

10.2. General Industrial Zone (M2)

10.2.1. Permitted Uses

The following uses are permitted in a M2 Zone:

Amended by
Bylaws No.
115-92, 141-94,
35-95, 158-98,
157-2000, 124-2012,
OMB Order R920340,
100-2013

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Dry cleaning establishments.
- .18 Impounding yards.
- .19 Industrial rental establishments.
- .20 Industrial service offices.
- .21 Kennels.
- .22 Liquid waste transfer stations.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private parks.
- .26 Propane storage tanks.
- .27 Public agency works yards.
- .28 Public garages.
- .29 Public storage warehouses.
- .30 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .31 Service industries.
- .32 Service or repair shops.
- .33 Telecommunications services.
- .34 Trade schools.
- .35 Transportation terminals.
- .36 Uses permitted in Section 6.1.
- .37 Wayside pits or wayside quarries.

10.2.2. Regulations

Any use, building or structure in a M2 Zone shall be established in accordance with the following:

Amended by
Bylaws No.
25-91, 141-94,
53-2006, 124-2012,
OMB Order
R920340

All Permitted Uses Except as Noted:

| | | |
|-----|-----------------------------------|--|
| .1 | Lot Area (minimum) | 0.2 ha |
| .2 | Lot Width (minimum) | 30.0 m |
| .3 | Lot Coverage | |
| | .1 Minimum | |
| | .1 Over 0.8 hectares | 15.0% |
| | .2 0.8 hectares and under | 10.0% |
| | .2 Maximum | 60.0% |
| .4 | Building Height (maximum) | 15.0 m |
| .5 | Front Yard (minimum) | 15.0 m or Established Front Building Line, whichever is the lesser. |
| .6 | Rear Yard (minimum) | |
| | .1 Abutting a Residential Zone | 9.0 m |
| | .2 All other rear yards | 3.0 m |
| .7 | Side Yard (minimum) | |
| | .1 Interior | |
| | .1 Abutting a Residential Zone | 9.0 m |
| | .2 All other interior side yards | 3.0 m |
| | .2 Exterior | 7.5 m |
| .8 | DELETED | |
| .9 | Landscaped Open Space (minimum) | 10% of lot area |
| .10 | Planting Strip in accordance with | Section 6.11 |
| .11 | Parking Spaces in accordance with | Section 6.18. |
| .12 | Buffering | |
| | .1 In accordance with | Section 6.10 |
| .13 | Loading Spaces | |

- .1 In accordance with Section 6.23
- .14 Open Storage
 - .1 In accordance with Section 6.12
- .2 Accessory Caretakers' Residences
 - .1 In accordance with Sections 6.3.4 and 10.2.2.
- .3 Accessory General Offices
 - .1 In accordance with Sections 6.3.5. and 10.2.2.
- .4 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6. and 10.2.2.
- .5 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3.
- .6 Day Nurseries
 - .1 In accordance with Section 6.8
- .7 Impounding Yards and Salvage Yards

Impounding yards or salvage yards shall not be permitted within 150.0 m of a lot in a Residential Zone, or the road allowance of a freeway, expressway, arterial road, or collector road. Such uses shall be subject to the M2 Zone regulations, except for the following:

 - .1 Notwithstanding Section 6.12.3.1., open storage shall not be permitted in the minimum front yard or minimum exterior side yard.
 - .2 Notwithstanding Section 6.12.3.3.2., an open storage area shall extend over more than 80% of the lot area, and such areas shall be exclusive of required parking spaces, parking areas, and landscaped open space.
- .8 Propane Storage Tanks
 - .1 In accordance with Sections 6.25 and 10.2.2.
- .9 Uses Permitted in Section 6.1.
 - .1 In accordance with Section 6.1.
- .10 Wayside Pits and Wayside Quarries

Amended by
Bylaw No.
158-98

.1 In accordance with Section 6.24.

.11 Accessory Used Motor Vehicle Sales

.1 In accordance with Sections 6.3.7 and 10.2.2.

10.2.3. Exceptions

The following Zones apply to specific lands within an M2 Zone.

