

SECTION 10.0**INDUSTRIAL ZONES****10.1.****Industrial Commercial Zone (M1)**

10.1.1.
Amended by
Bylaw No.
1-92, 141-94,
35-95,
157-2000
100-2013

Permitted Uses

The following uses are permitted in a M1 Zone:

- .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 gas bars.
- .12 Automobile rental establishments.
- .13 Automobile sales establishments.
- .14 Automobile service stations.
- .15 Automobile supply stores.
- .16 Automobile washing facilities.
- .17 Catering services.
- .18 Computer, electronic or data processing establishments.
- .19 Financial institutions.
- .20 General offices.
- .21 Home furnishing stores.
- .22 Industrial service offices.
- .23 Industrial rental establishments.
- .24 Laundromats.
- .25 Neighbourhood convenience stores.
- .26 Personal service stores.
- .27 Postal stations.
- .28 Printing establishments.
- .29 Public garages.
- .30 Restaurants: full service, fast food, take-out (including drive-through service).
- .31 Retail warehouses.
- .32 Service industries.
- .33 Service or repair shops.
- .34 Telecommunications services.
- .35 Trade schools.
- .36 Uses permitted in Section 6.1.

10.1.2.
Amended by
Bylaws No.
141-94, 48-2001
53-2006

Regulations

Any use, building or structure in a M1 Zone shall be established in accordance with the following:

.1 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	40%
.4	Building Height (maximum)	11.0 m
.5	Front Yard (minimum)	
	.1 Buildings	15 m or Established Front Building Line, whichever is lesser
	.2 Gasoline pump island and gasoline pump island kiosk	6.0 m
.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
	.3 Exterior abutting Lynden Road	15.0 m
.8	Ground Floor Area (minimum)	Nil

.9	Landscaped Open Space (minimum)	10% of lot area
.10	Planting Strip in accordance with	Section 6.11
.11	Open Storage in accordance with	Section 6.12
.12	Loading Spaces	
	.1 In accordance with	Section 6.23
	.2 No loading space shall be located in any yard adjacent to Lynden Road.	
.13	Parking Spaces	
	.1 In accordance with	Section 6.18
	.2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete or hard surfaced material, or a combination thereof.	
.14	Buffering	
	.1 In accordance with	Section 6.10
.2	Accessory Caretakers' Residences	
	.1 In accordance with	Section 6.3.4 and 10.1.2.
.3	Accessory General Offices	
	.1 In accordance with	Section 6.3.5. 10.1.2.
.4	Accessory Retail Sales	
	.1 In accordance with	Section 6.3.6. and 10.1.2.
.5	Accessory Uses, Buildings, and Structures	
	.1 In accordance with	Section 6.3.
.6	Day Nurseries	
	.1 In accordance with	Section 6.8

- .7 Uses Permitted in Section 6.1
 - .1 In accordance with Section 6.1
- .8 Accessory Used Motor Vehicle Sales
 - .1 In accordance with Sections 6.3.7 and 10.1.2

10.1.3. Exceptions

The following Zones apply to specific lands within an M1 Zone.

.1 South Side of Lynden Road, East of Roy Blvd. (M1-1)

Notwithstanding any provision of this Bylaw to the contrary, no lot within any M1-1 Zone may be used except for the following uses:

- .1 Manufacturing uses.
- .2 Wholesaling uses.
- .3 Warehousing uses.
- .4 Research uses.
- .5 Industrial malls with units or spaces for occupancy by any use permitted by this Section.
- .6 General offices.
- .7 Service industries.
- .8 Accessory uses, buildings and structures.
- .9 Accessory caretakers' residences.
- .10 Accessory retail sales.
- .11 Uses permitted in Section 6.1.
- .12 Day nurseries.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Accessory Uses, Buildings and Structures
 - .1 In accordance with Section 6.1.
- .2 Accessory Caretakers' Residences
 - .1 In accordance with Section 6.3.4.
- .3 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
 - .1 In accordance with Section 6.8

.5 All Other Permitted Uses

.1 In accordance with Section 10.1.2.

