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**Date** November 10, 2020 **Report No.** 2020-439

**To** Chair and Members  
Committee of the Whole – Community Development

**From** Paul Moore, General Manager  
Community Development

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## 1.0 Type of Report

Consent Item ☐  
Item For Consideration ☒

## 2.0 Topic **Application for Zoning By-law Amendment (Removal of a Holding “H” Provision) – PZ-17-20 – 140 Oak Park Road [Financial Impact – None]**

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## 3.0 Recommendation

- A. THAT Zoning By-law Amendment application PZ-17-20, submitted by MHBC Planning on behalf of Vicano Developments Limited, affecting the lands located at 140 Oak Park Road, to remove the Holding “H” provision BE APPROVED, for the reasons set out in Report 2020-439; and,
- B. THAT Planning Staff BE DIRECTED to proceed with the preparation of a technical amendment to Zoning By-law 160-90 to consider the removal of uses from the General Industrial M2 Zone that are considered to be incompatible with future residential uses to the south, in accordance with Section 8.2 of Report 2020-439.

## 4.0 Purpose

An application has been received to amend City of Brantford Zoning By-law 160-90 for the lands municipally addressed as 140 Oak Park Road (see **Appendix**

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A). The purpose of the application is to remove the Holding “H” provision from the subject lands which are currently zoned “Holding – General Industrial – Exception 12 Zone (H-M2-12)” to permit the development of an industrial warehouse and accessory office building. The subject lands are owned by Telephone City Aggregates Inc. (TCA) and there is currently an unconditional agreement of purchase and sale in place for these lands to be purchased by the applicant, Vicano Developments Limited.

## 5.0 Background

### 5.1 Site Features and Surrounding Land Use

The subject lands are located on the northwest side of the future Oak Park Road extension and west of the future right of way, known as Bowery Road, east of Masters Lane, and south of Kraemers Way / Hardy Road. The subject lands are 22.45 ha in area with approximately 384 m of frontage along Masters Lane, 324 m of frontage along Oak Park Road and 514 m of frontage along Bowery Road, which is under construction as part of Draft Plan of Subdivision 29T-18504. The subject lands are vacant and they were formerly a sand and gravel pit operation subject to licenses under the *Aggregate Resources Act*. Those licenses have now been surrendered.

The area surrounding the subject lands is comprised of a mix of uses including industrial, commercial, agricultural, open space and future residential uses. To the northeast and south are two Draft Approved Plans of Subdivision (29T-11504 and 29T-18504) which will include a mix of industrial, commercial, residential and open space uses. The subject lands and surrounding lands are currently being prepared for development, as pre-grading, earthworks and infrastructure installation is in progress. These two Draft Plans of Subdivision are in the final stages of review, and it is anticipated that the Subdivision Agreements will be entered into in the near future. The S.C. Johnson Trail abuts the property to the south. Further south, beyond the S.C. Johnson Trail is the future residential development included in the Draft Plan of Subdivision 29T-18504 (Liv Developments) including extensive wooded and wetland areas along the Grand River. A city owned pumping station is located directly north of the subject lands. Further north is a mix of industrial and commercial uses. An aerial photo and site photographs are attached as **Appendices B and C**.

## 5.2 Description of the Proposal

The applicant is proposing to remove the Holding “H” provision on the subject lands to permit the development of an industrial warehouse and accessory office building, now that the licenses pursuant to the *Aggregate Resources Act* have been relinquished. This is discussed further in Section 8.0 of this Report. On August 13, 2020, the Committee of Adjustment provisionally approved the creation of this lot, subject to conditions (Application No. B10/2020, see **Appendix D**). The applicant is currently fulfilling the conditions in accordance with the approved Consent application B10/2020. The subject lands are also subject to Site Plan Control application SPC-22-20, which received Conditional approval on September 18, 2020.

## 6.0 Policy Context

### 6.1 Provincial Policy

This application was reviewed in the context of Provincial Policy, including the Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). These policies set the standard to which provincial and local interests, policies and goals are implemented. The PPS outlines that Ontario’s long term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. The Growth Plan outlines the principals that provide the basis for guiding decisions in the Greater Golden Horseshoe on how land is developed, resources are managed and protected, and public dollars are invested. Planning Staff are of the opinion that this application to remove the Holding provision is consistent with the direction set out in the PPS and conforms to the Growth Plan as it will facilitate the development of the lands for an industrial use in accordance with the City of Brantford’s Official Plan and Zoning By-law 160-90.

