, renovation and building materials and/or the sale of agricultural supplies and other goods and merchandise which maintains a predominantly agricultural theme.

19.3.11.2.2 That all other provisions of the M3 Zone in Section 19.2 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*.

**19.3.12 M3-12 NORTH SIDE OF PATTULLO AVENUE BETWEEN JACK ROSS AVENUE
AND MIDDLETOWN LINE (KEY MAPS 100, 101)**

19.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 19.1 of this By-law;
a bank;
a computer, electronics or data processing use;
an eating establishment;
a laundry shop;
a motor vehicle dealership;
a nursery;

19.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-12 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.12.2.1 Setback from EP1-1 Zone and/or EP2-2 Zone

Notwithstanding any *yard* provision contained in Section 19.2, the minimum setback from an EP1-1 Zone or EP2-2 Zone shall be in accordance with the relevant setback provisions contained in those zones.

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GENERAL INDUSTRIAL ZONE (M3)19.3.12.2.2 Holding Provisions

Where the symbol “H” appears on a zoning map following the zone symbol M3-2, those lands shall not be developed or used unless this By-law has been amended to remove the relevant “H” symbol.

19.3.12.2.2.1 *Criteria for the Removal of the Holding Provision*

- i) Prior to the removal of the “H” symbol, where development is proposed to be serviced by private services or a combination of private and municipal services, the owner shall satisfy the requirements of subsection 5.1.2 – *Adequate Municipal Services* of the City of Woodstock Zoning By-law and where deemed appropriate, shall enter into an agreement or agreements consistent with Section 41 of the Planning Act with the *County* and/or other appropriate authority regarding the future extension of municipal services, including any and all financial responsibilities associated therewith.
- ii) Prior to the removal of the “H” symbol, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

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- iii) Prior to the removal of the “H” symbol, where development is proposed within 120 metres of and EP-2 Zone or within 60 metres of an EP-3 Zone, the owner shall satisfy the requirements as contained in subsection 25.3.1.2.1 – *Setback from Environmental Protection Zone EP1-1* and/or subsection 26.3.2.2.1 – *Setback from Environmental Protection Zone EP2-2*.

19.3.12.2.3 That all other provisions of the M3 Zone in Section 19.2 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.

19.3.13 **M3-13 NORTHWEST CORNER OF PARKINSON ROAD
AND OXFORD ROAD 4 (KEY MAP 83)**

19.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 19.1 of this By-law;
 a bank;
 a computer, electronics or data processing use;
 an *eating establishment*;
 a *laundry shop*;
 a *motor vehicle dealership*;
 a *nursery*;

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19.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-13 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.13.2.1 Setback from EP2-3 Zone

Notwithstanding any yard provision contained in Section 19.2, the minimum setback from an EP2-3 Zone shall be in accordance with the relevant setback provisions contained in that zone.

19.3.13.2.2 *Open Storage:*

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

- i) such *open storage* is *accessory* to a *permitted use* on the same *lot*;
- ii) a berm, fence or hedgerow not less than 2.44 m high, as measured from grade, shall be required between any area for *open storage* and any abutting *street* or highway.

19.3.13.2.3 Holding Provisions

Where the symbol “H” appears on a zoning map following the zone symbol M3-13, those lands shall not be developed or used unless this By-law has been amended to remove the relevant “H” symbol.

19.3.13.2.3.1 *Criteria for the Removal of the Holding Provision*

- i) Prior to the removal of the “H” symbol, the owner shall, where deemed appropriate, enter into an agreement or agreements consistent with Section 41 of the Planning Act with the *County*, the *Corporation* and/or other appropriate authority regarding the installation of services and drainage facilities.
- ii) Prior to the removal of the “H” symbol, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- iii) Prior to the removal of the “H” symbol, where development is proposed within 7.5 metres of an EP2-3 Zone, the owner shall satisfy the requirements as contained in Section 26.3.3.2.1 – Setback from Environmental Protection Zone EP2-3.

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19.3.13.2.4 That all other provisions of the M3 Zone in Section 19.2 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.

