

14.1 USES PERMITTED

No *person* shall within any MG Zone use any *lot* or *erect*, alter or use any *building* or *structure* for any purpose except one or more of the MG *uses* presented in Table 14.1:

| TABLE 14.1: USES PERMITTED  |
|---|
| <b>Residential Uses:</b>  |
| <ul style="list-style-type: none"> <li>• not permitted;</li> </ul>  |
| <b>Non-Residential Uses:</b>  |
| <ul style="list-style-type: none"> <li>• any Non-residential <i>use permitted</i> in an MR Zone;</li> <li>• an <i>automobile body repair shop</i>;</li> <li>• a cartage, express or <i>truck transportation terminal</i>;</li> <li>• a concrete batching or mixing plant;</li> <li>• a <i>contractor's shop or yard</i>;</li> <li>• a feed or flour mill;</li> <li>• a food processing plant;</li> <li>• a <i>fuel storage tank</i> or supply yard;</li> <li>• a grain elevator;</li> <li>• a municipal sewage treatment plant;</li> <li>• a <i>municipal yard</i>;</li> <li>• an <i>open storage use</i> of goods or materials if accessory to a <i>use permitted</i> in the MG Zone;</li> <li>• a planing mill or sawmill;</li> <li>• a public <i>use</i> in accordance with the provisions of Section 5.22;</li> <li>• a regulating station for petroleum products pipeline or natural gas pipeline;</li> <li>• a retail outlet, a business office or an <i>eating establishment accessory</i> to a <i>permitted use</i>;</li> </ul> |

(Amended by By-Law 10-4592)

December/10

14.2 ZONE PROVISIONS

No person shall within any MG Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 14.2:

| <b>TABLE 14.2: ZONE PROVISIONS</b>  |  |
|---|--|
| <b>Zone Provision</b>   | <b>Non-Residential Uses</b>  |
| <b>Lot Area: Minimum</b>  | <b>600 m<sup>2</sup></b> (6,458.5 ft <sup>2</sup> )  |
| <b>Lot Frontage: Minimum</b>  | <b>20</b> (65.6 ft)  |
| <b>Lot Depth, Minimum</b>   | <b>30 m</b> (98.4 ft)  |
| <b>Front Yard, Minimum Depth</b><br><b>Exterior Side Yard, Minimum Width</b>                      | <b>15.0 m</b> (49.2 ft)<br>provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting such <i>front yard</i> or <i>exterior side yard</i> are designated as a Residential or Development Zone, the minimum <i>front yard</i> and <i>exterior side yard</i> shall be <b>25.0 m</b> (82.0 ft) |
| <b>Rear Yard, Minimum Depth</b>   | <b>7.5 m</b> (24.6 ft)<br>provided that where the <i>rear lot line</i> is the boundary line between a MG Zone and a Residential or Development Zone, the minimum <i>rear yard</i> shall be <b>20.0 m</b> (65.6 ft)   |
| <b>Interior Side Yard, Minimum Width</b>  | <b>3 m</b> (9.8 ft)<br>provided that where the <i>side lot line</i> is the boundary line between an MG Zone and a Residential or Development Zone, the minimum interior <i>side yard</i> shall be <b>15.0 m</b> (49.2 ft)  |
| <b>Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'B'</b> | <b>27.5 m</b> (90.2 ft)  |
| <b>Setback, All other streets</b>   | <b>25.0 m</b> (82.0 ft)<br>provided that where the lands adjoining the opposite side of that portion of the street abutting the MG Zone are designated as a Residential or Development Zone, then the required <i>setback</i> opposite such zone is increased by the addition of <b>10 m</b> (32.8 ft).                                  |
| <b>Setback, Minimum Distance from Property Boundary of Highway 401</b>                            | <b>14 m</b> (45.9 ft)  |

| <b>TABLE 14.2: ZONE PROVISIONS</b>  |  |
|---|--|
| <b>Zone Provision</b>   | <b>Non-Residential Uses</b>  |
| <b>Lot Coverage</b> , Maximum for all main and accessory <i>buildings</i> | 70% of <i>lot area</i>   |
| <b>Landscaped Open Space</b> , Minimum                                    | 5% of the <i>lot area</i>  |
| <b>Height of Building</b> , Maximum                                       | <b>15.0 m</b> (49.2 ft)<br><br>provided that if any portion of a <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (49.2 ft), 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, in addition to the minimum requirements of this By-Law, a further distance of <b>0.5 m</b> (1.6 ft) for each metre by which such <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (49.2 ft). |
| <b>Property Abutting a Railway</b>  | Notwithstanding any other provisions of this By-Law to the contrary, where any <i>lot line</i> or portion thereof abuts a railway right-of-way, the minimum interior <i>side yard</i> or <i>rear yard setback</i> shall be <b>3.0 m</b> (9.8 ft).  |
| <b>Use of Front and Exterior Side Yards</b>                               | Required <i>front</i> and <i>exterior side yards</i> shall be kept open and unobstructed by any <i>structure</i> or <i>parking area for motor vehicles</i> , except for visitor <i>parking areas</i> .   |
| <b>Parking and Accessory Buildings, Etc.</b>                              | In accordance with the provisions of Section 5.19  |

