

## **SECTION 7 – INDUSTRIAL (B.1 to B.4) ZONES and CORPORATE BUSINESS PARK (B.5) ZONES**

### 7.1 **PERMITTED USES**

The following are permitted **Uses** within the Industrial – (B.1, B.2, B.3, and B.4) **Zones**:

#### 7.1.1 **Industrial B.1 and B.2 Zones**

- **Catering Service**
- **Cleaning Establishment**
- **Commercial School**
- **Computer Establishment**
- **Manufacturing**
- **Print Shop**
- **Repair Service**
- **Research Establishment**
- **Towing Establishment**
- **Tradesperson's Shop**
- **Trucking Operation**
- **Warehouse**

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7.1.1.1 **Office, Factory Sales Outlet**, fleet servicing area and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 7.1.1 and provided that such **Use** complies with Section 4.23.

Temporary **Uses** including **Agriculture (Vegetation Based)**, **Outdoor Sportsfield Facilities**, and driving range.

#### **Malls**

**Malls** shall only be permitted in the B.2 **Zone**

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#### **Industrial B.3 Zone**

- **Manufacturing**
- **Warehouse**

7.1.2.1 **Office, Factory Sales Outlet**, fleet servicing area and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 7.1.2 and provided that such **Use** complies with Section 4.23.

Temporary **Uses** including **Agriculture (Vegetation Based)**, **Outdoor Sportsfield Facilities**, and driving range.

Malls

All **Uses** listed in Section 7.1.2 and the following:

19691

- **Animal Boarding Establishment**
- **Catering Service**
- **Cleaning Establishment**
- **Commercial Entertainment/Recreation Centre** (excluding movie theatres, bowling alleys and roller rinks)

15378

- **Commercial School**

15378

- **Computer Establishment**
- **Financial Establishment**
- Industrial or construction equipment rental or sales firm
- **Office**

- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**

15378

- **Print Shop**
- **Repair Service**
- **Research Establishment**
- **Restaurant**

19063

- **Tradesperson's Shop**
- **Vehicle Repair Shop**
- **Vehicle Specialty Repair Shop**

7.1.3

Industrial B.4 Zone

- **Catering Service**
- **Cleaning Establishment**
- **Contractor's Yard**
- **Manufacturing**
- **Repair Service**
- **Towing Establishment**
- **Tradesperson's Shop**
- **Trucking Operation**
- **Veterinary Service**
- **Warehouse**

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7.1.3.1

**Office, Factory Sales Outlet**, fleet servicing area and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 7.1.3 and provided that such **Use** complies with Section 4.23.

Temporary **Uses** including **Agriculture (Vegetation Based)**,

**Outdoor Sportsfield Facilities**, and driving range.

**Malls**

All **Uses** listed in Section 7.1.3 and the following:

- 19691 • **Animal Boarding Establishment**
- 15378 • **Commercial Entertainment/Recreation Centre** (excluding theatres, bowling alleys and roller rinks)
- 15378 • **Commercial School**
- 15378 • **Computer Establishment**
- Display and retail sales of appliances, furniture and other household furnishings, hardware, and home improvement materials
- **Financial Establishment**
- Industrial or construction equipment rental or sales firm
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- 15378 • **Print Shop**
- 15378 • **Research Establishment**
- 19063 • **Restaurant**
- 19063 • **Vehicle Repair Shop**
- 19063 • **Vehicle Specialty Repair**

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**PROHIBITED USES**

Within the Industrial (B) **Zones**, any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act R.S.O. 1990, Chapter E.19, as amended from time to time or any successor thereof, shall be prohibited.

7.3

**REGULATIONS**

Within the Industrial (B) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 7.3 and the following:

19691 7.3.1

**Minimum Side and Rear Yards**

Despite Row 4 and 5 of Table 7.3, when any Industrial **Zone** abuts a Residential, Urban Reserve, Wetland or Park **Zone** the minimum **Side** or **Rear Yard** shall be 10 metres or one-half the **Building Height**, whichever is greater.

Where an Industrial **Zone** abuts a rail spur right-of-way, no **Side Yard** or **Rear Yard** is required.

