

7.3.3 **Restricted Defined B.3 Zones – Specialized B.3 Zones**

7.3.3.1 **B.3-1**

550 Imperial Rd. N.

As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.1.1 **Permitted Uses**

A racquets **Club**, including lounge, change rooms, courts for tennis, badminton or squash and **Accessory Uses** in addition to the **Uses** specified in Section 7.1.2.

7.3.3.2 **B.3-2**

643, 659 Speedvale Ave. W.

As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.2.1 **Permitted Uses**

In addition to the **Uses** specified in Section 7.1.3, a **Trucking Operation** including outside storage incidental to the **Trucking Operation** may be located within the B.3-2 **Zone**.

7.3.3.3 **B.3-3**

329 Elmira Rd. N., 685, 699, 705 Speedvale Ave. W.

As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.3.1 **Permitted Uses**

- **Cleaning Establishment**
- Industrial or construction equipment rental or sales firm
- **Manufacturing**
- **Office**
- **Office Supply**
- **Office**, display area and shop for a tradesman or home improvement contractor, including wholesale and retail sales of related goods and services and storage area
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**
- **Repair Service**
- Retail Outlet, display area, **Office** or service facility or repair facility accessory to the foregoing permitted **Uses**
- **Vehicle Specialty Repair Shop**

7.3.3.3.2 Regulations

7.3.3.3.2.1 Minimum **Ground Floor Area**

The minimum **Ground Floor Area** for a single unit **Building** or a **Building** containing two units shall be 185.8 m<sup>2</sup>.

7.3.3.4 **B.3-4**

130 Dawson Rd.

As shown on Defined Area Map Number 13 of Schedule "A" of this **By-law**.

7.3.3.4.1 Permitted **Uses**

In addition to the permitted **Uses** listed in Section 7.1.2, within the B.3-4 **Zone**, the following **Use** shall also be permitted:

- **Vehicle Body Shop** (in a free-standing **Building**)

7.3.3.4.2 Regulations

7.3.3.4.2.1 **Outdoor Storage**

Despite Section 4.12, no **Outdoor Storage** shall be permitted in conjunction with a **Vehicle Body Shop**.

7.3.3.5 **B.3-5**

355 Elmira Rd. N.

As shown on Defined Area Map Number 3 of Schedule "A" of this **By-law**.

7.3.3.5.1 Regulations

7.3.3.5.1.1 Maximum Commercial Floor Area

A maximum of 15 percent of the total floor area of an industrial **Mall** may be **Used** for any combination of the following **Uses**:

- **Catering Service**
- **Commercial Entertainment**
- **Financial Establishment**
- **Personal Service Establishment**
- **Recreation Centre**
- **Restaurant**

7.3.3.6 **B.3-6**

516 Imperial Rd. N.

As shown on Defined Area Map Number 8 of Schedule "A" of this **By-law**.

7.3.3.6.1 Permitted **Uses**  
In addition to the **Uses** listed in Section 7.1.2, the following shall also be permitted:

- A fuel supply depot and **Warehouse**

"Fuel Supply Depot" shall mean a fuel dispensing operation consisting of fuel pump islands, underground fuel tanks and a kiosk in which the sale of fuel may be available to fleets, **Trucking Operations** and industry, but it is not available to the public in the manner of an automobile gas bar.

7.3.3.6.2 Regulations

7.3.3.6.2.1 Minimum **Setback** of Fuel Pump Islands  
60 metres from the front property line.

16550 7.3.3.7 **B.3-7**  
351 Speedvale Ave. W., 15 and 21 Lewis Rd and portions of the East Watson subdivision.  
As shown on Defined Area Map Numbers 8 and 62 of Schedule "A" of this **By-law**.

7.3.3.7.1 Permitted **Uses**  
In addition to the **Uses** listed in Section 7.1.2 of Zoning **By-law** the following shall also be permitted:

- **Office**

15959 7.3.3.8 **B.3-8**  
545 Speedvale Ave. W.  
As shown on Defined Area Map Number 3 of Schedule "A" of this **By-law**.

7.3.3.8.1 Permitted **Uses**  
In addition to the **Uses** listed in Section 7.1.2 of Zoning **By-law** (1995)-14864, as amended, the following additional **Uses** shall also be permitted:

- **Storage Facility**
- **Trucking Operation**

7.3.3.8.2            Regulations  
In accordance with Section 7.3 of Zoning **By-law** (1995)-14864, as amended, with the following additional regulations:

7.3.3.8.2.1            Specific **Trucking Operation** Regulations

7.3.3.8.2.1.1            **Vehicles** operating commercially from the transportation operation **Use** may not be stored or parked in the area designated as **Front Yard**.

7.3.3.8.2.1.2            Despite Section 4.13, **Vehicle** storage areas need not have **Parking Spaces** designated.

16287 7.3.3.9            **B.3-9**  
504 Imperial Road North  
As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.9.1            Permitted **Uses**  
In accordance with the **Uses** permitted in Section 7.1.2 of the Zoning **By-law**, with the following additional **Use**:

- **Fuel Supply Depot**

7.3.3.9.2            Regulations  
In accordance with Section 4 (General Provisions), Section 7.3 and Table 7.3 (Industrial **Zone** Regulations) of Zoning **By-law** (1995)-14864, as amended with the following addition:

7.3.3.9.2.1            Minimum **Setback** of Pump Islands  
In accordance with Section 6.4.2.2.1 of the Zoning **By-law**.