#### 14.2.1 OPEN STORAGE

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the *main building* provided that:

- 14.2.1.1 such *open storage* is *accessory* to the *use* of the *main building* on the lot;
- 14.2.1.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;

14.3 SPECIAL PROVISIONS14.3.1 LOCATION: INGERSOLL STREET, MG-1

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

the manufacture, assembly and processing of motor vehicles and motor vehicle parts and, without limiting the generality of the foregoing, includes the stamping, fabrication, subassembly, treating, finishing, packaging, testing and *open storage* of motor vehicles and motor vehicle parts together with the warehousing, *open storage* and stockpiling of patterns, tools, dies, parts and other products, goods or materials necessary to such manufacturing, assembly and processing activity; a foundry, machine shops, paint shops, service shops, body shops and repair shops used in connection with such manufacturing, assembly and processing activity; leasing, selling and wholesale or retail distributing activities that are ancillary to the *uses permitted* in this section;

all *uses permitted* in Section 14.1 to this By-Law;  
a *farm*;  
a *single detached dwelling* if *accessory* to a *farm*; and  
*accessory uses, buildings* and *structures*.

For the purposes of this By-Law, "*accessory*", when used to describe a *use, building* or *structure*, means a *use, building* or *structure* that is normally incidental or subordinate to the principal *use, building* or *structure* located on the parcel of land and, without limiting the generality of the foregoing, includes,

rail and vehicular transport facilities, *yards*, offices, stations and depots;  
an electrical substation;  
fuel stations;  
a firehall;  
incineration facilities for the combustion of waste;  
a quality control test track;  
elevated, surface and underground bulk storage facilities;  
storm water retention ponds;  
executive and administrative offices;  
computer and *medical centres*;  
scientific, technical, research and development facilities;  
*parking lots*;  
employee eating, training, recreation and *daycare* facilities and *private parks*, and dormitory, cooking and food service facilities for *use by persons* temporarily engaged in work at the site.

14.3.2 Notwithstanding the provisions of Section 14.2 of this By-Law, no *person* shall within any MG-1 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

14.3.2.1 MINIMUM SETBACK FROM PROPERTY BOUNDARY

Minimum distance between any *building* or *structure* having a *gross floor area* in excess of **500 m<sup>2</sup>** (5,382.1 ft<sup>2</sup>) and any boundary of the land. **15 m** (49.2 ft)

Minimum distance between any *building* or *structure* having a *gross floor area* of **500 m<sup>2</sup>** (5,382.1 ft<sup>2</sup>) or less and any boundary of land **5 m** (16.4 ft)

There shall be no minimum distance requirement between any *building* or *structure* and any railway spur line

14.3.2.2 The minimum *setback* areas shall be kept open and unobstructed by any *structure* and *building* or *open storage* except for parking areas.

14.3.2.3 LOT COVERAGE

Maximum for all *main* and *accessory buildings* 70% of the total *lot area*

14.3.2.4 LANDSCAPED OPEN SPACE:

Minimum 5% of the total *lot area*

14.3.2.5 PARKING

Areas capable of being laid out as a *parking area* and equivalent in the aggregate to 3% of the total lands shall be reserved for employee and visitor parking and such parking shall be in addition to any areas used or reserved for the purposes of storing heavy vehicles, equipment, machinery, stock or products of the operation. In this section, "reserved for employee and visitor parking" means the setting aside of raw land suitable for parking and includes on-site entrances and exits to the *parking area*.

(Amended by By-Law 10-4592)

14.3.2.6 For the purposes of this By-Law, "*motor vehicle*" means an automobile, truck, bus, motorcycle, railway locomotive or other vehicle propelled or driven otherwise than by muscular power.

14.3.2.7 OTHER PROVISIONS

That all other provisions of this By-Law, as amended, save and except Section 5.1 and Table 14.2, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

14.3.2 **LOCATION: INGERSOLL STREET AND UNDERWOOD ROAD, MG-2**

14.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-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 14.1 to this By-Law;  
an automobile dealership;  
a retail combustion engine vehicle and equipment establishment.

14.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

14.3.2.2.1 That all the provisions of the MG Zone in Section 14.2 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

14.3.3 **LOCATION: INGERSOLL STREET SOUTH AND THOMAS STREET, MG-3**

14.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-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 14.3.1.1 of this By-Law;  
a community institution.

