

**SECTION 17**

**INDUSTRIAL ZONE (M1)**

**17.1 Permitted Uses, Buildings and Structures**

industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;  
a building supply outlet;  
a contractor's yard or shop;  
a fire hall;  
a laboratory or research facility;  
a motor vehicle washing establishment;  
a parking lot;  
a recycling depot;  
a window or plate glass establishment;  
an auction establishment, including a livestock auction facility;  
an equipment sales/rental establishment;  
automobile repair establishment;  
office uses and retail outlets accessory to the permitted uses and carried on in the same building;  
public works/utility buildings and yard;  
uses accessory to the above permitted uses.

**17.2 Requirements for Permitted Uses**

- |                                    |   |
|------------------------------------|---|
| 17.2.1 Lot Area, Minimum           | 1850 sq. metres   |
| 17.2.2 Lot Frontage, Minimum       | 30 metres   |
| 17.2.3 Front Yard, Minimum         | 15 metres   |
| 17.2.4 Interior Side Yard, Minimum | 6 metres<br>except when abutting a Residential Zone or a residential lot containing a dwelling, the minimum side yard shall be 10 metres. |
| 17.2.5 Exterior Side Yard, Minimum | 15 metres   |
| 17.2.6 Rear Yard, Minimum          | 6 metres<br>except when abutting a Residential Zone or a residential lot containing a dwelling, the minimum rear yard shall be 10 metres. |
| 17.2.7 Lot Coverage, Maximum       | 40 percent  |
| 17.2.8 Building Height, Maximum    | 12 metres   |

**17.2.9 Planting Strip**

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts any Residential Zone or existing residential lot with a dwelling thereon.

**17.2.10 Servicing Requirement**

Any industrial use shall be a “dry” industrial operation where the only waste water discharges in addition to storm drainage are from ancillary facilities such as employee washrooms, the indirect cooling of machinery, and the pressure testing of equipment, and the industrial operation shall not produce liquid effluent from its processing nor require the direct consumption of water. This provision shall not apply where municipal approval is granted for the use of municipal water and/or sanitary sewer services.

**17.2.13 Outdoor Storage**

The outdoor storage of goods or materials shall be permitted only in the interior side or rear yard of the main building provided that the following provisions are satisfied:

- (a) the outdoor storage is accessory to the use of the main building on the lot;
- (b) such outdoor storage complies with the yard requirements when abutting a Residential Zone or a residential lot with a dwelling;
- (c) any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.

**17.2.14 Outdoor Display Area**

An outdoor display area shall be permitted in any yard on a lot provided that the following provisions are satisfied:

- (a) such outdoor display area is accessory to the main use on the lot;
- (b) such outdoor display area shall be set back a minimum distance of 2 metres from a front or exterior side lot line, and such outdoor display shall comply with the interior side and rear yard requirements for the main building when abutting a Residential Zone or a residential lot with a dwelling;
- (c) no outdoor display area shall be permitted in a required sight triangle on corner lots;
- (d) such outdoor storage shall not block-off or restrict access to the lot;
- (e) such outdoor display area is kept in a neat and attractive manner.

17.2.15 Loading Space Requirements, Parking Requirements, etc.:  
In accordance with Section 5.

17.2.16 Sales Area  
No sales area or retail area accessory to a permitted industrial use shall exceed 10 percent of the gross floor area of the building.

### **17.3 Special Zones**

#### **17.3.1 M1-1 (Stratford Municipal Airport)**

- (a) Location: Lots 40 & 41, Part of Lot 39, and the Closed Road Allowance Between Lots 40 & 41, Concession 5; Lot 38 and Part of Lots 39, 40, and 41, Concession 6, North Easthope Ward (formerly A1-9)
- (b) Notwithstanding any provision of this By-law to the contrary, the permitted uses in the area zoned "M1-1" shall be limited to a federally licensed and/or certified airport and related airport activities and/or uses. The permitted airport activities and/or uses shall be limited to an airport terminal building; airport administrative offices; customs offices; airport coffee shop; flying school; flying club; weather forecasting office and equipment; aircraft navigational office and equipment; aircraft refuelling service area with underground fuel storage tanks; temporary air freight storage in a municipally owned building (maximum floor area of 240 square metres); aircraft charter rental and leasing service; aircraft storage hangars and aircraft tie-down areas; aircraft maintenance, repair, and service, including engine repair; airport maintenance equipment building; airport electrical building; airport beacon and other navigational equipment; garbage storage area; vehicle parking areas; and accessory uses to these airport related activities and/or uses.
- (c) The airport related activities and/or uses shall be located on the southerly portion of Lots 40 and 41, Concession 5 and shall be subject to the following setbacks:
  - (i) minimum front yard - 20 metres;
  - (ii) minimum easterly side yard - 100 metres;
  - (iii) minimum westerly side yard - 100 metres;
  - (iv) minimum setback of 490 metres from neighbouring livestock and/or poultry buildings and structures.
- (d) All other provisions of this By-law, as amended, shall apply.