- 7.3.2 **Accessory Uses**  
Despite Row 6 of Table 7.3, within the B.2 **Zone**, the maximum area for an **Accessory Use** in a **Mall** shall be determined on the basis of the **Gross Floor Area** of each individual unit in the **Mall** and not the **Gross Floor Area** of the entire **Building**.
- 7.3.3 **Off-Street Loading Space Requirements - B.1 and B.2 Zones**  
No **Loading Space** shall be located in the **Front Yard** or **Exterior Side Yard** or any **Yard** between a **Lot Line** abutting Hanlon Road or Hanlon Parkway and the nearest wall of the **Main Building** on the same **Lot**. A landscaped strip consisting of trees, shrubbery and/or berms shall screen the **Loading Space** so that it is not visible from any public **Street**.
- 7.3.4 **Determination of Accessory Use Gross Floor Area**  
When determining the **Gross Floor Area** for **Accessory Uses** within the B **Zones**, the **Gross Floor Area** designed for staff facilities such as washrooms, staff rooms, staff recreation facilities, and **Day Care Centres** shall not be included in the calculation of **Accessory Use Gross Floor Area**.
- 7.3.5 **Minimum Building Size Requirements**
- 7.3.5.1 **B.1 and B.2 Zones**  
For properties within the B.1 and B.2 **Zones**, the following minimum **Building** sizes shall be required:
- 10 per cent of the **Lot Area** for **Lots** 3 acres or less in size, but in no case less than 464.5 m<sup>2</sup>.
  - 15 per cent of the **Lot Area** for **Lots** between 3-10 acres in size.
  - 20 per cent of the **Lot Area** for **Lots** over 10 acres.
- 7.3.5.2 **B.3 and B.4 Zones**
- Within the B.3 and B.4 **Zones**, the following minimum **Building** size requirements shall apply:
  - New industrial development - 464.5 m<sup>2</sup> **Ground Floor Area**
  - New industrial **Mall** Development - 1,115 m<sup>2</sup> and not less than 464.5 m<sup>2</sup> in the initial phase of construction provided the remaining 650.5 m<sup>2</sup> is shown on the approved site plan.
- 7.3.6 **Additional Outdoor Storage Regulations - B.1 and B.2 Zones**  
**Outdoor Storage Areas** shall be **Used** only for the storage of:
- 7.3.6.1 goods or products **Manufactured**, processed or assembled on site;
- 7.3.6.2 raw materials or parts **Used** in the **Manufacturing** of products produced on site;

- 7.3.6.3 equipment **Used** in operation on or from the site; and/or
- 7.3.6.4 shipping containers or devices.
- 7.3.7 Additional **Building Height** Regulations - B.1 **Zone**  
In addition to all other provisions of the Industrial B **Zones**, **Buildings** or **Structures** more than 133.2 metres north-east of the Watson Road **Street** allowance as shown on Defined Area Map Number 58, shall not exceed a height of 9 metres, and rooftop appurtenance thereto shall not exceed a height of 3 metres above the roof line.
- 7.3.8 Specific **Trucking Operation** Regulations for the B.1 **Zone**  
A **Trucking Operation** shall be a permitted **Use** on the property registered as Part 1, Registered Reference Plan 61R-3662 and shall be subject to the following exceptions and additions:
- 7.3.8.1 Despite Section 4.13.2.4, **Vehicles** operated commercially from the transportation operation **Use** may not be stored or parked in the area designated as **Front Yard** or **Exterior Side Yard**.
- 7.3.8.2 Despite Section 4.13.3, fleet **Vehicle** storage areas need not have **Parking Spaces** delineated.
- 7.3.9 Additional **Loading Space** Requirements in all B **Zones**  
In addition to Section 4.14, within Industrial (B) **Zones** adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to **Loading Spaces**, exclusive of areas **Used** for parking or storage, and **Loading Space** access areas shall be designed to avoid interference with the normal **Use** of the **Street** and with internal on-site **Vehicle** circulation.