.2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2. 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 .2 **DELETED**
Bylaws No.
155-99, 164-2000

Amended by .3 **DELETED**
Bylaws No.
107-96, 164-2000

Amended by .4 **DELETED**
Bylaws No.
69-96, 164-2000

Amended by .5 **DELETED**
Bylaws No.
59-91, 10-96
36-97, 149-97,
111-98, 164-2000

Amended by .6 **DELETED**
Bylaws No.
45-95, 164-2000

Amended by .7 **DELETED**
Bylaws No.
25-91, 120-98
164-2000

Amended by .8 **DELETED**
Bylaws No.
51-92, 55-96
6-98

Amended by .9 **DELETED**
Bylaws No.
69-96, 164-2000

Amended by
Bylaw No.
39-98

.10 225/233 Paris Road (M1-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-10 Zone may be used only for the following uses:

- .1 General offices.
- .2 A service industry limited to the offices and open and enclosed storage associated with a general contractor.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-10 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 10.1.3.10.1 and 10.1.3.10.2, except in accordance with the following provisions:

- .1 Notwithstanding Section 2.12.16.1, a designated front lot line can abut a freeway.
- .2 Lot Width (minimum) NIL
- .3 Gross Floor Area (maximum)
 - .1 General offices 365.0m²
 - .2 Enclosed storage buildings 190.0m²
- .4 Notwithstanding Section 6.11.2.1, a planting strip abutting a freeway shall be a minimum of 3.0 metres.
- .5 Notwithstanding Section 6.12.2.2.2, an open storage area shall not extend over more than 20% of the lot area, and such area shall be exclusive of required parking spaces, parking areas, and landscaped open space.
- .6 Vehicular and pedestrian access to Paris Road shall be restricted to the lands described as Part 4, Reference Plan 2R-5183.

That all the provisions of the M1 Zone in Section 10.1.2 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.
154-99, 164-2000

.11 DELETED

Amended by
Bylaw No.
67-2000

.12 308 Lynden Road (M1-12)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-12 Zone may only be used for the following uses:

- .1 Manufacturing uses.
- .2 Wholesaling uses.
- .3 Warehousing uses.
- .4 Research uses.
- .5 Industrial malls with units or spaces for occupancy by any use permitted by this Section.
- .6 General offices.
- .7 Service industries.
- .8 Accessory uses, buildings and structures.
- .9 Accessory caretakers' residences.
- .10 Accessory retail sales.
- .11 Uses permitted in Section 6.1.
- .12 Day nurseries.
- .13 Storage, screening and processing of top soil

Notwithstanding any provision of this Bylaw 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:

- .1 Accessory Uses, Buildings and Structures
 - .1 In accordance with Section 6.1.
- .2 Accessory Caretakers' Residences
 - .1 In accordance with Section 6.3.4.
- .3 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
 - .1 In accordance with Section 6.8
- .5 Storage, screening and processing of top soil.
 - .1 Notwithstanding Section 6.12.2, 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.
 - .2 Notwithstanding Section 6.12.2.4, the height of stored top soil shall not exceed 6.0 metres.
- .6 All Other Permitted Uses
 - .1 In accordance with Section 10.1.2

- .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2 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.
64-2002

.13 274 Lynden Road (M1-13)

Notwithstanding any provision of this Bylaw to the contrary, no lot within any M1-13 Zone may be used except for the following uses:

- .1 Manufacturing uses.
- .2 Wholesaling uses.
- .3 Warehousing uses.
- .4 Research uses.
- .5 Industrial malls with units or spaces for occupancy by any use permitted by this Section.
- .6 General offices.
- .7 Service industries.
- .8 Accessory uses, buildings and structures.
- .9 Accessory caretakers' residences.
- .10 Accessory retail sales.
- .11 Uses permitted in Section 6.1.
- .12 Day nurseries.
- .13 Medical Clinics.
- .14 Medical offices.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-13 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Accessory uses, Buildings and Structures
 - .1 In accordance with Section 6.1.
- .2 Accessory Caretakers' Residences
 - .1 In accordance with Section 6.3.4.
- .3 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
 - .1 In accordance with Section 6.8
- .5 All Other Permitted Uses

- .1 In accordance with Section 10.1.2
- .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2 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.
55-2005, 97-2020

.14 Northwest Corner of Wayne Gretzky Parkway and Henry Street (M1-14)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-14 Zone may be used for all of the uses permitted in the M1 Zone.