## 7.0 Input From Other Sources

### 7.1 Technical Liaison Response

This application was circulated to internal departments and external agencies for review, and no adverse comments or objections were

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received. The application was also reviewed by internal departments and external agencies within the context of the related Consent (B10/2020) and Site Plan Control (SPC-22-20) applications. There were no objections or concerns noted and technical comments received will be addressed through fulfillment of the applicable conditions of Consent and Site Plan Control.

## 7.2 Public Response

Pursuant to Section 36(4) of the *Planning Act*, a public meeting is not required for the removal of a Holding “H” provision.

## 7.3 Grand River Notification Area Input

Notice was issued as part of the Grand River Notification Agreement to Six Nations of the Grand River and the Mississaugas of the Credit First Nation, with no response received to date.

# 8.0 Analysis

## 8.1 City of Brantford Official Plan

### Existing Land Use Designation: “General Industrial”

The subject lands are designated “General Industrial Area” on Schedule 1-1 Land Use Plan of the City’s Official Plan (refer to **Appendix E**). The “General Industrial Area” designation permits an extensive range of industrial uses including manufacturing, warehousing and service operations.

The subject lands are also identified as a “Licensed Pit and Quarry” on Schedule 3-2 Natural Heritage: Mineral Resources of the Official Plan. Policies for Mineral Resource Areas are outlined in Section 8.6 of the Official Plan and recognize the importance of the economic potential of the extraction of these resources. The Official Plan states that the ultimate development of the land in accordance with the land use designations on Schedule 1-1 Land Use Plan may be permitted where: the licensed extraction operation has been completed; or the applicant can demonstrate that the mineral resources are not economically suitable based on the quantity or quality of resource; or the mineral resources will be extracted prior to, or concurrent with, development of the lands; further

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extraction would be detrimental to effective rehabilitation or after-use of the lands.

The extraction of the sand and gravel from the licensed operation on the subject lands has been completed and the lands have been rehabilitated in accordance with the licenses (License No. 5523 and License No. 5624) issued under the *Aggregate Resources Act*. On August 19, 2020 the owner (TCA) submitted an application to surrender the licenses under the *Aggregate Resources Act* to the Ministry of Natural Resources and Forestry (MNRF). The MNRF has confirmed that these licenses have been surrendered (refer to **Appendix F**).

Planning Staff are satisfied that the extraction of the aggregate has been completed and are of the opinion that the application to remove the Holding “H” provision is in conformity with the policies of the Official Plan. If this application is approved, it will allow for the development of the lands for an industrial warehouse and accessory office use which is in accordance with the “General Industrial Area” designation as set out in the City of Brantford Official Plan.

## 8.2 City of Brantford Zoning By-law 160-90

**Existing Zoning:** “Holding – General Industrial – Exception 12 Zone (H-M2-12)”

**Proposed Zoning:** “General Industrial – Exception 12 Zone (M2-12)”

The subject lands are zoned “Holding – General Industrial – Exception 12 Zone (H-M2-12)” in Zoning By-law 160-90 as shown on **Appendix G**. The General Industrial Zone permits a variety of industrial uses including manufacturing, warehousing and service uses. A Special Exception ‘12’ applies to the lands which permits uses related to an aggregate operation while the Holding “H” provision is in place (refer to **Appendix H1**). Upon the removal of the Holding “H” provision, all typical uses permitted in the General Industrial Zone, as set out in **Appendix H2** are permitted. If this application is approved, it will allow for the proposed industrial warehouse and accessory office use which is permitted in the General Industrial Zone (M2). The uses permitted on the subject lands are further discussed below.

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Section 4.1.7 of the Zoning By-law outlines where the Zone symbol is preceded by the letter "H", the lands shall not be developed for the uses permitted in that Zone until a By-law has been adopted by Council to remove the Holding "H" provision.

The owner (TCA) has completed the extraction of the sand and gravel from the subject lands and the MNRF has confirmed that the licenses under the *Aggregate Resources Act* have been surrendered. Planning Staff are of the opinion that the application to remove the Holding "H" provision is appropriate and will facilitate the ultimate development of the subject lands in accordance with the Official Plan and Zoning By-law.