15006 **TABLE 7.3 - REGULATIONS GOVERNING INDUSTRIAL (B) ZONES**

1	<b>Zones</b>	B.1	B.2	B.3	B.4
2	Minimum <b>Lot Frontage</b>	30 metres			
3	Minimum <b>Front and Exterior Side Yard</b>	6 metres and in accordance with Section 4.24.			
4	Minimum <b>Side Yard</b>	One-half the <b>Building Height</b> but not less than 6 metres and in accordance with Section 7.3.1.	One-half the <b>Building Height</b> to a maximum of 9 metres, but not less than 3 metres and in accordance with Section 7.3.1.		
5	Minimum <b>Rear Yard</b>	6 metres and in accordance with Section 7.3.1.			
6	<b>Accessory Uses</b>	Not more than 25% of the <b>Building</b> floor area shall be <b>Used</b> for any <b>Accessory Use</b> permitted in a <b>B Zone</b> . See Section 7.3.2 for regulations governing <b>Malls</b> in the <b>B.2 Zone</b> .			
7	Off-Street Parking	In accordance with Section 4.13.			
8	Off-Street Loading	In accordance with Sections 4.14, 7.3.3 and 7.3.9.	In accordance with Sections 4.14 and 7.3.9.		
9	Outdoor Storage	In accordance with Sections 4.12.2 and 7.3.6.		In accordance with Section 4.12.2.	
10	Minimum <b>Landscaped Open Space</b>	The required <b>Front</b> and <b>Exterior Side Yard</b> on any <b>Lot</b> , excepting the <b>Driveway, Parking Areas</b> , or loading areas, shall be landscaped.			
11	<b>Buffer Strips</b>	Where a <b>B Zone</b> abuts any Residential, Institutional, Park, Wetland, or Urban Reserve <b>Zone</b> , a <b>Buffer Strip</b> shall be developed.			
12	Maximum <b>Building Height</b>	20 metres and in accordance with Sections 4.18 and 7.3.7.	20 metres and in accordance with Section 4.18.		
13	<b>Fences</b>	In accordance with Section 4.20.			
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
15	Maximum Public Floor Space	None permitted.	A maximum of 30% of the <b>Gross Floor Area</b> of an industrial mall <b>Building</b> may be <b>Used</b> for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 30% of the actual area shall be <b>Used</b> for display and sales area or public assembly occupancies at any time.	A maximum of 50% of the <b>Gross Floor Area</b> of an industrial <b>Mall Building</b> may be <b>Used</b> for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 50% of the actual area shall be <b>Used</b> for display and sales area or public assembly occupancies at any time.	
16	Minimum <b>Building</b> Size Requirements	In accordance with Section 7.3.5.			
17	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5.		Despite Section 4.5.2.2, within the <b>B.3</b> and <b>B.4 Zones</b> , accessory <b>Buildings</b> or <b>Structures</b> may be constructed to the height of the <b>Main Building</b> .	

17698 7.4 B.5 (Corporate Business Park) **Zone**7.4.1 Permitted **Uses**

- **Catering Service**
- **Commercial School**
- **Computer Establishment**
- **Hotel**
- **Laboratory**
- **Mall**
- **Manufacturing** (entirely within a **Building**)
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Post Secondary School**
- **Print Shop**
- **Public Hall**
- **Research Establishment**
- **Trade and Conventions Facilities**
- **Veterinary Service**
- **Warehouse** (entirely within a **Building**)

7.4.2 **Accessory Uses**

Including but not limited to, **Factory Sales Outlet, Recreation Centre, Restaurant** are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use and complies with Section 4.23.

7.4.3 Prohibited **Uses**

Any trade, business, manufacturer and related **Uses** deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited.

- **Abattoir**
- Bulk Storage of Petroleum Products
- **Contractor's Yard**
- Meat Processing Plant
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Waste Transfer Station

#### 7.4.4 Regulations

Within the Corporate Business Park (B.5) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 7.4 and the following:

##### 7.4.4.1 Minimum **Side** and **Rear Yards**

Despite Row 4 and Row 5 of Table 7.4, where any Corporate Business Park Zone abuts a Residential, Urban Reserve, or Park **Zone** the Minimum Side or Rear Yard shall be 10 metres or one-half the **Building Height**, whichever is greater.

Notwithstanding the minimum **Side** and **Rear Yards** the minimum **Setback** from the Hanlon Expressway shall be 14 metres.

Where a B.5 Corporate Business Park **Zone** abuts a rail spur right-of-way, no **Side** or **Rear Yard** is required.

##### 7.4.4.2. **Accessory Uses**

Despite Row 6 of Table 7.4, with B.5 **Zones**, the maximum area for an **Accessory Use** in a **Mall** shall be determined in the basis of the **Gross Floor Area** of each individual unit in the **Mall** and not the **Gross Floor Area** of the entire **Building**.