Notwithstanding any provision of this Bylaw 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:

- .1 The maximum total gross floor area for all commercial uses permitted in the M1 Zone shall not exceed 9,290.0 m².
- .2 One Medical Clinic shall be permitted with a total maximum Gross Floor Area of 300 m².

That all the provisions of the M1 Zone in Section 10.1.2 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.
26-2008

.15 260 Lynden Road (M1-15)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-15 Zone may be used for all of the uses permitted in the M1-1 Zone, plus the following use:

- .1 Medical Office

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-15 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Accessory Uses, Building and Structures
 - .1 In accordance with Section 6.3.
- .2 Accessory Caretakers' Residences
 - .1 In accordance with Section 6.3.4

- .3 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
 - .1 In accordance with Section 6.8
- .5 All Other Permitted Uses
 - .1 In accordance with Section 10.1.2.
 - .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2 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.
50-2011

.16 111 Sherwood Drive (F-M1-16)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any F-M1-16 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
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory general offices.
- .7 Accessory retail sales.
- .8 Accessory uses, buildings, and structures.
- .9 Catering services.
- .10 Commercial School
- .11 Computer, electronic or data processing establishments.
- .12 Financial institutions.
- .13 General offices.
- .14 Health clubs.
- .15 Home furnishing stores.
- .16 Industrial service offices.
- .17 Laundromats.
- .18 Medical office.
- .19 Neighbourhood convenience stores.
- .20 Personal service stores.
- .21 Places of worship.
- .22 Post-Secondary School
- .23 Postal stations.

- .24 Printing establishments.
- .25 Private clubs.
- .26 Public halls.
- .27 Public Storage Warehouses.
- .28 Restaurants: full service, take-out and fast food (excluding drive-through service)
- .29 Retail store.
- .30 Retail warehouses.
- .31 Service industries.
- .32 Service or repair shops.
- .33 Telecommunications services.
- .34 Trade schools.
- .35 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-M1-16 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Notwithstanding Section 6.12.2, open storage shall not be permitted.
- .2 All industrial activities shall be confined to the interior of the buildings or structures.
- .3 Notwithstanding the requirements of Section 6.18, the required parking spaces for any uses permitted in the "F-M1-16" Zone, may be provided on the adjacent lands zoned "F-M1-17", on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

That all remaining provisions of the M1 Zone in Section 10.1.2 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.
50-2011

.17 111 Sherwood Drive (F-M1-17)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any F-M1-17 Zone may be used for only the following use:

- .1 Parking lot (only in conjunction with adjacent property zoned "F-M1-16") on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

That all remaining provisions of the M1 Zone in Section 10.1.2 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.
119-2011
60-2017

.18 4 Edmondson Street (M1-18)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M1-18 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.
- .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 Automobile Sales Establishments.
- .13 Catering services.
- .14 Computer, electronic or data processing establishments.
- .15 Day Nurseries.
- .16 General offices.
- .17 Health clubs.
- .18 Industrial service offices.
- .19 Industrial rental establishments.
- .20 Laundromats.
- .21 Medical clinic.
- .22 Medical office.
- .23 Neighbourhood Convenience Store.
- .24 Personal service stores.
- .25 Postal stations.
- .26 Printing establishments.
- .27 Public halls.
- .28 Restaurant: full service, take-out, and fast food (excluding drive-through service).
- .29 Service industries.
- .30 Service or repair shops.
- .31 Telecommunications services.
- .32 Trade schools (excluding Transport and Bus Driver Training).
- .33 Dry Clean Establishments.
- .34 Public Storage Warehouse.
- .35 Transportation Terminal.
- .36 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-18 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Notwithstanding Section 2.23.1 and 2.23.1.1, a warehouse or warehouse use and public storage warehouse shall exclude the

storage of tires, food wastes, oils and solvents, hazardous wastes as defined by the Province, or materials that cause noxious odours and organic wastes.