For the purposes of this By-Law, "Community Institution" means facilities provided by a public *use* in accordance with the provisions of Section 5.22 hereof, service agency, service club or non-profit organization for social, cultural, welfare, athletic or recreational purposes and may include such facilities as youth clubs, daycare facilities, seniors centres and playing fields.

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

14.3.3.2.1 That all the provisions of the MG-3 Zone in Section 14.2 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*.

14.3.4 **LOCATION: PART OF LOT 143, BLOCK 27, PLAN 279  
(345 KING STREET W.), MG-4**

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

RESIDENTIAL USES:

*a converted dwelling* containing 2 *dwelling units*.

NON-RESIDENTIAL USES:

*all uses permitted* in Section 14.1.  
*a business or professional office;*

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

14.3.4.2.1 That all the provisions of the MG Zone in Section 14.2 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 06-4332)

14.3.5 **LOCATION: PART LOT 3 AND LOT 4, EAST SIDE OF WEST STREET,  
REGISTERED PLAN 44 (THOMAS STREET), MG-5**

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14.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-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 14.1 to this By-Law;  
*a commercial trade school.*

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

14.3.5.3 That all the provisions of the MG Zone in Section 14.2 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 09-4520)

14.3.6 **LOCATION: MG-6 PART LOTS 19 & 20, CONCESSION 2 (WEST OXFORD)  
(KEY MAP 4)**

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14.3.6.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MG-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 14.1 to this By-law.

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

14.3.6.2.1 *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) for those properties abutting Clark Road, no *open storage* shall be located in the area between the edge of the Clark Road road allowance and any *building*.

(Added by By-Law 17-4950)

June/17



14.3.6.2.2 *SETBACK FROM OS ZONE*

- i) Development shall not be permitted within 20 metres of an OS Zone.
- ii) Notwithstanding subsection i) above, grading activities, stormwater management facilities, trails and similar activities and *uses* may be permitted within 20 metres of an OS Zone.

14.3.6.3 That all other provisions of the MG Zone in Section 14.2 of 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 17-4950)

14.3.7 **LOCATION: 153 OAKWOOD STREET (MG-7) (KEY MAP 17)**

14.3.7.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any MG-7 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 14.1 to this By-law;  
an *accessory single detached dwelling*

14.3.7.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MG-7 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

14.3.7.2.1 Provisions for a *Single Detached Dwelling*:

The development of a *single detached dwelling* shall be in accordance with all the relevant provisions of the R1 Zone as contained in Section 6.2 of this By-law and all the other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

14.3.7.3 That all the provisions of the MG Zone in Section 14.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

(Added by By-Law 21-5168)

14.3.8 LOCATION: 100 KEN MCKEE STREET, (MG-8) (KEY MAP 4)

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

a food distribution *warehouse*;  
a business office, repair garage or other *uses accessory* to a *permitted use*;

14.3.8.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MG-8 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

14.3.8.2.1 *FRONT YARD*

Minimum Depth: **12 m** (39.4 ft.)

14.3.8.2.2 *EXTERIOR SIDE YARD*

Minimum Width: **22 m** (72 ft.)

14.3.8.2.3 *REAR YARD*

Minimum Depth: **5.8 m** (19 ft.)

14.3.8.2.4 Parking Setback, *INTERIOR LOT LINE*

Minimum Width: **0 m** (0 ft.)

14.3.8.2.5 *BUILDING HEIGHT*

Maximum: **16.5 m** (54.1 ft.)

## 14.3.8.2.6 Setback Class III Industry from Noise Sensitive Land Use

Minimum: **10 m** (32.8 ft.)

## 14.3.8.2.7 Parking

Minimum Number of Spaces: **174**

## 14.3.8.2.8 Open Storage

No *open storage* shall be located in the area between the Clarke Road E. road allowance and any *building*.

(Added by By-Law 21-5179)

November/21

14.3.8.3 That all the provisions of the MG Zone in Section 14.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis

(Added by By-Law 21-5179)

14.3.9 **LOCATION: 274171 WALLACE LINE, MG-9 (KEY MAP 31)**

14.3.9.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MG-9 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 14.1 of this By-law, except that the following uses shall not be permitted:

- a cartage, express or truck transportation terminal;*
- a concrete batching or mixing plant;*
- a feed or flour mill;*
- a grain elevator;*
- a parking lot*

14.3.9.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any MG-9 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

14.3.9.2.1 Lot Coverage

|         |                        |
|---------|------------------------|
| Minimum | 10% of <i>lot area</i> |
|---------|------------------------|

14.3.9.3 That all the provisions of the MG Zone in Section 14.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 23-5246)