.1 **Johnson Road Area (M2-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-1 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Single-detached dwellings accessory to a use permitted in the M2 Zone.
- .2 Existing single-detached dwellings not accessory to a use permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For uses permitted in the M2 Zone and accessory single-detached dwellings as permitted in the M2-1 Zone.
 - .1 Only those uses which do not use water as part of their process or operations shall be permitted.
 - .2 Regulations for Main Use
 - .1 Lot area (minimum) 0.25 ha
 - .2 Lot coverage (maximum) 30%
 - .3 Building height (maximum) 11.0 m
 - .4 Front yard (minimum) 9.0 m
 - .5 Side yard (minimum)
 - .1 Interior 9.0 m
 - .2 Exterior 9.0 m
 - .6 Rear yard (minimum) 9.0 m
 - .3 Servicing

- .1 Notwithstanding Section 6.27, all uses shall be capable of being, and may be, served by a private sanitary waste disposal system approved by the City in consultation with the Brant County District Health Unit.
- .2 For existing single-detached dwelling
 - .1 Lot area (minimum) 0.25 ha
 - .2 Lot frontage (minimum) 24.0 m
 - .3 Lot coverage (maximum) 10%
 - .4 Building height (maximum) 10.0 m
 - .5 Side yard (minimum)
 - .1 Interior 9.0 m
 - .2 Exterior 9.0 m
 - .6 Rear yard (minimum) 10.0 m
 - .7 Parking in accordance with Section 6.18
 - .8 Notwithstanding Section 6.27 existing single-detached dwellings may be served by a private sanitary waste disposal system approved by the City in consultation with the Brant County District Health Unit.

That all the provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.2 433 and 435 West Street (M2-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-2 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 An automobile sales establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-2 Zone use any lot, or erect, alter or use any building or structure for an automobile sales establishment, except in accordance with the following provisions:

- .1 The open storage of new and used vehicles accessory to an automobile sales establishment shall be permitted in a yard

abutting a street.

That all the provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
118-2003

.3 37 Spalding Drive (M2-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-3 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 An automobile sales establishment
- .2 A parking lot associated with an industrial use occupying the lands municipally known as 34 to 50 Spalding Drive.

Notwithstanding any provision of this Bylaw 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:

- .1 The open storage of new and used vehicles accessory to an automotive sales establishment shall be permitted in a yard abutting a street.
- .2 Planting Strip (minimum)
 - .1 Abutting Spalding Drive 1.5m
 - .2 Abutting Ballantyne Drive NIL

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
132-94, 149-97,
65-2018

.4 280 Murray Street (M2-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-4 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 A retail warehouse for the retail sale of beer
- .2 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.2.3.4.1 and 10.2.3.4.2 except in accordance with the following provisions:

- .1 For the use listed in Section 10.2.3.4.1, in accordance with

Section 9.8.2.

Amended by
Bylaw No.
65-2018

- .2 For the use listed in Section 10.2.3.4.2, in accordance with Section 6.34.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

.5 131 Elgin Street (M2-5)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-5 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 A general office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-5 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

- .1 In accordance with section 9.8.2.

That all the provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.6 14 Reade Street (M2-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-6 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 A health club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-6 Zone use any lot, or erect, alter or use any building or structure for a health club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

7. DELETED

Amended by
Bylaws No.
25-91, 60-92,
200-2004

Amended by
Bylaw No.
25-91

.8 7 Niagara Street, 133-135 Pearl Street & 139 Pearl Street (M2-8)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-8 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 Single-detached dwellings;
- .2 Converted dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-8 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.2.3.8.1 and 10.2.3.8.2, except in accordance with the following provisions:

- .1 In accordance with Section 7.8.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
25-91

.9 380 Hardy Road (M2-9)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-9 Zone may be used for all of the uses permitted in the M2 Zone plus the following use:

- .1 General offices.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-9 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 10.2.3.9.1, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
70-91, 172-91,
41-2000, 187-2004,
60-2017

.10 Northwest Industrial Area (M2-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-10 Zone may be used for only the following:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.

- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Day nurseries.
- .18 Dry cleaning establishments.
- .19 Impounding yards.
- .20 Industrial rental establishments.
- .21 Industrial service offices.
- .22 Kennels.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private clubs.
- .26 Private parks.
- .27 Propane storage tanks.
- .28 Public agency works yards.
- .29 Public halls.
- .30 Public garages.
- .31 Public storage warehouses.
- .32 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .33 Service industries.
- .34 Service or repair shops.
- .35 Telecommunications services.
- .36 Trade schools.
- .37 Transportation terminals.
- .38 Uses permitted in Section 6.1.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
102-91

.11 236 Braneida Lane (M2-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-11 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 A fitness centre/dance studio.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-11 Zone use any lot, or erect, alter or use any building or structure for a fitness centre/dance studio, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 230.0 m²

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
172-91

.12 Northwest - South of Hardy Road (M2-12)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-12 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Pits.
- .2 Quarries.
- .3 Asphalt plants.
- .4 Agricultural uses.
- .5 Wayside pits or wayside quarries.
- .6 Crushing, screening and washing operations, stockpiling, and storage of extracted materials.
- .7 Concrete ready-mix plants.
- .8 Accessory caretakers' residences.
- .9 Accessory general offices.
- .10 Accessory uses, buildings and structures.
- .11 Uses permitted in Section 6.1.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-12 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 10.2.3.12.1 to 10.2.3.12.11, all inclusive, except in accordance with the following:

- .1 Notwithstanding Section 4.1.7 where the M2-12 Zone symbol is preceded by the letter "H", the lands may be used only for the uses permitted in Sections 10.2.3.12.1 to 10.2.3.12.11, all inclusive, prior to a Bylaw being adopted by Council to remove the "H", provided a permit has been issued pursuant to the Aggregate Resources Act.
- .2 In accordance with Section 10.4.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
158-91, 2-93,
19-2002

.13 49 Dalkeith Drive (M2-13)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-13 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 An accountant's office
- .2 Health clubs
- .3 A general office, training facility and vehicle and equipment storage all of which are related to first aid instruction.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-13 Zone use any lot, or erect, alter or use any building or structure for an accountant's office, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 200.0m²

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
38-92

.14 Northwest Corner of Henry St. and Middleton St. (M2-14)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-14 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Ambulance stations

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-14 Zone use any lot, or erect, alter or use any building or structure for an ambulance station, except in accordance with the following provisions:

- .1 In accordance with Section 8.1.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
158-98, 124-2012,
OMB Order
920340

.15 65 to 95 Elgin Street, 373 to 383 Elgin Street, 33 Park Avenue East/147 Murray Street, 434 Henry Street, 36 Adams Boulevard, 112 Adams Boulevard, and 96 Middleton Street (M2-15)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-15 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Recycling operation

Notwithstanding any provision of this Bylaw to the contrary, no person

shall within any M2-15 Zone use any lot, or erect, alter or use any building or structure for a recycling operation, except in accordance with the following provisions:

- 1. In accordance with Section 10.2.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
132-92

.16 West Side of Garden Avenue (M2-16)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-16 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 A single detached dwelling
- .2 Uses, buildings and structures accessory to a single detached dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-16 Zone use any lot, or erect, alter or use any building or structure for a single detached dwelling, except in accordance with the following provisions:

- .1 Notwithstanding Section 4.1.7, where the M2-16 Zone symbol is preceded by the letter "H", the lands may be used only for a single detached dwelling and accessory buildings and structures, prior to a Bylaw being adopted by Council to remove the "Holding" provision.
- .2 In accordance with Section 7.2.2, save and except for Sections 6.3.1.1 and 6.3.1.2.1.
- .3 The maximum height of any accessory building or structure shall not exceed 6.4 metres.
- .4 The total maximum lot coverage for all accessory buildings and structures shall be 255.0 m².

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
45-93, 79-96,
149-2000

.17 34 Dalkeith Drive (M2-17)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-17 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Home furnishing stores
- .2 Arts schools for dance and aerobics
- .3 Health clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
64-93, 110-93

.18 Braneida Industrial Subdivision Section G (M2-18)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-18 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Retail warehouses limited to home furnishings.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
158-98, 124-2012

.19 347 Greenwich Street (M2-19)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-19 Zone may be used for all the uses permitted in the M2 Zone, plus the following:

- 1. Museums, including the restoration and repair of artifacts
- 2. An existing recycling operation

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-19 Zone use any lot, or erect, alter or use any building or structure for an existing recycling operation, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 4000.0 m²

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
105-94

.20 West Side of Roy Boulevard (M2-20)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-20 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person

shall within any M2-20 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- 1. Ground Floor Area (minimum) 6.5% of lot area

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
128-94

.21 62 Plant Farm Road (M2-21)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-21 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Health Clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
12-96

.22 50 Roy Boulevard (M2-22)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-22 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Heath clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
54-97

.23 348 Elgin Street (M2-23)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-23 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Accessory retail sales of home comfort products restricted to gas, water, electrical and heating conservation fixtures; air and water quality products; and security products all for home use only.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-23 Zone use any lot, or erect, alter or use any building or structure for accessory retail sales of home comfort products, except in accordance with the following provisions:

- .1 Accessory retail sales of home comfort products are permitted as

an accessory use to a public agency works yard.

- .2 The gross floor area occupied by the accessory retail sale of home comfort products shall not exceed 300.m².