The proposed industrial warehouse and accessory office use is considered compatible and consistent with the surrounding land uses. The lands are situated in an industrially zoned and designated area. A residential, agricultural and industrial use is located to the west. The lands located towards the north and northwest are being utilized by various industrial and some commercial activities. To the northeast and south are lands which are the subject of two Draft Approved Plans of Subdivision (29T-11504 and 29T-18504). These plans will allow for the development of additional industrial uses in the area, as well as neighbourhood commercial uses and residential uses further to the south.

The types of industrial uses permitted in the area are limited in scope to encourage more prestige type industries that would be more compatible with the future residential uses to the south. This approach was implemented in the related amending by-laws approved by Council and upheld by the Ontario Municipal Board. Specifically, certain types of uses such as auto body shops, liquid waste transfer stations, etc. were excluded.

An extract from the Zoning By-law listing the permitted uses in the M2 Zone are attached as **Appendix H2**. Planning Staff are of the opinion that some of the uses typically permitted under the M2 Zone are not appropriate in light of the location of the subject lands and its proximity to the future residential uses to the south. This would include uses such as: accessory motor vehicle sales, auto body repair shops; bus garages; dry cleaning establishments; impounding yards; kennels; liquid waste transfer stations; public agency works yards; public garages; transportation terminals; and the aggregate based uses permitted under the M2-12 Exception (see **Appendix H1**).

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While limiting the permitted uses could have been addressed at this time through a modified application to amend Zoning By-law 160-90, it would have potentially made the applicant vulnerable to a potential appeal to the Local Planning Appeal Tribunal (LPAT). It also would have not reflected the intent of the application as submitted. Accordingly, Planning Staff recommend that restrictions in regard to the permitted uses of the General Industrial M2 Zone as they relate to the subject lands be addressed through a future technical amendment to Zoning By-law 160-90. Planning Staff have discussed this with the applicant and they are in agreement. It should be noted that a similar approach was taken when the owner of lands located further to the west, also came forward with an application to remove a Holding provision from those lands as well (185 Oak Park Road).

## **9.0 Financial Implications**

There are no direct Municipal financial implications respecting this application.

## **10.0 Conclusion**

This application to remove the Holding “H” provision from the lands located at 140 Oak Park Road is consistent with the Provincial Policy Statement, and is in conformity with the Growth Plan and Official Plan. The removal of the Holding provision will facilitate the development of an industrial warehouse and accessory office building in accordance with the regulations set out in Zoning By-law 160-90. The proposed development will provide additional employment and economic opportunities in Brantford. Planning Staff also recommend that Staff be directed to address restrictions in regard to the permitted uses as they relate to the subject lands through a future technical amendment to ensure compatibility with the future residential uses to the south. Planning Staff are of the opinion that the application for Zoning By-law Amendment to remove the Holding “H” provision is appropriate and represents good planning.



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Alexandra Mathers  
Development Planner  
Community Development



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Joe Muto, MCIP, RPP  
Manager of Development Planning  
Community Development



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Lucy Hives, MCIP, RPP  
Director of Planning  
Community Development



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Paul Moore, MCIP, RPP  
General Manager  
Community Development

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☒ yes ☐ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