#### **17.3.2 M1-2**

- (a) Location: Lot 219, Registered Plan 363, Milverton Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-2" zone may also be used for a funeral home.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.3 M1-3**

- (a) Location: Part Lot 315, Registered Plan 363, Milverton Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-3" zone may also be used for one accessory dwelling unit not exceeding 45 square metres gross floor area.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.4 M1-4**

- (a) Location: Part Lots 16 and 17, Concession 6, (Millbank) Mornington Ward (formerly RC-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-4" zone shall be used only for a blacksmith shop and accessory uses including one accessory dwelling unit.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.5 M1-5**

- (a) Location: Lots 159 to 163, Registered Plan 260, (Millbank) Mornington Ward (formerly RC-4)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-5" zone shall be used only for the storage and sale of farm machinery and equipment, a welding shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.6 M1-6**

- (a) Location: Part Lot 6, Concession 14, Mornington Ward (formerly M1-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-6" zone shall be used only for a truss manufacturing business and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.7 M1-7**

- (a) Location:
  - Part Lot 6, Concession 3, Mornington Ward (formerly M1-30)
  - Part Lot 6, Concession 3, Mornington Ward (formerly M1-21)
  - Part Lot 6, Concession 3, Mornington Ward (formerly M1-22)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-7" zone shall be used only for a contractor's shop and yard, including the storing and retailing of related materials, warehousing, and accessory uses including one accessory dwelling unit.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.8 M1-8** (revised by By-law No. 209-2002)

- (a) Location: Part Lot 7, Concession 3, Mornington Ward (formerly M-13)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-8" zone shall be used only for an automobile repair establishment and accessory uses, buildings and structures, including one accessory dwelling unit in a portion of the non-residential building which existing at the date of passing of this By-law and the enlargement thereof..
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.9 M1-9**

- (a) Location: Part Lots 1 and 2, Registered Plan 287, (Newton) Mornington Ward (formerly M1-14)  
Part Lot 20, Concession 5, South Easthope Ward (Sebastopol) (formerly M1-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-9" shall be used only for an automobile repair establishment and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.10 M1-10**

- (a) Location: Lots 58 to 60 inclusive, Registered Plan 260 and part of land described by Instrument No. 165870 (Millbank) Mornington Ward (formerly M1-15)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-10" shall be used only for the manufacturing of machinery and equipment related to the forest industry, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.11 M1-11** (provisions deleted by By-law 215-2018)

**17.3.12 M1-12**

- (a) Location:  
Part Lot 9, Concession 6, (Newton) Mornington Ward (formerly M1-11)  
Part Lot 9, Concession 7, (Newton) Mornington Ward (formerly M1-18)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-12" shall be used only for a millwrighting business, a metal/steel fabricating shop, a welding shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.13 M1-13** (Modified by 209-2017)

- (a) Location: Part Lot 15, Concession 6, (Millbank) Mornington Ward (formerly M1-24)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-13" shall be used only for a feed mill, farm supply outlet and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.14 M1-14**

- (a) Location: Part Lot 9, Concession 7, (Newton) Mornington Ward (formerly M1-25)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-14" shall be used only for a contractor's yard and shop and accessory uses,

subject to the following additional requirements:

Lot Frontage, Minimum 0 metres

Provided that access from Crescent Avenue shall be obtained over the land in the "HVR-7" zone.

Lot Coverage, Maximum 10 percent

Planting Strip - The provisions of Section 17.2.9 shall also apply to any lot line abutting any HVC zone.

(c) All other provisions of this By-law, as amended, shall apply.