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
67-2000

.24 308 Lynden Road (M2-24)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-24 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Storage, screening and processing of top soil

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-24 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Notwithstanding Section 4.1.7 of this Bylaw, where the M2-24 Zone symbol is preceded by the letter "H", the lands may be used for existing uses, public services and the storage, screening and processing of top soil.
- .2 Notwithstanding Section 6.12.3, the storage, screening and processing of top soil shall be in a location approved pursuant to the Site Plan Control provisions of the Planning Act.
- .3 Notwithstanding Section 6.12.3.4, the height of stored top soil shall not exceed 6.0 metres.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
118-2000, 187-2004

.25 DELETED

Amended by
Bylaws No.
171-2000, 185-2001,
60-2017

.26 Northwest - East of Oak Park Road (M2-26)

Notwithstanding any provision of this Bylaw to the contrary, any lot within 185-2001, any M2-26 Zone may be used for only the following:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.

- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales associated with manufacturing uses only.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Day nurseries.
- .18 Dry cleaning establishments.
- .19 Impounding yards.
- .20 Industrial rental establishments.
- .21 Industrial service offices.
- .22 Kennels.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private clubs.
- .26 Private parks.
- .27 Propane storage tanks.
- .28 Public agency works yards.
- .29 Public halls.
- .30 Public garages.
- .31 Public storage warehouses.
- .32 Restaurants accessory to a permitted use: full service, Take-out and fast food (excluding drive-through service).
- .33 Service industries.
- .34 Service or repair shops.
- .35 Telecommunications services.
- .36 Trade schools.
- .37 Transportation terminals.
- .38 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-26 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Open storage shall not be permitted in any front yard or exterior side yard.
- .2 Any open storage located in an interior side yard or rear yard shall be fenced and screened to provide a buffer so that it is not visible from a street.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
412-2001

.27 17 and 22 Sydenham Street (M2-27)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-27 Zone may be only used for the following:

- .1 Public parks
- .2 Uses legally existing in accordance with the permitted uses of the "M2" Zone at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-27 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All activities associated with a permitted use shall be undertaken within a wholly enclosed building.
- .2 Open Storage Prohibited

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.28 Unused

.29 Unused

Amended by
Bylaw No.
412-2001

.30 North Side of Sinclair Boulevard (M2-30)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-30 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 Automobile washing facilities restricted to the washing of commercial trucks.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
150-2001

.31 150 Roy Boulevard (M2-31)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-31 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 Propane filling station

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
185-2001,
154-2004

.32 DELETED

Amended by
Bylaw No.
20-2002

.33 80 Morton Avenue East (M2-33)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-33 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-33 Zone use any lot, or erect, alter or use any building or structure, for accessory retail sales, except in accordance with the following:

- .1 Notwithstanding Section 6.3.6.2 of this Bylaw, where an industrial mall or buildings containing more than one manufacturing or warehousing use are located on a lot in the M2-33 Zone, the gross floor area for any accessory retail sales associated with each individual manufacturing or warehousing use shall not exceed 10.0% of the gross floor area of the said individual uses or 464.5m², whichever is the greater, provided that the total gross floor area for all accessory retail sales uses shall not exceed 10% of the total gross floor area of all buildings on the lot.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
63-2002,
160-2002

.34 DELETED

Amended by
Bylaw No.
175-2002

.35 11 Roy Boulevard (M2-35)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-35 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Boat & recreational vehicle sales establishments.

That all of the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.36 Unused

Amended by
Bylaws No.
154-2003,
173-2004

.37 45 Dalkeith Drive (M2-37)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-37 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Health clubs
- .2 General offices
- .3 A training facility and vehicle and equipment storage all of which are related to first aid instruction
- .4 Retail warehouses limited to home furnishings
- .5 An arts school
- .6 Uses existing at the date of the passing of this Bylaw

Notwithstanding any provision of this Bylaw to the contrary, no person shall with any M2-37 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Landscape Open Space (minimum) 5.5%

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
178-2003

.38 388 Colborne Street West (M2-38)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-38 Zone may be used for all of the uses permitted in the M2 Zone plus the following:

- .1 Ambulance stations.
- .2 Fire stations.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-38 Zone use any lot, or erect, alter or use any building or structure for the fire and ambulance stations, except in accordance with the following:

.1 In accordance with Section 8.1.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
171-2003

.39 East Side of Oak Park Road (M2-39)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-39 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-39 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 6.27 of this Bylaw, any use, building or structure may be established in the M2-39 Zone with private water supply and/or private sanitary sewage disposal facilities that have been approved by the City and relevant agencies.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
200-2004

.40 East Side of Garden Avenue, North of Elgin Street (M2-40)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-40 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-40 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 6.10.1 of this Bylaw, where a lot in an Industrial Zone abuts a lot in a Residential Zone, a buffer consisting of 15.0 m of landscaped open space shall be provided and maintained on the industrial lot to screen all parking spaces, parking areas, loading spaces and open storage areas thereon.
- .2 Notwithstanding Section 6.10.2 of this Bylaw, where a lot in an Industrial Zone abuts a lot in a Residential Zone, no building or structure and no open storage shall be permitted within 15.0 m of a lot in a Residential Zone.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
53-2006

