

7.3.4 **Restricted Defined B.4 Zones – Specialized B.4 Zones**

7.3.4.1 **B.4-1**

As shown on Defined Area Map Numbers 34, 36, 38 and 46 of Schedule “A” of this **By-law**.

O960015
15271

7.3.4.1.1

Permitted Uses

- 163 Alice Street • Site work contracting industry
- 199 Alice Street • Automobile general repair establishment
- 201-207 Alice Street • Chemical products industry
- 5 Arthur St. S. • Deleted by By-law (2017)-20134
- 45 Cross Street • Sash, door and other millwork
• Household furniture **Manufacturing**
• Machine shop
- 47 Duke Street • Fabricating structural metal products
• Hardware tool and cutlery industry
• Machine shop
- 66 Duke Street • Storage and **Warehouse**
- 91 Duke Street • Metal fabricating industry
- 92 Ferguson Street • Machine shop
- 120 Huron Street • Laboratory and **Research Establishment**

16840

Deleted by **By-law** Number (2002)-16840

- 52-62 Johnson Street • Communication and other electronic equipment industry
• Chemical products industry
- 121 Morris Street • Petroleum product wholesaling
- 127 Morris Street • Sash, door and other millwork industry
• Household furniture **Manufacturing**
- 230-240 York Road • Plastic and synthetic resins

Manufacturing

- Beverage wholesaling

7.3.4.1.2 Regulations

7.3.4.1.2.1 Outdoor Storage

No **Outdoor Storage** shall be allowed in the B.4-1 **Zone**.

15378

7.3.4.2 B.4-2

Deleted by **By-law** .Number (1997)-15378

7.3.4.3 B.4-3

74 Suburban Ave.

As shown on Defined Area Map Number 52 of Schedule "A" of this **By-law**.

7.3.4.3.1 Permitted Uses

In addition to the **Uses** specified in Section 7.1.3, the following shall also be permitted in the B.4-3 **Zone**:

- Scrap metal yard
- One **Single Detached Dwelling**

7.3.4.4 B.4-4

781 York Rd.

As shown on Defined Area Map Numbers 58 and 59 of Schedule "A" of this **By-law**.

7.3.4.4.1 Permitted Uses

In addition to the permitted **Uses** listed in Section 7.1.3, in the B.4-4 **Zone** the following additional **Use** shall be permitted:

- **Abattoir** and meat packing and processing plant

7.3.4.5 B.4-5

23 Garibaldi St.

As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.

7.3.4.5.1 Permitted Uses

- **Catering Service**
- **Cleaning Establishment**
- **Commercial School**

- **Computer Establishment**
- **Manufacturing**
- **Print Shop**
- **Repair Service**
- **Research Establishment**
- **Tradesperson's Shop**
- **Warehouse**

7.3.4.5.2 Regulations

- 7.3.4.5.2.1 **Outdoor Storage**
No **Outdoor Storage** shall be allowed in the B.4-5 **Zone**.

7.3.4.6 **B.4-6**
15 Smith Ave.
As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.

- 7.3.4.6.1 Permitted **Uses**
- **Vehicle Service Station**
 - **Vehicle Sales Establishment**

7.3.4.7 **B.4-7**
171-175 Dawson Rd.
As shown on Defined Area Map Number 13 of Schedule "A" of this **By-law**.

- 7.3.4.7.1 Permitted **Uses**
In addition to the permitted **Uses** listed in Section 7.1.3, the following shall be added as temporary **Uses** to the list of permitted **Uses** for **Malls** in Section 7.1.3:

- **Flea Market**
- Deleted by (2016)-20093

20093

7.3.4.7.2 Regulations

7.3.4.7.2.1 Off-Street Parking

- i) Parking for the **Flea Market** shall be based on the ratio of 6.5 spaces per 100 m² **Gross Floor Area**.
- ii) A total of 500 **Parking Spaces** shall be provided on the property.

7.3.4.7.2.2 Maximum Floor Area for Market
The **Flea Market** shall not exceed a **Gross Floor Area** of 4645 m².

7.3.4.7.2.3 Maximum Public Floor Space
Despite Row 16 of Table 7.2, a maximum of 61% of the total floor area of the existing **Building** may be **Used** for public **Use** for the duration of the **Flea Market's** existence.

7.3.4.8 **B.4-8**
875-955 Woodlawn Rd. W., 505-515 Governors Rd., 15-131 Malcolm Rd., 14-130 Malcolm Rd., 521, 531 Michener Rd., 530-546 Governors Rd.

As shown on Defined Area Map Numbers 1 and 8 of Schedule "A" of this **By-law**.

7.3.4.8.1 Permitted Uses
In addition to the permitted **Uses** listed in Section 7.1.3, in the B.4-8 **Zone** the following additional **Uses** shall be permitted:

- **Vehicle Sales Establishment**

7.3.4.9 **B.4-9**
Arthur St.
As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

7.3.4.9.1 Permitted Uses

- **Parking Facility**

7.3.4.9.2 Regulations

7.3.4.9.2.1 Off-Street Parking
Parking Spaces may abut the **Street Lines** on Duke Street and Arthur Street.

7.3.4.9.2.2 Planting Area
None Required.

7.3.4.10 **B.4-10**
460 Silvercreek Pkwy. N.
As shown on Defined Area Map Number 8 of Schedule "A" of this **By-law**.