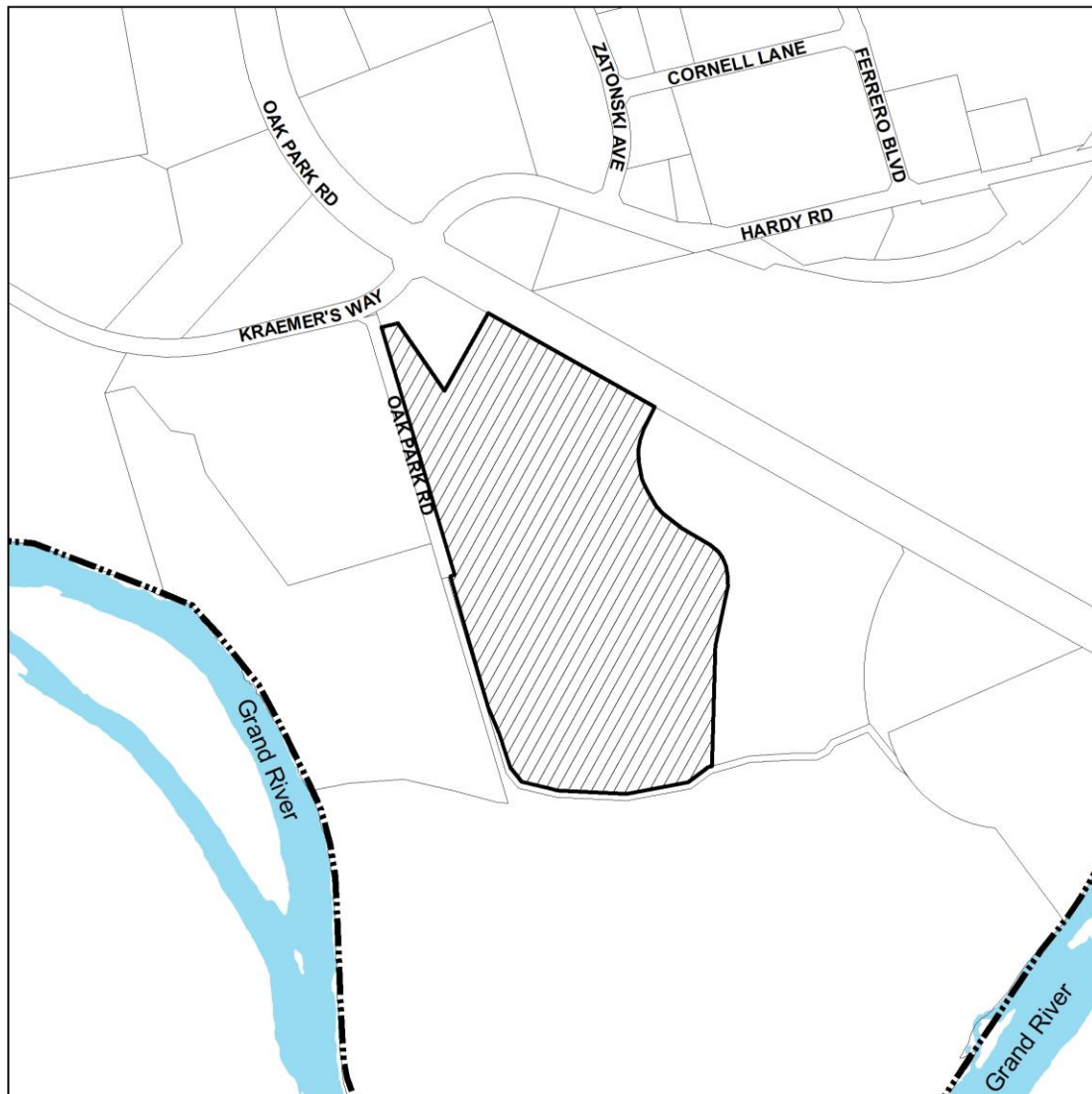
Is the necessary by-law or agreement being sent concurrently to Council? ☒ yes ☐ no



## Appendix A Location Map

### LOCATION MAP

Application: PZ-17-2020  
140 Oak Park Road



#### Legend

 Subject Lands




## Appendix B Aerial Photo

### AERIAL PHOTO

Application: PZ-17-2020  
140 Oak Park Road



#### Legend

 Subject Land

Aerial Photo from Spring 2017





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## Appendix C – Site Photographs



Photos 1 (above) & 2 (below): looking northeast and southeast from Masters Lane to the subject lands



## Appendix D

### Committee of Adjustment Decision B10/2020



August 14, 2020

THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3  
TELEPHONE 519-759-4150

#### COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: B10/2020  
Address: 140 Oak Park Road  
Roll Number: 2906010012020500000  
Applicant/Owner: Telephone City Aggregates Inc., James Dick Construction  
Agent: MHBC Planning

IN THE MATTER OF AN APPLICATION FOR CONSENT MADE UNDER SECTION 53  
OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:

#### PROPOSAL:

A consent application has been received for the lands municipally addressed as 140 Oak Park Road. The property was created through consent B24/2005. The proposed severed lot is for the purpose of creating an industrial lot, and the retained parcel is included in the Phase 1 of Industrial lands within the Draft Plan of Subdivision 29T-11505 and the subsequent red-line revisions to the Draft Plan of Subdivision 29T-18504. The proposed lot dimensions for application B10/2020 are detailed below:

Application B10/2020	Lands to be Severed	Lands to be retained
Width:	Varies +/- 384.7 m and 324.4 m	370.9 m
Depth:	varies	varies
Area:	+/- 224,594 m <sup>2</sup>	+/- 106,709 m <sup>2</sup>

**DECISION: PROVISIONAL APPROVAL**

**DATE:** August 13, 2020

THAT Application B10/2020 to sever a parcel of land from the western portion of the lands municipally addressed as 140 Oak Park Road, having a lot area of +/- 224,594.488 m<sup>2</sup> and retain a parcel of land having an area of +/- 106,709 m<sup>2</sup> BE APPROVED subject to the following conditions.

1. Receipt of registered reference plan showing the proposed lot fabric;
2. Receipt of confirmation that the Owner(s) enter into a severance agreement with the City of Brantford pertaining to and addressing all matters relating to the improvements of Masters Lane, which is to be registered on title, at no cost to the municipality, with any costs regarding the registration being borne by the Owners, or provide an alternative point of access;
3. Receipt of confirmation from the applicant that the retained lands have frontage and access to an open road allowance;

4. Receipt of payment for cash-in-lieu of parkland. (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018);
5. Receipt of confirmation that all taxes are paid up to date;
6. Receipt of confirmation that the applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (*Upon registration a final copy of the Transfer deed shall be provided to the City*);
7. Receipt of confirmation from the Engineering Department indicating that civic address has been assigned to the severed parcel;
8. Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied;
9. Receipt of confirmation that the lands to be severed and retained have been, or will be, independently serviced with water and sanitary sewer service by the owner, to the satisfaction of the General Manager of Engineering and Operational Services;
10. That the above conditions be fulfilled and the Certificate of Official be issued on or before August 14, 2021, after which time the consent will lapse.

THAT reasons for approval of Application are as follows: having regard for matters under Section 51(24) of the Planning Act, Staff is satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-law, specifically Section 18.9 (Official Plan) respecting the creation of lots within the City of Brantford, confirms with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the Provincial Policy Statement; and,

THAT pursuant to Section 53(17) – (18.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

*"Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2020-358."*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member


Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

#### CERTIFICATION

I hereby certify that this is a true copy of the original document

  
Secretary-Treasurer

#### ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5751, [shouse@brantford.ca](mailto:shouse@brantford.ca) or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext.5440, [amathers@brantford.ca](mailto:amathers@brantford.ca).

#### APPEALS

Any person or public body may, not later than 20 days after the giving of notice of a decision under Section 53(17) or (24) of the Planning Act is completed, appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

The fee for an appeal to the Local Planning Appeal Tribunal is \$300.00 for the primary appeal and \$25.00 for each related appeal, by Certified Cheque or money order made payable to the "Minister of Finance". In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a \$500.00 administrative fee made payable to the Corporation of the City of Brantford.

#### Notice of Changes

You will be entitled to the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer  
Committee of Adjustment  
100 Wellington Square  
Brantford ON  
N3T 2M3

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://lpat.gov.on.ca>.

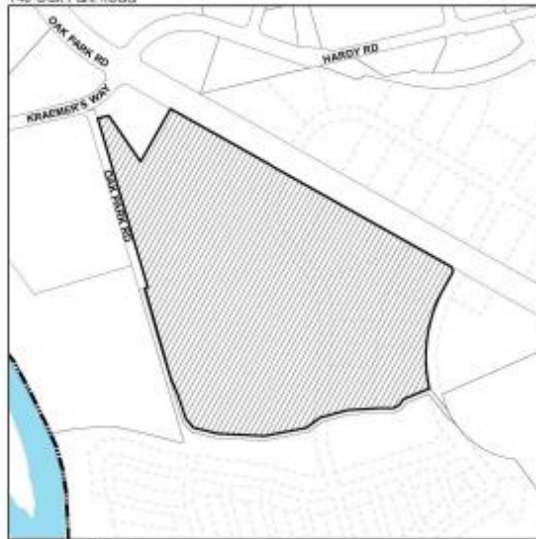
The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is September 3, 2020