.41 33 Sinclair Boulevard

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-41 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-41 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Lot coverage

| | |
|------------|-----|
| .1 Minimum | 10% |
|------------|-----|

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
125-2007

.42 Elgin Street (M2-42)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-42 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

.1 General Offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-42 Zone use any lot, or erect, alter or use any building or structure for general offices, except in accordance with the following provisions:

.1 In accordance with Section 10.2.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
154-2007

.43 340 Henry Street (M2-43)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-43 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

.1 General Offices

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
153-2007

.44 469 Hardy Road (M2-44)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-44 Zone may be used for all of the uses permitted in the M2-10 Zone, plus the following:

- .1 General Offices
- .2 Full Service Restaurant (excluding drive-thru)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-44 Zone use any lot, or erect, alter or use any building or structure for general offices, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum)
 - .1 General office 362.0m²
 - .2 Full Service Restaurant 278.7m²
(excluding drive-thru)

That all the provisions of the M2-10 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
73-2008

.45 10 Spalding Drive (F-M2-45)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-45 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Truck Driving School.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-45 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
132-2008, 124-2012

.46 44 Holme Street (M2-46)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-46 Zone may be used for only the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section
- .2 Manufacturing uses
- .3 Wholesale uses
- .4 Warehouse uses
- .5 Research uses
- .6 Accessory caretakers' residences
- .7 Accessory general offices
- .8 Accessory used motor vehicle sales
- .9 Accessory uses, buildings and structures which shall include the following:
 - .1 Art gallery
 - .2 Art studio
 - .3 Full service restaurant, limited to a maximum of 16 seats and limited to the sale of beverages, snacks, ice cream or other similar frozen desserts
 - .4 Retail sales
 - .5 Outdoor patio area, with a maximum floor area of 32.0m²
- .10 Agricultural uses, including field crops, tree crops, flower gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock
- .11 Automobile rental establishments
- .12 Autobody repair shops
- .13 Catering services
- .14 Bus garages
- .15 Computer, electronic or data processing establishments
- .16 Day nurseries
- .17 Dry cleaning establishments
- .18 Impounding yards
- .19 Industrial rental establishments
- .20 Industrial service offices
- .21 Kennels
- .22 Places of worship
- .23 Postal stations
- .24 Printing establishment
- .25 Private clubs
- .26 Private parks
- .27 Public halls
- .28 Public garages
- .29 Public storage warehouses
- .30 Salvage yards
- .31 Service industries
- .32 Service or repair shops
- .33 Telecommunications services
- .34 Trade schools

- .35 Transportation terminals
- .36 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-46 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Gross Floor Area for All Accessory Uses in Section 10.2.3.46.9.
(Total maximum) 150.0m²

That all remaining provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
75-2010,
124-2012

.47 143 Adams Boulevard (M2-47)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-47 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 Recycling Operations of Electronic Equipment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-47 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 All activities associated with a Recycling Operations of Electronic Equipment Use shall be undertaken within a wholly enclosed building.
- .2 Parking for Electronic Equipment Recycling 1 space per 100m²
GFA

That all remaining provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
20-2011, 124-2012,
102-2015, 60-2017

.48 26 Empey Street (M2-48)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-48 Zone may be used for only the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.

- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Day nurseries.
- .18 Dry cleaning establishments.
- .19 Impounding yards.
- .20 Industrial rental establishments.
- .21 Industrial service offices.
- .22 Kennels.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private clubs.
- .26 Private parks.
- .27 Propane storage tanks.
- .28 Public agency works yards.
- .29 Public halls.
- .30 Public garages.
- .31 Public storage warehouses.
- .32 Recycling Operation.
- .33 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .34 Salvage yards.
- .35 Service industries.
- .36 Service or repair shops.
- .37 Telecommunications services.
- .38 Trade schools.
- .39 Transportation terminals.
- .40 Uses permitted in Section 6.1.
- .41 Wayside pits or wayside quarries.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-48 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Notwithstanding Section 2.18.2.1, recycling shall exclude the recycling of tires, food wastes, oils and solvents, hazardous wastes as defined by the Province, or materials that cause noxious odours and organic wastes.
- .2 Lot Coverage
 - .1 Minimum

| | | |
|----|------------------------|-------|
| .1 | Over 0.8 hectares | 5.9% |
| .2 | 0.8 hectares and under | 10.0% |
| 2 | Maximum | 60.0% |

In addition to the requirements of Section 6.12, open storage areas consisting of stockpiles shall be set back a minimum of 60 metres from the front lot line.

