

**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 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

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)

(NOT FINAL & BINDING, By-law No. 24-137, July 12, 2024)

#### 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 Services  
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)