**17.3.15 M1-15**

(a) Location:

Part Lot 40, Concession 1, South Easthope Ward (formerly M1-4)

Part Lot 40, Concession 1, South Easthope Ward (formerly M1-10)

Part Lot 20, Concession 10, Ellice Ward (formerly M1-2)

(b) Notwithstanding any provision of this By-law to the contrary, the area zoned M1-15 shall be used only for a salvage or wrecking yard, an automobile repair establishment, an automobile sales and service establishment and accessory uses.

(c) All other provisions of this By-law, as amended, shall apply.

**17.3.16 M1-16**

(a) Location:

Part Lot 16, Concession 2, Mornington Ward (Poole) (formerly M1-8)

Part Lot 40, Concession 1, South Easthope Ward (formerly M1-5)

(b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-16" shall be used only for a contractor's yard and shop, and a single-detached dwelling.

(c) All other provisions of this By-law, as amended, shall apply.

**17.3.17 M1-17** (deleted by By-law 212-2009)

**17.3.18 M1-18** (revised by By-law No. 211- 2002)

(a) Location: Part Lot 22, Concession 1, South Easthope Ward (formerly M1-7)

(b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-18" shall be used only for a building supply outlet and accessory uses.

(c) All other provisions of this By-law, as amended, shall apply.

**17.3.18A M1-18A** (deleted by By-law No. 215-2006)

**17.3.19 M1-19** (amended by by-law 205-2012)

(a) Location: Part of Park Lot 1, Plan 321, South Easthope Ward (formerly M1-9)

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zoned "M1-19" shall be used only for the manufacture of custom cabinetry and related products, an accessory retail outlet, and retail store and accessory uses on the lands zoned "M1-19" as shown on Key Map 47 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2012).

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.20 M1-20**

- (a) Location: Part Lot 21, Concession 5, South Easthope Ward (Sebastopol) (formerly M1-11)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-20" shall be used only for a bulk fuel supply and storage depot and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.21 M1-21**

- (a) Location: Part Lot 40, Concession 1, South Easthope Ward (formerly M1-14)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned M1-21 shall be used only for a contractor's shop, an existing single-detached dwelling, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.22 M1-22**

- (a) Location:  
Part Lot 12, Concession 16, Ellice Ward (formerly M1-1)  
Part Lot 12, Concession 16, Ellice Ward (formerly M1-6)
- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 17.1, the area zoned M1-22 may be used for a farm equipment sales and service establishment, an automobile sales and service establishment and an animal clinic.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.23 M1-23 (revised by By-law No. 203-2005)**

- (a) Location: Lot 4, Registered Plan No. 503, Ellice Ward (formerly M1-4)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned "M1-23" as shown on Key Map 21 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2005) shall be used only for a contractor's yard and shop, a clothing manufacturing and wholesaling business, a warehousing and storage use, and accessory uses, including an office use, retailing, and a residential use.
- (c) The accessory residential use as permitted by Clause (b) above shall be in the form of an apartment dwelling located within the existing industrial building on the subject property. The apartment dwelling shall have a minimum floor area of 55 square metres.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.24 M1-24 (revised by By-law No. 206-2004)**

- (a) Location: Part of Lot 1, Concession 3 and part of Lot 1, Concession 4, Ellice Ward
- (b) Notwithstanding the provisions of Section 17.2 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the "M1-24" as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be an equipment storage and repair business (including heavy equipment such as cranes); indoor storage and warehousing uses; a contractor's shop; light industrial uses that are conducted indoors and which do not require

municipal water or sewage services; and accessory uses (including an office use carried on in the same building as the main use).

- (c) Notwithstanding the provisions of Section 17.2.3 of By-law No. 30-1999 to the contrary, the minimum front yard for the land in the "M1-24" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be 22.5 metres.
- (d) Notwithstanding the provisions of Section 17.2.7 of By-law No. 30-1999 to the contrary, the maximum ground floor area of buildings permitted on the land in the "M1-24" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be 1,350 square metres.
- (e) Notwithstanding the provisions of Section 17.2.13 of By-law No. 30-1999 to the contrary, the outdoor storage of goods or materials used in connection with the permitted uses on the land in the "M1-24" zone as shown on Key Map 39 Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be limited to the rear yard area of the main building.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.25 M1-25**