That one stockpile, consisting only of soil for landscaping purposes be permitted to a maximum height of 15 m.

That all remaining provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
155-2011

.49 435 Elgin Street (M2-49)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-49 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 General offices.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
124-2012

.50 543 Greenwich Street (M2-50)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-50 Zone may be used for all of the uses permitted in the M2 zone, plus the following use:

- .1 Salvage Yard

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
124-2012

.51 144 Mohawk Street (M2-51)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-51 Zone may be used for all of the uses permitted in the M2 zone, plus the following use:

.1 Salvage Yard

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis

Amended by
Bylaw No.
71-2013

.52 470 Colborne Street West (M2-52)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-52 Zone may be used for only the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Automobile rental establishments.
- .12 Catering services.
- .13 Bus garages.
- .14 Computer, electronic or data processing establishments.
- .15 Impounding yards.
- .16 Industrial rental establishments.
- .17 Industrial service offices.
- .18 Places of worship.
- .19 Postal stations.
- .20 Printing establishment.
- .21 Private clubs.
- .22 Private parks.
- .23 Public halls.
- .24 Public garages.
- .25 Public storage warehouses.
- .26 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .27 Service industries.
- .28 Service or repair shops.
- .29 Telecommunications services.
- .30 Trade schools.
- .31 Uses permitted in Section 6.1.

That all remaining provisions of the M2-52 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
122-2014,
OMB Decision
PL141289, 66-2021

.53 375 Hardy Road (M2-53)

- .1 DELETED
 - .1 DELETED
 - .2 DELETED
- .2 DELETED
 - .1 DELETED
- .3 Notwithstanding the provisions of this Bylaw to the contrary, any lot within any M2-53 Zone may be used for only the following uses:
 - .1 Industrial malls, which may permit one or more of the uses permitted by this Section
 - .2 Manufacturing uses
 - .3 Wholesale uses
 - .4 Warehouse uses accessory to a permitted use
 - .5 Research uses
 - .6 Accessory caretakers' residences
 - .7 Accessory general offices
 - .8 Accessory retail sales
 - .9 Accessory uses, buildings and structures
 - .10 Agricultural uses
 - .11 Automobile sales and rental establishments
 - .12 Catering services
 - .13 Computer, Electronic or Data Processing Establishments
 - .14 Industrial rental establishments
 - .15 Industrial service offices
 - .16 Postal stations
 - .17 Printing establishments
 - .18 Private parks
 - .19 Propane storage tanks accessory to a permitted use
 - .20 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive through)
 - .21 Service industries
 - .22 Service or repair shops
 - .23 Telecommunications services
 - .24 Trade schools
 - .25 Transportation terminals
 - .26 Uses permitted in Section 6.1
 - .27 Uses accessory to existing pits or quarry operations
 - .28 Existing asphalt plant and recycling operation, including an accessory office, crushing, handling, stockpiling and outdoor storage of materials
- .4 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-53 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1 Warehouse uses accessory to a permitted use

The floor area for warehouse uses accessory to a permitted use, shall be limited to a maximum floor area that is less than 50% of the total floor area of the permitted use.

.2 Open storage

.1 Open storage shall not be permitted on any lot that is adjacent to lands zoned Open Space Restricted 3 Zone (OS3) or in any yard abutting a street.

.2 Open storage shall not extend over more than 25% of the total lot area.

.3 The height of stored materials shall not exceed 4.5 metres.

.3 Existing Asphalt Plant and Recycling operation

The existing asphalt plant and recycling operation, including the accessory office, crushing, handling, stockpiling and outdoor storage of materials shall not extend beyond its current location as of September 29, 2014. The existing asphalt plant and recycling operation shall be deemed to conform to Section 10.2.2 of this Bylaw.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
122-2014,
OMB Decision
PL141289

.54 375 Hardy Road (H-M2-54)

.1 Prior to the removal of the 'Holding' (H) provision, the lands zoned H-M2-54 may only be used the following:

.1 Existing pit and quarry operation and accessory uses thereto

.2 Existing asphalt plant and recycling operation, including an accessory office, crushing, handling, stockpiling and outdoor storage of materials, subject to the regulations of Section 10.2.3.54.4.2

.2 Removal of the 'Holding (H)' provision may occur once the following has been satisfied:

.1 The Owner has entered into a subdivision or development agreement to the satisfaction of the City and the Grand River Conservation Authority.

