

**SECTION 9: INDUSTRIAL ZONES****9.4 BUSINESS PARK SUPPORT (M4) ZONE**

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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 Services
- 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

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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).  
(By-law No. 11-276, November 16, 2011)  
(By-law No. 18-219, August 17, 2018)
- 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 or an Institutional Zone                        i) 11.0 metres;  
   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

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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.
  - 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 Services
      - Restaurant
      - Retail
    - ii) An individual Retail Establishment shall be restricted to a maximum gross floor area of 500.0 square metres.

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- 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)

(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)