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
- Food Vehicle in accordance with Section 4.30
- Manufacturing
- Print Shop
- Repair Service
- Research Establishment
- Towing Establishment
- Tradesperson’s Shop
- Trucking Operation
- Warehouse

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

7.1.2 Industrial B.3 Zone

- Food Vehicle in accordance with Section 4.30
- 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:
- Animal Boarding Establishment
- Catering Service
- Cleaning Establishment
- Commercial Entertainment/Recreation Centre (excluding movie theatres, bowling alleys and roller rinks)
- Commercial School
- Computer Establishment
- Financial Establishment
- Industrial or construction equipment rental or sales firm
- Office
- Office Supply
- Personal Service Establishment
- Photofinishing Place
- Print Shop
- Repair Service
- Research Establishment
- Restaurant
- Tradesperson’s Shop
- Vehicle Repair Shop
- Vehicle Specialty Repair Shop

7.1.3 Industrial B.4 Zone
- Catering Service
- Cleaning Establishment
- Contractor’s Yard
- Food Vehicle in accordance with Section 4.30
- Manufacturing
- Repair Service
- Towing Establishment
- Tradesperson’s Shop
- Trucking Operation
- Veterinary Service
- Warehouse

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:

- Animal Boarding Establishment
- Commercial Entertainment/Recreation Centre (excluding theatres, bowling alleys and roller rinks)
- Commercial School
- 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
- Print Shop
- Research Establishment
- Restaurant
- Vehicle Repair Shop
- Vehicle Specialty Repair

7.2 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:

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 m².
- 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 m² Ground Floor Area
  - New industrial Mall Development - 1,115 m² and not less than 464.5 m² in the initial phase of construction provided the remaining 650.5 m² 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.
### TABLE 7.3 - REGULATIONS GOVERNING INDUSTRIAL (B) ZONES

<table>
<thead>
<tr>
<th></th>
<th>Zones</th>
<th>B.1</th>
<th>B.2</th>
<th>B.3</th>
<th>B.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Minimum Lot Frontage</td>
<td>30 metres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Minimum Front and Exterior Side Yard</td>
<td>6 metres and in accordance with Section 4.24.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Minimum Side Yard</td>
<td>One-half the Building Height but not less than 6 metres and in accordance with Section 7.3.1.</td>
<td>One-half the Building Height to a maximum of 9 metres, but not less than 3 metres and in accordance with Section 7.3.1.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Minimum Rear Yard</td>
<td>6 metres and in accordance with Section 7.3.1.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Accessory Uses</td>
<td>Not more than 25% of the Building floor area shall be Used for any Accessory Use permitted in a B Zone. See Section 7.3.2 for regulations governing Malls in the B.2 Zone.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 4.13.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Off-Street Loading</td>
<td>In accordance with Sections 4.14, 7.3.3 and 7.3.9.</td>
<td>In accordance with Sections 4.14 and 7.3.9.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Outdoor Storage</td>
<td>In accordance with Sections 4.12.2 and 7.3.6.</td>
<td>In accordance with Section 4.12.2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Minimum Landscaped Open Space</td>
<td>The required Front and Exterior Side Yard on any Lot, excepting the Driveway, Parking Areas, or loading areas, shall be landscaped.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Buffer Strips</td>
<td>Where a B Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Maximum Building Height</td>
<td>20 metres and in accordance with Sections 4.18 and 7.3.7.</td>
<td>20 metres and in accordance with Section 4.18.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Garbage, Refuse Storage and Composters</td>
<td>In accordance with Section 4.9.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Maximum Public Floor Space</td>
<td>None permitted.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Minimum Building Size Requirements</td>
<td>In accordance with Section 7.3.5.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Accessory Buildings or Structures</td>
<td>In accordance with Section 4.5.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Despite Section 4.5.2.2, within the B.3 and B.4 Zones, accessory Buildings or Structures may be constructed to the height of the Main Building.</td>
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</tr>
</tbody>
</table>
7.4

B.5 (Corporate Business Park) Zone

7.4.1 Permitted Uses

- Catering Service
- Commercial School
- Computer Establishment
- Food Vehicle in accordance with Section 4.30
- 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 m²
-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** | ZONE | B.5 |
| **2** | Minimum Lot Frontage | 30 metres |
| **3** | Minimum Front and Exterior Side Yard | 6 metres and in accordance with Section 4.24. |
| **4** | Minimum Side Yard | 6 metres and in accordance with Section 7.4.4.1 |
| **5** | Minimum Rear Yard | 6 metres and in accordance with Section 7.4.4.1 |
| **6** | Accessory Uses | Not more than 25% of the Building floor area shall be Used for any Accessory Uses permitted in a B.5 Zone 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 parking and driveway areas 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 Street Line |
| **8** | Off-Street Loading | In accordance with Sections 4.14 and 7.4.4.3 |
| **9** | Outdoor Storage | Prohibited |
| **10** | Minimum Landscaped Open Space | 15% of the lot area. The required minimum 6 metre front and exterior side yard on any lot except the driveway shall be landscaped. Further, a minimum landscaped area 9.0 metres in width shall be provided along any lot line directly facing the Hanlon Expressway |
| **11** | Buffer Strips | Where a B.5 Zone abuts any Residential, Institutional, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed |
| **12** | Maximum Building Height | 20 metres, with exception of a hotel which is permitted a maximum building height of 32 metres and in accordance with Section 4.18 |
| **13** | Fences | 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 Gross Floor Area of an industrial mall building 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 Building Size Requirements | In accordance with Section 7.4.4.4 |
| **17** | Accessory Buildings or Structures | In accordance with Section 4.5. Despite Section 4.5.2.2, within B.5 Zones, accessory buildings or structures may be constructed to the height of the Main Building |