19.3.14 **M3-14 EAST WOODSTOCK (KEY MAPS 80, 82)**

19.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- an ambulance, police or fire depot;
- an *animal shelter*;
- an assembly plant;
- an *automobile service station*;
- a bus storage facility;
- a cartage express, or *truck terminal* or yard;
- a cold storage plant;
- a concrete batching or mixing plant;
- a *contractor's yard or shop*;
- a *customer contact centre office*
- a *dry cleaning establishment*;
- a fabricating plant;
- a farm implement dealer;
- a feed mill;
- a flour mill;
- a food processing plant;
- a *fuel storage tank* or supply yard;
- a grain elevator;
- a machine shop;
- a manufacturing plant;
- a monument sales shop;
- an *open storage use* of goods or material if *accessory* to a *use permitted* in the M3-14 Zone;
- a packaging plant;
- a *parking lot*;
- a planing mill or sawmill;
- a printing plant;
- a *public garage*;
- a retail sales outlet or business office *accessory* to a *permitted use*;
- a scientific research establishment;
- a *service shop*;
- a *warehouse*;
- a *wholesale outlet*;

19.3.14.2 That all other provisions of the M3 Zone in Section 19.2 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.

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GENERAL INDUSTRIAL ZONE (M3)**19.3.15 M3-15 OXFORD ROAD 4, NORTH OF DEVONSHIRE AVENUE (KEY MAP 34)**

19.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 17.3.2.1 of this By-law;
 all *uses permitted* in Section 19.3.14.1 of this By-law;
 an *automobile service station*;
 a *convenience store*;
 an *eating establishment*;
 a health club;
 a household power equipment sales and service establishment;
 an industrial equipment sales and service establishment;
 a *motor vehicle dealership*;
 a motor vehicle retail or wholesale parts outlet;
 a motor vehicle washing establishment;
 a *public garage*;
 a recreational vehicle sales establishment;
 a retail nursery and/or garden centre;
 a tire sales and/or service establishment;
 a retail sales outlet, wholesale outlet or a business office *accessory* to a *permitted use*;

19.3.15.2 That all other provisions of the M3 Zone in Section 19.2 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*.

19.3.16 M3-16 COMMERCEWAY BUSINESS PARK (KEY MAP 91)

19.3.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 19.3.1.1 of this By-Law;
 a *contractor's yard or shop*.

19.3.16.2 That all other provisions of the M3-1 Zone in Section 19.3.1.2 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*.

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19.3.17 M3-17 COMMERCEWAY BUSINESS PARK (KEY MAP 91)

19.3.17.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M3-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- all uses permitted* in Section 19.3.1.1 of this By-Law;
- a contractor's yard or shop*
- an industrial mall*
- a cartage express or truck terminal or yard.*

19.3.17.2 That all other provisions of the M3-1 Zone in Section 19.3.1.2 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 8867-13)

19.3.18 M3-18 COMMERCEWAY BUSINESS PARK (KEY MAP 90)

19.3.18.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- all uses permitted* in Section 19.3.1.1 of this By-Law;
- a contractor's yard or shop;*
- a retail building supply establishment.*

19.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.18.2.1 Zone Provisions:

The provisions contained in Section 19.3.1.2 of this By-law shall apply to the subject lands.

19.3.18.2.2 That all the provisions of the M3 Zone in Section 19.2 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 8903-14)

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19.3.19 **M3-19** **NORTHEAST CORNER OF OXFORD ROAD 2 AND OXFORD ROAD 4 TOYOTA**
(KEY MAPS 35, 36, 37, 39, 40 & 41)

19.3.19.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-19 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
 all *uses permitted* in Section 19.1 of this By-Law
 a motor vehicle and/or motor vehicle parts manufacturing, assembly or processing plant
 a commercial use incidental to a motor vehicle and/or motor vehicle parts manufacturing, assembly or processing plant
 a foundry, machine shop, paint shop or stamping plant related to a motor vehicle and/or motor vehicle parts manufacturing, assembly or processing plant
 a communications tower
 a *farm*.

