

9.4 BUSINESS PARK SUPPORT (M4) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial (M4) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.4.1 PERMITTED USES

Artist Studio (By-law No. 17-220, October 25, 2017)
 Building and Lumber Supply Establishment
 Building or Contracting Supply Establishment
 Commercial Motor Vehicle Sales, Rental and Service Establishment
 Communications Establishment
 Conference or Convention Centre
 Contractor's Establishment (By-law No. 18-219, August 17, 2018)
 Courier Establishment
 Craftsperson Shop (By-law No. 17-220, October 25, 2017)
 Equipment and Machinery Sales, Rental and Service Establishment
 Financial Establishment
 Hotel
 Industrial Administrative Office
 Laboratory
 Labour Association Hall
 Manufacturing
 Medical Clinic
 Motor Vehicle Collision Repair Establishment
 Motor Vehicle Service Station
 Office
 Personal Service
 (NOT FINAL & BINDING: By-law No. 24-137: July 12, 2024)
 Private Power Generation Facility
 Production Studio (By-law No. 17-220, October 25, 2017)
 Repair Service
 Research and Development Establishment
 Restaurant
 Retail
 Surveying, Engineering, Planning or

Design Business
 Trade School
 Tradesperson's Shop
 Transport Terminal
 Transportation Depot
 Warehouse

(By-law No. 11-276, November 16, 2011)

(By-law No. 17-220, October 25, 2017)

(By-law No. 18-219, August 17, 2018)

9.4.2 PROHIBITED USES

- i) Notwithstanding Section 9.4.1, the following types of manufacturing uses are prohibited, even as an accessory use:

Beverage Distillation
 Breweries
 Concrete Crushing
 Manufacturing of Asbestos,
 Phosphate or Sulphur Products
 Primary Production of Chemicals,
 Synthetic Rubber, Plastic,
 Asphalt or Cement, not including
 mixing, blending, treatment or
 similar process
 Processing or Refining of Petroleum
 or Coal
 Processing, Milling or Packaging of
 Animal Feed
 Rock Crushing
 Salvage Yard
 Slaughtering, Eviscerating,
 Rendering or Cleaning of Meat,
 Poultry or Fish or by-products
 thereof
 Smelting of Ore or Metal
 Tanning or Chemical Processing of
 Pelts or Leather
 Vulcanizing of Rubber or Rubber
 Products
 Explosives Manufacturing
 Pulp and Paper Mills
 (By-law No. 11-276, November 16, 2011)

- ii) Notwithstanding Section 9.4.1, the following uses are prohibited, even as accessory uses:

Day Nursery
 Dry Cleaning Plant
 Dwelling Unit
 Place of Worship

(By-law No. 11-276, November 16, 2011)

- iii) Notwithstanding Section 9.4.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:

Motor Vehicle Washing
 Establishment

(By-law No. 19-062, March 27, 2019)

9.4.3 REGULATIONS

- a) Minimum Lot Area 4000.0 square metres
- b) Yard Abutting a Street
- i) Minimum 6.0 metres;
- ii) Maximum 27.0 metres.
- iii) Where a building(s) exists on a lot in conformity with i) and ii) above, with a ground floor façade being equal to 25% or more of the measurement of any street line, section ii) above shall not apply to any additional building(s).
- iv) Where a building(s) is located on a corner lot, Section 9.4.3 b) ii) shall only apply to one of the lot lines abutting a street.
- (By-law No. 11-276, November 16, 2011)
 (By-law No. 18-219, August 17, 2018)
 (NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)
- c) Minimum Yard Abutting a Residential Zone or an Institutional Zone 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.
- d) Maximum Building Height Abutting a Residential Zone
- i) 11.0 metres;