- .3 Notwithstanding the provisions of this Bylaw to the contrary, any lot within any M2-54 Zone may be used for only the following uses:
- .1 Industrial malls, which may permit one or more of the uses permitted by this Section
 - .2 Manufacturing uses
 - .3 Wholesale uses
 - .4 Warehouse uses
 - .5 Research uses
 - .6 Accessory caretakers' residences
 - .7 Accessory general offices
 - .8 Accessory retail sales
 - .9 Accessory uses, buildings and structures
 - .10 agricultural uses
 - .11 Automobile sales and rental establishments
 - .12 Catering services
 - .13 computer, electronic or data processing establishments
 - .14 Industrial rental establishments
 - .15 Industrial service offices
 - .16 Postal stations
 - .17 Printing establishments
 - .18 Private parks
 - .19 Propane storage tanks accessory to a permitted use
 - .20 Public storage warehouses
 - .21 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive through)
 - .22 Service industries
 - .23 Service or repair shops
 - .24 Telecommunications services
 - .25 Trade schools
 - .26 Transportation terminals
 - .27 Uses permitted in Section 6.1
 - .28 Uses accessory to existing pits or quarry operations
 - .29 Existing asphalt plant and recycling operation, including an accessory office, crushing, handling, stockpiling and outdoor storage of materials
- .4 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-54 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- .1 Open storage
 - .1 Open storage shall not be in any yard abutting a street.
 - .2 Open storage shall not extend over more than 25% of the total lot area.
 - .3 The height of stored materials shall not exceed 4.5 metres.

.2 Existing Asphalt Plant and Recycling operation

The existing asphalt plant and recycling operation, including the accessory office, crushing, handling, stockpiling and outdoor storage of materials shall not extend beyond its current location as of September 29, 2014. The existing asphalt plant and recycling operation shall be deemed to conform to Section 10.2.2 of this Bylaw.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
127-2014,
OMB Decision
PL141287, 65-2021

.55 395 Hardy Road (M2-55)

.1 DELETED

.1 DELETED

.2 DELETED

.1 DELETED

.3 Notwithstanding the provisions of this Bylaw to the contrary, any lot within any M2-55 Zone may be used for only the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section
- .2 Manufacturing uses
- .3 Wholesale uses
- .4 Warehouse uses accessory to a permitted use
- .5 Research uses
- .6 Accessory caretakers' residences
- .7 Accessory general offices
- .8 Accessory retail sales
- .9 Accessory uses, buildings and structures
- .10 Agricultural uses
- .11 Automobile sales and rental establishments
- .12 Catering services
- .13 Computer, electronic or data processing establishments
- .14 Industrial rental establishments, excluding the rental and storage of heavy construction equipment.
- .15 Industrial service offices
- .16 Postal stations
- .17 Printing establishments
- .18 Private parks
- .19 Propane storage tanks accessory to a permitted use
- .20 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive through)

- .21 Service industries
 - .22 Service or repair shops
 - .23 Telecommunications services
 - .24 Trade schools
 - .25 Uses permitted in Section 6.1
 - .27 Uses accessory to existing pits or quarry operations
- .2 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-55 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- .1 Warehouse uses accessory to a permitted use

The floor area for warehouse uses accessory to a permitted use, shall be limited to a maximum floor area that is less than 50% of the total floor area of the permitted use.
 - .2 Open storage
 - .1 Open storage shall not be permitted on any lot that is adjacent to lands zoned Open Space Type 1 (OS1) or Open Space Restricted 3 Zone (OS3) or in any yard abutting a street.
 - .2 Open storage shall not extend over more than 25% of the total lot area.
 - .3 The height of stored materials shall not exceed 4.5 metres.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
126-2014

.56 90 Morton Avenue East (M2-56)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-56 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 General offices.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
137-2014

.57 411 Elgin Street (M2-57)

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-57 Zone may only be used for the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section
- .2 Manufacturing uses
- .3 Wholesale uses
- .4 Warehouse uses
- .5 Research uses
- .6 Accessory caretakers' residences
- .7 Accessory general offices
- .8 Accessory retail sales
- .9 Accessory uses, buildings, and structures
- .10 Automobile rental establishments
- .11 Catering services
- .12 Computer, electronic or data processing establishments
- .13 Industrial rental establishments
- .14 Industrial service offices
- .15 Postal stations
- .16 Printing establishment
- .17 Private parks
- .18 Public storage warehouses
- .19 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service)
- .20 Service industries
- .21 Service or repair shops
- .22 Telecommunications services
- .23 Art schools
- .24 Commercial schools
- .25 Post-secondary schools
- .26 Private schools
- .27 Trade schools
- .28 Health clubs, including gymnasiums
- .29 General business and professional offices
- .30 Uses permitted in Section 6.1

.2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-57 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Open storage Prohibited
- .2 Number of internal loading spaces 3 (minimum)
- .3 Number of external loading spaces 2 (maximum)
- .4 Any external loading spaces for industrial uses shall be located not less than 70m from the nearest lot line of a residential lot.