18706 7.3.3.10            **B.3-10**  
(Blocks 1&2 of the Southgate Industrial Business Park)  
As shown on Defined Area Map Number 71 of Schedule “A” of this **By-law**.

7.3.3.10.1            Permitted **Uses**

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

**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, Driving range**

## 7.3.3.10.2

**Malls**

All Uses listed in Section 7.1.2 and the following:

- **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 Specialty Repair Shop**

## 7.3.3.10.3

**Prohibited Uses**

In addition to Section 7.2 of Bylaw Number (1995)-14864, as amended, the following **Uses** are prohibited:

- **Abattoir**
- A facility, the primary use of which is electroplating
- A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical.
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- **Intensive** livestock operations including the spreading of manure
- Meat Processing Plant
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow.
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products

- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- Vehicle Salvage Yard
- **Vehicle Service Station** (defined to include a car wash)
- Vehicle Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

#### 7.3.3.10.4 Regulations

In addition to the regulations set out in Section 4 and 7.3 and Table 7.3 of **By-law** Number (1995)-14864, as amended, the following additions and exceptions shall apply:

##### 7.3.3.10.4.1 Off-Street Parking

For '**Manufacturing**' and '**Malls' Uses**, despite Section Table 7.3, Row 7, 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**.

##### 7.3.3.10.4.2 Buffer Strips

In addition to Table 7.3, Row 11, the following regulations related only to development adjacent to Maltby Road shall apply:

A **Buffer Strip** shall be provided adjacent to Maltby Road in this **Zone**. The required **Buffer Strip** shall be a minimum of 14 metres in width and shall consist of a 2 metre high landscaped earth berm measured from surrounding on-site grade. Landscaping shall include coniferous and deciduous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth, the existing plantings may provide the required **Buffer Strip**.

The following regulations shall apply only within the required minimum 14 metre wide **Buffer Strip**:

##### Minimum Rear Yard and Exterior Side Yard

Lots abutting Maltby Road shall have a minimum **Rear Yard** or **Exterior Side Yard** of 14 metres.

Off-Street Parking

Off-street parking shall be set back a minimum of 14 metres from Maltby Road.

Off-Street Loading

Off-street loading shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

Outdoor Storage

**Outdoor Storage** shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public street by a **Fence**, wall or berm.

Garbage, Refuse and Storage Composters

Garbage, refuse and storage composters shall be **Setback** a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

18706 7.3.3.11

**B.3-11**

(Block 3 of the Southgate Industrial Business Park)

As shown on Defined Area Map Number 71 of Schedule "A" of this **By-law**.

7.3.3.11.1

Permitted Uses

- **Catering Service**
- **Club**
- **Commercial School**
- **Computer Establishment**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Mall**
- **Manufacturing**
- **Warehouse**
- **Research Establishment**
- **Museum**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Print Shop**
- **Public Hall**
- **Restaurant**
- **Tavern**
- **Veterinary Service**

7.3.3.11.2

Prohibited Uses

- **Abattoir**
- A facility, the primary use of which is electroplating

- A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical.
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- **Outdoor Storage** of road salt or other de-icing materials and the imp; salt laden snow.
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum products
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a car wash)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

## 7.3.3.11.3

Regulations

In addition to the regulations set out in Section 4 and 7.3 and Table 7.3 of **By-law** Number (1995)-14864, as amended, the following additions and exceptions shall apply:

## 7.3.3.11.3.1

Off-Street Parking

For '**Manufacturing**' and '**Malls' Uses**, despite Section Table 7.3, Row 7, 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**.



7.3.3.11.3.2

**Buffer Strips**

In addition to Table 7.3, Row 11, the following regulations related only to development adjacent to Maltby Road shall apply:

A **Buffer Strip** shall be provided adjacent to Maltby Road in this **Zone**. The required **Buffer Strip** shall be a minimum of 14 metres in width and shall consist of a 2 metre high landscaped earth berm measured from surrounding on-site grade. Landscaping shall include coniferous and deciduous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth, the existing plantings may provide the required **Buffer Strip**.

The following regulations shall apply only within the required minimum metre wide **Buffer Strip**:

**Minimum Rear Yard and Exterior Side Yard**

Lots abutting Maltby Road shall have a minimum **Rear Yard** or **Exterior Side Yard** of 14 metres.

**Off-Street Parking**

Off-street parking shall be set back a minimum of 14 metres from Maltby Road.

**Off-Street Loading**

Off-street loading shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

**Outdoor Storage**

**Outdoor Storage** shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

**Garbage, Refuse and Storage Composters**

Garbage, refuse and storage composters shall be **Setback** a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

19235 7.3.3.12

**B.3-12**

32 Watson Parkway South

As shown on Defined Area Map Number 58 of Schedule "A" of this **By-law**.

7.3.3.12.1

**Permitted Uses**

In accordance with the **Uses** listed in Section 7.1.2.

7.3.3.12.2

**Regulations**

In accordance with Section 7.3 of the **By-law**, as amended, with the following exceptions and additions.

7.3.3.12.2.1      Maximum **Front Yard Building Setback**  
20 metres

7.3.3.12.2.2      **Buffer Strips**  
A landscaped **Buffer Strip** a minimum of 3 metres in width shall be provided along the front property line adjacent to Watson Parkway South to screen any off-street parking areas in the required **Front Yard**.

7.3.3.12.2.3      **Building Entrances**  
Principle unit **Building** entrances shall be located facing Watson Parkway South.