##### 7.4.4.3. Off-Street **Loading Space** Requirements – B.5 **Zones**

No **Loading Spaces** shall be located in the **Front Yard** or **Exterior Side Yard** or any **Yard** between a **Lot Line** abutting Hanlon Road or Hanlon Parkway and the nearest wall of the **Main Building** on the same **Lot**. A landscaped strip consisting of trees, shrubbery and/or berms shall screen the **Loading Space** so that it is not visible from any public **Street**.

In addition to Section 4.14, within Corporate Business Park Zone (B.5) **Zones** adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to **Loading Spaces**, exclusive of areas **Used** for parking or storage, and **Loading Space** access areas shall be designed to avoid interference with the normal **Use** of the **Street** and with internal on-site **Vehicle** circulation.

##### 7.4.4.4 Minimum **Building** Size Requirements

For properties within the B.5 **Zone**, the following minimum **Building** sizes shall be required:



- 10 per cent of the **Lot Area** for **Lots** 3 acres or less in size, but in no case less than 464.5 m<sup>2</sup>
- 15 per cent of the **Lot Area** for **Lots** between 3-10 acres in size
- 20 per cent of the **Lot Area** for **Lots** over 10 acres.

7.4.4.5

For '**Manufacturing**' and '**Mall**', the following parking requirements shall apply:

- 1 **Parking Space** per 50 square metres up to 1,000 square metres of **Gross Floor Area**.
- 1 **Parking Space** per 100 square metres between 1,000 square metres and 5,000 square metres of **Gross Floor Area**, and
- 1 **Parking Space** per 150 square metres over 5,000 square metres of **Gross Floor Area**.

TABLE 7.4 - REGULATIONS GOVERNING CORPORATE BUSINESS PARK (B.5) ZONES

1	<b>ZoneS</b>	B.5		
2	Minimum <b>Lot Frontage</b>	30 metres		
3	Minimum <b>Front</b> and <b>Exterior Side Yard</b>	6 metres and in accordance with Section 4.24.		
4	Minimum <b>Side Yard</b>	6 metres and in accordance with Section 7.4.4.1		
5	Minimum <b>Rear Yard</b>	6 metres and in accordance with Section 7.4.4.1.		
6	<b>Accessory Uses</b>	Not more than 25% of the <b>Building</b> floor area shall be <b>Used</b> for any <b>Accessory Uses</b> permitted in a B.5 <b>Zone</b> and in accordance with Section 7.4.4.2.		
7	Off-Street Parking	In accordance with Section 4.13. In addition to Section 4.13.3.3, all <b>parking</b> and <b>driveway areas</b> shall have an impervious or paved surface. Further, in spite of Section 4.13.2.4.1. no Parking Area shall be located within 6 metres of a <b>Street Line</b> .		
8	Off-Street Loading	In accordance with Sections 4.14 and 7.4.4.3		
9	Outdoor Storage	Prohibited		
10	Minimum <b>Landscaped Open Space</b>	15% of the <b>lot area</b> . The required minimum 6 metre <b>front</b> and <b>exterior side yard</b> on any <b>lot</b> except the driveway shall be landscaped. Further, a minimum landscaped area 9.0 metres in width shall be provided along any <b>lot line</b> directly facing the Hanlon Expressway.		
11	<b>Buffer Strips</b>	Where a B.5 <b>Zone</b> abuts any Residential, Institutional, Wetland, or Urban Reserve <b>Zone</b> , a <b>Buffer Strip</b> shall be developed.		
12	Maximum <b>Building Height</b>	20 metres, with exception of a <b>hotel</b> which is permitted a maximum <b>building height</b> of 32 metres and in accordance with Section 4.18.		
13	<b>Fences</b>	In accordance with Section 4.20.		
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
15	Maximum Public Floor Space	A maximum of 30% of the <b>Gross Floor Area</b> of an industrial <b>mall building</b> may be used for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 30% of the actual area shall be used for display and sales area of public assembly occupancies at any time.		
16	Minimum <b>Building</b> Size Requirements	In accordance with Section 7.4.4.4		
17	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5. Despite Section 4.5.2.2, within B.5 Zones, <b>accessory buildings</b> or <b>structures</b> may be constructed to the height of the Main <b>Building</b> .		