

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

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

an *adult entertainment parlour* in a free-standing, single-use structure;

an ambulance, police or fire depot;

an assembly plant;

an *automobile service station*;

a *body rub parlour*;

a *contractor's yard or shop*;

(Added by By-Law 9025-15)

a cold storage plant;

a *customer contact centre office* in an *existing building* with a minimum *gross floor area* of 1,400 square metres

a *dry cleaning establishment*;

a fabricating plant;

a health club;

an *industrial mall*;

a lumber yard

a machine shop;

a manufacturing plant;

a monument sales shop

a packaging plant;

a *parking lot*;

a printing plant;

a processing plant;

a *public garage*;

a retail building supply establishment

a scientific research establishment;

a *service shop*;

a *warehouse*;

a *wholesale outlet*;

a retail sales outlet or business office *accessory* to a *permitted use*.

**18.2 ZONE PROVISIONS**

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

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

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

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

## 18.2.1 Property Abutting a Railway:

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

## 18.2.2 Open Storage:

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

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

## 18.2.3 Pump Island Location:

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

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

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

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

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

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

**18.3.2 M2-2 PARKINSON ROAD (KEY MAP 89)**

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

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

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

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

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

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

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

18.3.3.2.1 *Open Storage:*

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

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

(Replaced by By-Law 9024-15)

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

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

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

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

- 18.3.4.2.1 *Parking Area Setback:*

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

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

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

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

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

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

- 18.3.5.2.1 *Distance from Environmental Protection Zones:*

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

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

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

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

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

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

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

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

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

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

(Added by By-Law 8860-13)

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

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

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

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

(Added by By-Law 8930-14)

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

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

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

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

18.3.9.2.1 PROVISIONS FOR A *BUSINESS OR PROFESSIONAL OFFICE*

18.3.9.2.2 Maximum Number of Offices 3

18.3.9.2.3 Minimum *Gross Floor Area* of an Office 929 m<sup>2</sup>

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

(Added by By-Law 8965-15)

18.3.10 **M2-10** **DUNDAS STREET** **(KEY MAP 66)**

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

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

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

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

Maximum 1,115 m<sup>2</sup>

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

(Added by By-Law 9300-19)

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

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

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

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

18.3.11.2.1 INTERIOR SIDE YARD WIDTH

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

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

(Added by By-Law 9352-20)

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

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

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

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

18.3.12.2.1 *Parking spaces for Transport Trucks:*

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

(Added by By-Law 9524-22)

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

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

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

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



RESTRICTED INDUSTRIAL ZONE (M2)18.3.13.2.1 *Open Storage:*

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

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

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

(Added by By-Law 9485-21)

18.3.14 **M2-14 NORTH SIDE OF PARKINSON ROAD, WEST OF BEARDS LANE**  
**(KEY MAP 77)**

18.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M2-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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

18.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M2-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

18.3.14.2.1 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned M2-14, no development or site alteration is *permitted* within 54 metres of Environmental Protection Zone 1 (EP1).

18.3.14.2.2 Front Yard Depth

Minimum	13 m
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18.3.14.3 That all the provisions of the M2 Zone in Section 18.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9585-23)