19.3.19.2 Notwithstanding Section 5.1.1.1 of this By-Law, *accessory uses* to a principal *use* are *permitted* and shall include, but are not limited to:

a *warehouse* and outdoor storage of motor vehicles, goods and materials
 a railway and vehicular transport facilities, including marshalling yards, offices, stations and depots
 a test track
 a cafeteria and facilities for employee training, recreation, health and fitness, health care, banking and child care
 a visitor's centre
 a *parking area*
 a *parking lot*
 a pumping station
 a water tower
 a hydro substation.

19.3.19.3 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-19 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

19.3.19.3.1 MINIMUM SETBACK FROM PROPERTY BOUNDARY:

- | | |
|--|-----------|
| i) Minimum distance between any <i>building</i> or <i>structure</i> having a <i>gross floor area</i> of 500 m² (5,382 ft ²) or less and any boundary of land. | 15 metres |
| ii) Minimum distance between any <i>building</i> or <i>structure</i> having a <i>gross floor area</i> greater than 500 m² (5,382 ft ²) and any boundary of land. | 50 metres |

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19.3.19.3.2 SETBACK FROM A RAILWAY SPUR LINE:

Minimum setback of any *building* or *structure* from a railway spur line. 0 metres

19.3.19.3.3 PARKING:

Minimum 1,500 spaces

19.3.19.3.4 OPEN STORAGE:

Open storage is permitted in all yards subject to the minimum *setback* areas as set out in Section 19.3.19.3.1. Notwithstanding Section 19.3.19.3.1 the parking of motor vehicles (temporarily or as *open storage*) is *permitted* within *setback* areas.

19.3.19.3.5 SETBACK FROM AN ENVIRONMENTAL PROTECTION ZONE 1 (EP1):

- i) No development or site alteration is *permitted* within 120 metres of an EP1 Zone except for those *uses permitted* within the EP1 Zone, a public utility installation, marshalling yard or any *use* that existed on February 19, 2015.
- ii) Any *use* that existed within 120 metres of an EP1 Zone as of February 19, 2015 shall be deemed to be a *permitted use* for the purposes of this By-Law and shall be *permitted* to be altered, expanded or used in accordance with the provisions of the M3-19 Zone, except that the provisions of Section 19.3.19.3.5 shall not apply.

19.3.19.3.6 SETBACK FROM AN ENVIRONMENTAL PROTECTION ZONE 2 (EP2):

- i) No development or site alteration is *permitted* within 50 metres of an EP2 Zone except for those *uses permitted* within the EP2 Zone, a public utility installation, marshalling yard or any *use* that existed on February 19, 2015.
- ii) Any *use* that existed within 50 metres of an EP2 Zone as of February 19, 2015 shall be deemed to be a *permitted use* for the purposes of this By-Law and shall be *permitted* to be altered, expanded or used in accordance with the provisions of the M3-19 Zone, except that the provisions of Section 19.3.19.3.6 shall not apply.

19.3.19.3.7 APPLICATION OF ZONING REGULATIONS:

Internal *lot lines* created by any legal means within the block zoned M3-19 shall not be construed as *lots lines* for the purposes of zoning regulations provided that all such regulations, as they apply to the whole of the block are observed.

19.3.19.3.8 That all other provisions of the M3 Zone in Section 19.2 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*.

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(Added by By-Law 8964-15)

GENERAL INDUSTRIAL ZONE (M3)**19.3.19 M3-19 PART LOT 14, CONCESSION 1 (BLANDFORD) (KEY MAP 68)**

(Added by By-Law 8980-15)
(Deleted by By-Law 9025-15)

19.3.20 M3-20 76 BYSHAM PARK DRIVE, (KEY MAP 67)

19.3.20.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in accordance with the provisions of Section 19.3.3 of this By-Law;
a truck sales and service establishment;
a motor vehicle retail or wholesale parts outlet

19.3.20.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.20.2.1 That all the provisions of the M3 Zone in Section 19.2 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 8995-15)

19.3.21 M3-21 PARKINSON ROAD, (KEY MAP 81)

19.3.21.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 19.1 of this By-Law;
a truck sales and service establishment

19.3.21.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.21.2.1 That all the provisions of the M3 Zone in Section 19.2 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 8996-15)

GENERAL INDUSTRIAL ZONE (M3)**19.3.22 M3-22 PART LOT 14, CONCESSION 1 (BLANDFORD) (KEY MAP 68)**

19.3.22.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 19.3.2.1 of this By-Law;
a cartage express or truck terminal or yard.