- (a) Location: Part Lot 6, Concession 1, Ellice Ward (formerly M1-11)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-25" shall be used only for the extraction of sand and gravel and a contractor's yard and shop.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.26 M1-26** (revised by By-law No. 209-2002)

- (a) Location: Part Lot 15, Concession 1, Ellice Ward (formerly M1-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-26" shall be used only for an automobile repair shop and accessory uses, including an accessory single-detached dwelling.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.27 M1-27**

- (a) Location: Part Lot 41, Concession 1, South Easthope Ward (formerly M1-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-27" shall be used only for a furniture repair and upholstery business and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**17.3.28 M1-28** (added by By-law No. 211-2000)

- (a) Location: Part of Lot 20, Concession 5 (also described as Part of Lot 5, Registered Plan No. 329), South Easthope Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, the following use provisions shall apply in addition to those set out in Section 17.1 for the land in the "M1-28" zone as shown on Key Map 54 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2000):



- (i) Additional Permitted Uses: a business or professional office, a government office, a parking lot or area, a private club, a public building, a rental shop, a repair shop, an automobile repair establishment, an automobile sales and service establishment, an emergency vehicle depot/office, and one dwelling unit in the rear and/or on the upper floor of a commercial building.
- (ii) Additional Prohibited Uses: feedmills, grain drying/processing operations, livestock trucking establishment, and livestock assembly and/or auction facility.
- (c) Notwithstanding the provisions of Section 17.2.4 of By-law No. 30-1999 to the contrary, the minimum northerly side yard for the land in the "M1-28" zone as shown on Key Map 54 of By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2000) shall be 7.5 metres.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.29 M1-29** (deleted by By-law No. 211-2015)

**17.3.30 M1-30** (Added by By-law 208-2006)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, the land in the "M1-30" zone as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2006) shall be used only for a use described as a construction/contractors shop and yard.
- (c) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the requirements of Sections 17.2.4 and 17.2.9 shall be applied as if the northerly boundary of the "M1-30" zone was a lot line.
- (d) Notwithstanding the provisions of Section 17.2.13 of By-law No. 30-1999 to the contrary, any outdoor storage associated with the construction/contractors shop and yard area shall be limited to the rear yard area of "M1-30" zoned area and shall not be permitted in any required front or interior side yard area. A planting strip shall be established along the southerly, westerly, and northerly sides of "M1-30" zoned area in accordance with the requirements of the Site Plan Agreement that is required for the permitted use of the subject property.
- (e) Notwithstanding the provisions of Sections 17.3.1 and 17.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for the "M1-30" zoned area together with the abutting "HVR-28" zoned area shall be 5,900 square metres and 83 metres, respectively.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.31 M1-31** (Added by by-law 215-2006)

- (a) Location: Part of Lots 2, 3, and 4, Registered Plan No. 321, part of Lots 1 and 2, Registered Plan No. 393, and part of Lot 40, Concession 1, South Easthope Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, the only permitted use on the land in the "M1-31 zone as shown on Key Map 47 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2006) shall be a uses described as an antique and collectibles sales, storage, warehousing, and repair business, an indoor/covered public storage use, and accessory uses, excluding any accessory residential use.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.31 M1-31(A)** (added by By-law No. 220-2006)

- (a) Location: Lots 48 and 49 and part of Lots 34 and 35, Registered Plan No. 333 in the South Easthope Ward.
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, the permitted uses on the land in the “M1-31” zone as shown on Key Map 49 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 220-2006) shall be a contractor’s shop and yard, a carpentry/cabinet making business and industrial uses where industrial use activities are limited to inside operations.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.32 M1-32** (Added by By-law 214-2015)

- (a) Location: Part of Lots 348 & 417, Plan 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, industrial uses which are primarily involved in manufacturing, assembling, processing, and constructing shall not be permitted in the “M1-32” zone as shown on Key Map 10 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2015).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**17.3.33 M1-33** (Added by By-law 209-2017)

- (a) Lot 10, Registered Plan 484 (Newton)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned “M1-33” on Key Map 6 to By-law No. 30-1999 (also shown in hatching on Schedule “A” to By-law No. 209-2017) may only be used for:
  - (i) an industrial use within the existing shed, and expansion thereto; and
  - (ii) an accessory residential use being a single-detached dwelling, and accessory buildings, subject to the provisions of Section 9.2 regarding single-detached dwellings.
- (c) All other provisions of this By-law, as amended, shall apply.