or an Institutional Zone

- ii) In addition to i) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirements established in 9.4.3 c) above.
(By-law No. 11-276, November 16, 2011)
- e) Location Restriction of Manufacturing Uses
Any building or structure used for Manufacturing shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.
- f) Restriction of Outdoor Training Facilities associated with a Trade School
Any outdoor training facilities shall be prohibited.
- g) Maximum Combined Gross Floor Area for Medical Clinic
Shall be limited to a combined total of 3,000 square metres gross floor area on a lot.
(By-law No. 11-276, November 16, 2011)
- h) Gross Floor Area for Office Use
Maximum gross floor area for Office use within an individual building, excluding accessory office, shall be limited to 3,000 square metres.
- i) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business
An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.
- i) Maximum Gross Floor Area for Office, Industrial Administrative Office or Surveying, Engineering, Planning or Design Business
The total combined gross floor area of any Office, Industrial Administrative Office and Surveying, Engineering, Planning or Design Business uses shall not exceed 4,000.0 square metres per individual building.
(NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)

- j) Size and Location
Restriction for Supportive
Commercial Uses
- i) The following uses shall only be permitted on the ground floor of a building or be located at grade on any lot:
- Financial Establishment
Personal Service
Restaurant
Retail
(NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)
- ii) An individual Retail Establishment shall be restricted to a maximum gross floor area of 500.0 square metres.
- k) Landscaped Area and
Planting Strip Requirements
- i)L Minimum 6.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;
- ii) In addition to i) above, within the 6.0 metre Landscaped Area, a minimum 3.0 metre wide Planting Strip shall be required and maintained between parking spaces, aisles or driveways and a street, except for points of ingress and egress;
- iii) Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 3.0 metre wide Planting Strip shall be provided and maintained.
- l) Visual Barrier
- Shall be provided along that portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, in accordance with Section 4.19 of this By-law.

- m) Location and Screening of Outdoor Storage and Outdoor Assembly
- Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:
- i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard;
 - ii) In addition to i) above, Outdoor Storage and Outdoor Assembly shall not be permitted in a Flankage Yard along the following streets:
 - Barton Street/Barton Street East
 - Dickenson Road East
 - Fruitland Road
 - Garner Road West
 - Highway No. 5 West
 - Highway No. 6
 - Rymal Road East
 - Shaver Road
 - South Service Road
 - Stone Church Road East
 - Trinity Church Road Extension
 - Trinity Road
 - Upper Ottawa Street
 - Wilson Street West
 - iii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;
 - iv)i Outdoor Storage and Outdoor Assembly shall be set back a minimum of 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, and shall be screened by a Visual Barrier in accordance with Section 4.19 of this By-law;
 - v) Outdoor Storage and Outdoor Assembly shall be screened from

view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.

(By-law No. 11-276, November 16, 2011)

- n) Location and Size of Outdoor Display
- Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and the following regulations shall apply:
- i) Outdoor Display shall be permitted in yard abutting a street, but shall be no closer than 3.0 metres to the lot line;
 - ii) In addition to i) above, the area devoted to Outdoor Display shall be limited to a combined maximum of 25% of the Landscaped Area.
- o) Maximum Combined Gross Floor Area for Accessory Retail and Showroom Area
- i) 25% of the gross floor area of the principal use or 500.0 square metres gross floor area whichever is the lesser; and,
 - ii) Notwithstanding i) above, retail or accessory retail associated with a motor vehicle service station shall be limited to a maximum gross floor area of 280 square metres.
- (By-law No. 11-276, November 16, 2011)
- p) Parking
- In accordance with the requirements of Section 5 of this By-law.
- q) Accessory Buildings
- i) In accordance with the requirements of Section 4.8; and,
- (By-law No. 21-189, October 13, 2021)
- ii In addition to i) above, no accessory building shall be permitted within a front yard or flankage yard, except where the structure is for security purposes.
- (By-law No. 11-276, November 16, 2011)
(By-law No. 12-132, June 13, 2012)

SECTION 9: INDUSTRIAL ZONES

(By-law No. 10-128, May 26, 2010)
(By-law No. 11-276, November 16, 2011)
(By-law No. 12-132, June 13, 2012)
(By-law No. 18-219, August 17, 2018)