END OF DECISION



# LOCATION MAP

Application: 810/2020 & 811/2020  
140 Oak Park Road



## Legend

SUBJECT LAND



## Severance Sketch

### LEGEND

- Lands to be Severed (±22.5 ha)
- Lands to be Retained (±10.7 ha)
- Additional Lands Owned by Applicant

Telephone City Aggregate (TCA)  
Part of Lot 10 Concession 3 and  
Part of Road Allowance  
Between Lots 15 and 16 Concession 1  
City of Exton  
County of Grant

DATE: August 13, 2020

FILE: 0116A

SCALE: 1:500

DRAWN: DDD



## Appendix E

### Official Plan – Land Use Designations

#### OFFICIAL PLAN

Application: PZ-17-2020  
140 Oak Park Road



#### LEGEND



SUBJECT LAND

- LOW DENSITY RESIDENTIAL AREA
- MEDIUM DENSITY RESIDENTIAL AREA
- HIGH DENSITY RESIDENTIAL AREA
- GENERAL INDUSTRIAL AREA
- MIXED INDUSTRIAL COMMERCIAL AREA
- BUSINESS PARK AREA
- MAJOR INSTITUTIONAL
- MAJOR OPEN SPACE

- CORE COMMERCIAL AREA
- COMMUNITY CENTRE COMMERCIAL AREA
- GENERAL COMMERCIAL AREA
- MIXED COMMERCIAL RESIDENTIAL AREA
- DISTRICT CENTRE COMMERCIAL AREA
- NEIGHBOURHOOD CENTRE COMMERCIAL AREA
- HIGHWAY COMMERCIAL AREA
- NEW FORMAT COMMERCIAL AREA

- CEMETERY
- ELEMENTARY SCHOOL
- FREEWAY
- LONG TERM CORRIDOR PROTECTION
- SPECIALIZED PARK and OPEN SPACE
- COMMUNITY PARK and OPEN SPACE
- NEIGHBOURHOOD PARK and OPEN SPACE



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## Appendix F

### MNRF Letter regarding the relinquishing of the Aggregate Licenses

Ministry of Natural Resources and  
Forestry

Ministère des Richesses naturelles et des  
Forêts

Integrated Aggregate Operations Section

Section de la gestion intégrée des agrégats

Regional Operations Division  
300 Water Street  
Peterborough, ON K9J 3C7

Division des opérations régionales  
300, rue Water  
Peterborough (ON) K9J 3C7

E: ARAApprovals@ontario.ca

E : ARAApprovals@ontario.ca



October 19, 2020

Telephone City Aggregates Inc.  
P.O. Box 310  
Bolton, ON  
L7E 5T3

Dear Mr. Sweetnam:

Subject: Surrender of Licence # 5721, 5523 & 5624  
under the *Aggregate Resources Act*  
Pt Lots 20 & 21, Concession 3  
Pt Lots 19-22, Concession 3  
Pt Lot 18 & 19, Concession 3  
Geographic Township of Brantford, City of Brantford

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Thank you for your letter of August 19, 2020 requesting surrender of the above noted aggregate licenses. Rehabilitation of these sites is acceptable, and we have been informed that there are no outstanding fees or reports owing to TOARC.

The ministry accepts the surrender of Licence # 5721, 5523 & 5624 as of the date on this letter. Telephone City Aggregates Inc. no longer has any obligations for these properties under the *Aggregate Resources Act*.

Should you have any questions please contact me at the number/email listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "James Bakker".