19.3.22.2 That all the provisions of the M3 Zone in Section 19.2 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 9025-15)

19.3.22 M3-22 BEARDS LANE (KEY MAP 91)

19.3.22.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 19.3.1.1 of this By-Law;
a public garage

19.3.22.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

19.3.22.2.1 For the purposes of this subsection, a “public garage” means any *building* or part of a *building* which will be devoted primarily to the servicing of trucks and other large pieces of equipment.

19.3.22.3 That all the provisions of the M3 Zone in Section 19.2 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 9055-16)

19.3.23 M3-23 NORTH SIDE OF PATTULLO AVENUE BETWEEN JACK ROSS AVENUE AND MIDDLETOWN LINE (KEY MAP 100)

19.3.23.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an administrative office of the Corporation, the County, the Province of Ontario or the Dominion of Canada;
an automobile service station;

(Added by By-Law 9116-17)

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an assembly plant;
 a cold storage plant;
 a *customer contact centre office*;
 a data centre;
 an *eating establishment*;
 a farm implement dealer;
 a fabricating plant;
 a food processing plant;
 a *fuel storage tank* or supply yard;
 a health club;
 an *industrial mall*;
 a machine shop;
 a manufacturing plant;
 an *open storage use* of goods or materials if *accessory to a use permitted* in the M3 Zone;
 a packaging plant;
 a *parking lot*;
 a printing plant;
 a processing plant;
 a scientific research establishment;
 a *warehouse*;
 a *wholesale outlet*;
 an abattoir and/or rendering facility *accessory to a food processing plant*;
 a retail sales outlet or business office *accessory to a permitted use*.

19.3.23.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3-23 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

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) 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* or along any line of sight that is perpendicular to the *street*.
- ii) 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*.

19.3.23.3 Setback from EP1-1 Zone and/or EP2-2 Zone

Notwithstanding any *yard* provision contained in Section 19.2, the minimum setback from an EP1-1 Zone or EP2-2 Zone shall be in accordance with the relevant setback provisions contained in those zones.

(Added by By-Law 9116-17)

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Where the symbol “H” appears on a zoning map following the zone symbol M3-23, those lands shall not be developed or used unless this By-law has been amended to remove the relevant “H” symbol.

19.3.23.4.1 *Criteria for the Removal of the Holding Provision*

- i) Prior to the removal of the “H” symbol, where development is proposed to be serviced by private services or a combination of private and municipal services, the owner shall satisfy the requirements of subsection 5.1.2 – *Adequate Municipal Services* of the City of Woodstock Zoning By-law and where deemed appropriate, shall enter into an agreement or agreements consistent with Section 41 of the Planning Act with the *County* and/or other appropriate authority regarding the future extension of municipal services, including any and all financial responsibilities associated therewith.
- ii) Prior to the removal of the “H” symbol, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- iii) Prior to the removal of the “H” symbol, where development is proposed within 120 metres of an EP1-1 Zone or within 60 metres of an EP2-2 Zone, the owner shall satisfy the requirements as contained in subsection 25.3.1.2.1 – *Setback from Environmental Protection Zone EP1-1* and/or subsection 26.3.2.2.1 – *Setback from Environmental Protection Zone EP2-2*.

19.3.23.5 That all the provisions of the M3 Zone in Section 19.2 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 9116-17)

19.3.23 **M3-23** **212 BYSHAM PARK DRIVE** **(KEY MAP 67)**

19.3.23.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any M3-23 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 19.1 of this By-law
an adult education and training centre

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- 19.3.23.2 That all provisions of the M3 Zone in Section 19.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis

(Added by By-Law 9119-17)