- .2 A restaurant use shall only be located within a multi-tenant building, the maximum gross floor area for an individual restaurant use shall be 350 square metres.
- .3 A neighbourhood convenience store shall only be located within a multi-tenant building and restricted to maximum gross floor area of 500 square metres.

That all remaining provisions of the M1 Zone in Section 10.1.2 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.
100-2014, 65-2018

**.19 111 Sherwood Drive (F-M1-19)
(Lands fronting onto Sherwood Drive, adjacent to Norwich Street)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-M1-19 Zone may be used for the following uses:
 - .1 Amusement arcade
 - .2 Art gallery
 - .3 Artist's studio, including recording studio
 - .4 Art School
 - .5 Bakery
 - .6 Boat and recreational vehicle sales and repairs
 - .7 Commercial school
 - .8 Farmer's market, defined as a retail market featuring foods sold directly by farmers to consumers and consisting of booths, tables or stands, outdoors or indoors, where farmers sell fruits, vegetables, meats, and a limited amount of prepared foods and beverages
 - .9 Flea market
 - .10 Health or fitness club
 - .11 Library
 - .12 Medical clinic
 - .13 Nursery garden centre
 - .14 Pharmacy
 - .15 Photocopy shop
 - .16 Place of entertainment/recreation, including indoor go-kart facility
 - .17 Place of worship
 - .18 Post-secondary school
 - .19 Private club
 - .20 Public hall
 - .21 Deleted.
 - .22 Retail store

- .23 Specialty retail store
 - .24 Tailor shop
 - .25 Theatre and/or cinema
 - .26 Veterinary clinic
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-M1-19 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Interior side yard for existing buildings abutting a non-residential zone (minimum) 0.8 m
 - .2 Rear yard for existing buildings abutting a non-residential zone (minimum) 0.2 m
 - .3 Required parking spaces (minimum) 394
- .3 Notwithstanding any provision of this Bylaw to the contrary, outdoor operation of any permitted use within any F-M1-19 Zone shall be located a minimum of 40m from lands zoned for residential uses.

That all the provisions of the M1 Zone in Section 10.1 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.
206-2021

.20 294 Lynden Road (M1-20)

- .1 Notwithstanding any provision of this By-law to the contrary, no lot within any M1-20 Zone may be used except for the following uses:
- .1 Manufacturing uses;
 - .2 Wholesaling uses;
 - .3 Warehousing uses;
 - .4 Research uses;
 - .5 Industrial malls with units or spaces for occupancy by any use permitted in this Section;
 - .6 General offices;
 - .7 Service industries;
 - .8 Accessory uses, buildings and structures;
 - .9 Accessory caretakers' residences;
 - .10 Accessory retail sales;
 - .11 Uses permitted in Section 6.1;
 - .12 Day nurseries;
 - .13 Medical Clinic;
 - .14 Medical Office; and
 - .15 One Pharmacy accessory to a single Medical Office.

- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any M1-20 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:
 - .1 All Permitted Uses Except as Noted:
 - .1 Loading Type 'A'
 - .2 Planting Strip 2.3 m
 - .2 Accessory Uses, Buildings and Structures
 - .1 In accordance with Section 6.1
 - .3 Accessory Caretakers' Residences
 - .1 In accordance with Section 6.3.4
 - .4 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6
 - .5 Day Nurseries
 - .1 In accordance with Section 6.8
 - .6 All Other Permitted Uses
 - .1 In accordance with Section 10.1.2
 - .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2
- .3 That all the provisions of the M1 Zone in Section 10.1.2 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.