James Bakker  
Aggregate Specialist  
James.bakker@ontario.ca

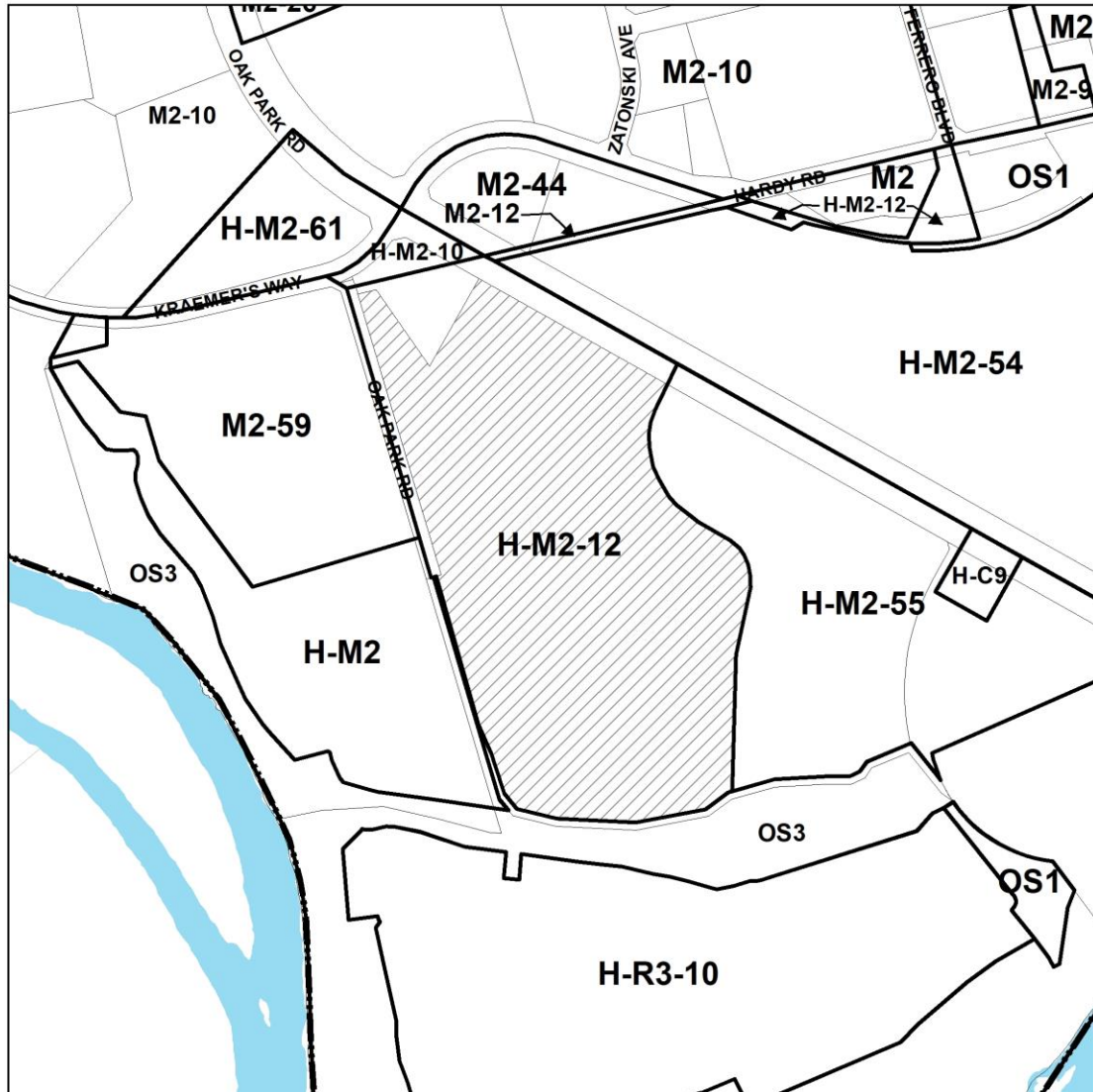
Copies to:

Clerk – City of Brantford  
The Ontario Aggregate Resources Corporation (TOARC)  
Ministry of Labour

## Appendix G Existing Zoning

### ZONING

Application: PZ-17-2020  
140 Oak Park Road



#### Legend

- Subject Land
- Zone Boundary



#### ZONING (Bylaw 160-90) and County of Brant(61-16)

- R1B Residential Type 1B (15 metre)
- R1C Residential Type 1C (12 metre)
- R3 Residential Type 3
- C9 Neighborhood Centre Commercial
- M2 General Industrial
- OS1 Open Space Type 1
- OS3 Open Space Restricted
- H Holding Provision
- # Exception Number

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## Appendix H1

### General Industrial Zone - Exception 12 Permitted Uses

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.

## Appendix H2

### General Industrial Zone (M2) Permitted Uses

36-1

#### 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.