That all the provisions of the M2 Zone in Section 10.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
102-2015

.58 324 Henry Street (M2-58)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-58 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 That one stockpile, consisting only of soil for landscaping purposes be permitted to a maximum height of 15 metres.
- .2 That the stockpile be set back a minimum of 125 metres from the front lot line.
- .3 Lot Coverage
 - .2 Maximum 75%

That all remaining provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
60-2017, 103-2018

.59 185 Oak Park Road (M2-59)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-59 Zone may only be used for the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory uses, buildings, and structures.
- .10 Agricultural uses, including field crops, tree crops, flower gardening, Market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .11 Automobile rental establishments.
- .12 Catering services.
- .13 Computer, electronic or data processing establishments.
- .14 Industrial rental establishments.
- .15 Industrial service offices.
- .16 Postal stations.

- .17 Printing establishment.
- .18 Private parks.
- .19 Propane storage tanks.
- .20 Public storage warehouses.
- .21 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .22 Service industries.
- .23 Service or repair shops.
- .24 Telecommunications services.
- .25 Trade schools.
- .26 Uses permitted in Section 6.1.

That all the provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
116-2017, 49-2021

.60 565 West Street - Northeast corner of West Street and Edmondson Street (M2-60)

- .1 The lands zoned H-M2-60 shall only be used in accordance with the permitted uses in the M2-60 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
 - .1 That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and
 - .2 All services issues, financial and otherwise, have been addressed to the satisfaction of the Corporation of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within the M2-60 Zone may only be used for the following uses:
 - .1 One Health Club; and
 - .2 One Medical/Dental Clinic with an accessory pharmacy.
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within the M2-60 Zone use any lot or erect or use any structure, except in accordance with the following provisions:
 - .1 Front Yard (minimum) 2.1 m
(Along West Street)
 - .2 Loading Spaces (minimum) 1 Type A, and 2-3 m x 6 m
Spaces

- .4 That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
3-2019

.61 225 Henry Street (H-M2-61)

- .1 The lands zoned H-M2-61 may only be used in accordance with the permitted uses in the M2-61 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur on a Block by Block basis once the following provision has been satisfied:
- .1 An addendum to the Transportation Impact Study is submitted for each Block, to the satisfaction of the City of Brantford.
- .2 The lands shall conform to all regulations shown on Schedule 'B' Map M2-61.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
123-2018

.61 10 Kraemer's Way (H-M2-61)

- .1 The lands zoned H-M2-61 may only be used in accordance with the permitted uses in the H-M2-61 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 The Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and,
- .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, any lot within any M2-61 Zone may only be used for the following uses:
- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory uses, buildings, and structures.
- .10 Agricultural uses, including field crops, tree crops, flower gardening, Market gardening, aviaries, apiaries, and

- excluding the breeding, raising, and boarding of livestock.
- .11 Animal shelter and control facility.
 - .12 Automobile rental establishments.
 - .13 Catering services.
 - .14 Computer, electronic or data processing establishments.
 - .15 Day nurseries.
 - .16 Industrial rental establishments.
 - .17 Industrial service offices.
 - .18 Kennels.
 - .19 Postal stations.
 - .20 Printing establishment.
 - .21 Private clubs.
 - .22 Private parks.
 - .23 Propane storage tanks.
 - .24 Public halls.
 - .25 Public storage warehouses.
 - .26 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
 - .27 Service industries.
 - .28 Service or repair shops.
 - .29 Telecommunications services.
 - .30 Trade schools.
 - .31 Uses permitted in Section 6.1.
- .3 Notwithstanding any provision of this By-law to the contrary, no person shall within any H-M2-61 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Notwithstanding Section 2.16.24 of this By-law, a Public Hall shall also mean a lot and a building, or structure, or portion thereof, including a portable building or tent with a maximum seating capacity of 100 persons or less that is offered for use or used as a place of public assembly, but shall not include a theatre within the meaning of the Theatres Act, or a building, except a tent, used solely for religious purposes. Such hall may include facilities for the on-site preparation and consumption of foods and beverages.
 - .2 Notwithstanding Section 2.20.6 of this By-law, a Trade School shall also mean a school, educational facility or its equivalent, or part thereof an Animal Shelter and Control Facility, where the course of instruction relates to the functions of an Animal Shelter and Control Facility.
 - .3 Lot Coverage (minimum) Nil
(only for Animal Shelter and Control Facility)
 - .4 Type of Loading Space Only a Type A Loading Space shall be required for an Animal Shelter and Control Facility.

That all the provisions of the M2 Zone in Section 10.2.3 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.