

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

PRESTIGE INDUSTRIAL ZONE (M1)

TABLE 17.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b><i>Exterior Side Yard Width</i></b>	
Minimum	25.0 m
<b><i>Setback</i></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><i>Landscaped Open Space</i></b>	
Minimum	20% of the <i>lot area</i>
<b><i>Gross Floor Area</i></b>	
Minimum	900 m <sup>2</sup>
<b><i>Provision for Retail Sales Outlet, Wholesale Distribution Outlet or Showroom</i></b>	
Maximum	50% of the <i>gross floor area</i> of a permitted use
<b><i>Height</i></b>	
Maximum	5 <i>storeys</i>
<b><i>Parking, Accessory Buildings, Etc.</i></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:

PRESTIGE INDUSTRIAL ZONE (M1)

- 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 M1-1 NORTH SIDE OF PATULLO AVE BETWEEN JACK ROSS AVE AND MIDDLETOWN LINE (KEY MAPS 100 & 101)**

- 17.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M1-1 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

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

- 17.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-1 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

**17.3.1.2.1 Setback from EP1-1 and/or EP2-2 Zone**

Notwithstanding any yard provision contained in Section 17.2, 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.

**17.3.1.2.2 Holding Provisions**

Where the symbol “H” appears on a zoning map following the zone symbol M1-1, those lands shall not be developed or *used* unless this By-law has been amended to remove the relevant “H” symbol.

**17.3.1.2.2.1 *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.

PRESTIGE INDUSTRIAL ZONE (M1)

- 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*.

17.3.1.2.3 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.

17.3.2 **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*.

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:

PRESTIGE INDUSTRIAL ZONE (M1)

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)

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
---------	--------

PRESTIGE INDUSTRIAL ZONE (M1)

## 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.

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)

17.3.7 **M1-7 ATHLONE AVENUE (KEY MAP 95)**

17.3.7.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any M1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.7.1.1 *Lot Depth*

Minimum 116 m

PRESTIGE INDUSTRIAL ZONE (M1)

- 17.3.7.2 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*.

(Added by By-Law 9544-22)

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.

(Added by By-Law 9139-17)

- 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)

PRESTIGE INDUSTRIAL ZONE (M1)

**17.3.9 M1-9 EAST SIDE OF WOODALL WAY (KEY MAP 54)**

- 17.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M1-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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

- 17.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

#### 17.3.9.2.1 *Lot Area*

Minimum Nil

#### 17.3.9.2.2 *Lot Frontage*

Minimum	20 m
---------	------

#### 17.3.9.2.3 *Front Yard Depth*

Minimum	15 m
---------	------

#### 17.3.9.2.4 Exterior Side Yard Width

Minimum	15 m
---------	------

#### 17.3.9.2.5 Interior Side Yard Width

Minimum	3 m
---------	-----

except that where the *interior side lot line* is the boundary line between an M1-9 Zone and a Residential or Development Zone, the minimum *interior side yard* width shall be 8 m.

#### 17.3.9.2.6 *Rear Yard Depth*

Minimum	7.5 m
---------	-------

except where the *rear lot line* is the boundary line between an M1-9 Zone and a Residential or Development Zone, the minimum *rear yard depth* shall be 25 m.

(Added by By-Law 9317-19)

#### 17.3.9.2.7 *Landscaped Open Space*

Minimum      5% of the *lot area*



PRESTIGE INDUSTRIAL ZONE (M1)

- 17.3.9.3 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 9317-19)

17.3.10 **M1-10** **ATHLONE AVENUE** **(KEY MAP 95)**

- 17.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any M1-10 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

17.3.10.1.1 *Lot Area*

Minimum 0.31 ha

17.3.10.1.2 *Lot Frontage*

Minimum 53 m

- 17.3.10.2 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*.

(Added by By-Law 9544-22)

17.3.11 **M1-11** **ATHLONE AVENUE** **(KEY MAP 95)**

- 17.3.11.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any M1-11 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

17.3.11.1.1 *Lot Frontage*

Minimum 41 m

(Added by By-Law 9544-22)

17.3.11.1.2 *Interior Side Yard*

Minimum 3 m

17.3.11.1.3 *Exterior Side Yard*

Minimum 19 m

- 17.3.11.2 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*.

(Added by By-Law 9544-22)

PRESTIGE INDUSTRIAL ZONE (M1)**17.3.12 M1-12 PART OF LOT 7, 8, 9, CONCESSION 1 (BLANDFORD) NW CORNER OF HIGHWAY 2 AND BLANDFORD ROAD (KEY MAP 41)**

- 17.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M1-12 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

All non-residential uses *permitted* in Section 17.1 of this By-law;  
a food processing plant.

- 17.3.12.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M1-12 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

17.3.12.2.1 SETBACK TO ENVIRONMENTAL PROTECTION ZONES

Notwithstanding Section 5.1.14 of this By-Law to the contrary, no development and site alteration within the M1-12 Zone may be permitted within 30 metres of Environmental Protection Zone 1 (EP1).

17.3.12.2.2 LOT DEPTH

Notwithstanding the minimum lot depth provision contained in Section 17.2, the minimum lot depth for a lot or block adjacent to Highway 401 shall be 14 m.

17.3.12.3 HOLDING PROVISION

- 17.3.12.3.1 Where the symbol “H” appears on a zoning map following the zone symbol M1-12, those lands shall not be developed or used unless this By-Law has been amended to remove the relevant “H” symbol.

(Added by By-Law 9739-25)

17.3.12.3.2 *Criteria for the Removal of the Holding Provision*

- i. Prior to the removal of the “H” symbol, the owner shall provide appropriate justification to demonstrate compliance with the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” and demonstrate that the impact of any proposed industrial or commercial development on existing residential development in the vicinity will be in accordance with Ministry of Environment, Conservation and Parks NPC-300 Noise Guidelines, to the satisfaction of the City.

- 17.3.12.4 That all of 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 9739-25)

PRESTIGE INDUSTRIAL ZONE (M1)**17.3.14      M1-14                      427 WOODALL WAY                                              (KEY MAP 54)**

17.3.14.1      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-14 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;  
a *recreational building (indoor sports)*.

17.3.14.2      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M1-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

17.3.14.2.1      *Front Yard Depth*

Minimum	15 m
---------	------

17.3.14.2.2      *Exterior Side Yard Width*

Minimum	15 m
---------	------

17.3.14.2.3      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

17.3.14.2.4      Gross Floor Area for a *Recreational Building (indoor sports)*

Maximum	945 m <sup>2</sup>
---------	--------------------

17.3.14.3      That all the provisions of the M1 Zone in Section 7.2 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 9760-25)