7.3.4.10.1

Permitted **Uses**

In addition to the **Uses** specified in Section 7.1.3, the following shall also be permitted:

- Commercial Recreation restricted to a racquet **Club** including the following **Uses**:
 - Exercise rooms and associated facilities
 - **Laundry** facilities
 - Lounge
 - Nursery
 - **Offices**
 - Pro shop
 - Racquetball courts
 - **Restaurant**
 - Squash courts
 - Tennis courts

7.3.4.10.2

Regulations

7.3.4.10.2.1

Off-Street Parking

Despite Section 4.13.4, the following shall apply in the B.4-10 **Zone**:

7.3.4.10.2.1.1

For new industrial **Buildings**, 1 **Parking Space** for each 37.2 m² of **Gross Floor Area**.

7.3.4.10.2.1.2

For new industrial **Malls**, 1 **Parking Space** for each 27.9 m² of **Gross Floor Area**.

7.3.4.10.2.1.3

For **Restaurants** not within an industrial **Mall**, 1 **Parking Space** for each 4.6 m² of floor area **Used** by the patrons of the **Restaurant**.

7.3.4.10.2.1.4

For court facilities within the racquet **Club**, the following shall apply:

- a) 8 **Parking Spaces** per tennis court;
- b) 4 **Parking Spaces** per squash court;
- c) 4 **Parking Spaces** per racquetball court.

7.3.4.11

B.4-11

215 Dawson Rd.

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

7.3.4.11.1

Permitted **Uses**

- **Vehicle Body Shop** within the existing **Building**

7.3.4.12 **B.4-12**
490 York Rd.
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

7.3.4.12.1 **Permitted Uses**
In addition to the permitted **Uses** listed in Section 7.1.3, the following shall also be permitted:

- **Commercial School**
- **Computer Establishment**
- **Warehouse**

7.3.4.12.2 **Regulations**

7.3.4.12.2.1 **Outdoor Storage**
No **Outdoor Storage** shall be allowed in the B.4-12 **Zone**.

7.3.4.13 **B.4-13**
19 Industrial St.
As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.

7.3.4.13.1 **Permitted Uses**
In addition to the **Uses** specified in Section 7.1.3, the following **Use** shall also be permitted:

- **Vehicle Specialty Repair Shop**

7.3.4.14 **B.4-14**
30 Edinburgh Rd. N.
As shown on Defined Area Map Number 15 of Schedule “A” of this **By-law**.

7.3.4.14.1 **Permitted Uses**
In addition to the **Uses** specified in Section 7.1.3, the following **Use** shall also be permitted:

- **Commercial School.**

7.3.4.14.2 **Regulations**

7.3.4.14.2.1 **Maximum Public Floor Space and Teaching Space**
A maximum of 50% of the total floor area of an industrial **Mall**

Building may be **Used** for display, sales and reception areas open to the public or teaching space in the case of **Commercial Schools**.

7.3.4.14.2.2

Off-Street Parking

Despite Section 4.13.4, the required number of **Parking Spaces** for an industrial **Mall** shall be calculated on the basis of 3 **Parking Spaces** per 100 m² of **Gross Floor Area**.

7.3.4.15

B.4-15

As shown on Defined Area Map Numbers 34 and 36 of Schedule “A” of this **By-law**.

7.3.4.15.1

Permitted Uses

- | | |
|----------------------|-------------------------------|
| 41, 44 George Street | • Metal fabricating industry |
| 151 Cardigan Street | • Warehouse |
| | • Storage |
| | • Manufacturing |
| 60 Cardigan Street | • Warehouse |
| | • Storage Facility |
| | • Boat repair/ Offices |

20317

Deleted by (2018)-20317

- | | |
|------------------|---------------------------|
| 122 Cardigan St. | • 4 Dwelling Units |
|------------------|---------------------------|

16509

- | | |
|------------------|--------------------------|
| 29 London Rd. E. | • 1 Dwelling Unit |
|------------------|--------------------------|

7.3.4.15.2

Regulations

7.3.4.15.2.1

Outdoor Storage

No **Outdoor Storage** shall be allowed in the B.4-15 **Zone**.

7.3.4.15.2.2

Maximum Building Height

6 **Storeys** and in accordance with Section 4.16 and 4.18.

7.3.4.16

B.4-16

65 Lewis Rd.

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

7.3.4.16.1

Permitted Uses

- Meat packing and processing plant

7.3.4.17 **B.4-17**
67 Lewis Rd.
As shown on Defined Area Map Number 8 of Schedule “A” of this **By-law**.

7.3.4.17.1 **Permitted Uses**
In addition to the **Uses** listed in Section 7.1.3, the following shall also be permitted:

- **Vehicle Body Shop**
- **Vehicle Service Station**

7.3.4.18 **B.4-18**
141 Victoria Rd. N.
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

7.3.4.18.1 **Permitted Uses**
In addition to the **Uses** listed in Section 7.1.3, the following shall also be permitted:

- **Vehicle Service Station**

15006 7.3.4.19 **B.4-19**
Deleted by **By-law** (1995)-15006.

15006 7.3.4.20 **B.4-20**
Deleted by **By-law** (1995)-15006.

O960015 7.3.4.21 **B.4-21**
139 Morris St.
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

7.3.4.21.1 **Permitted Uses**

- **Manufacturing**

7.3.4.21.2 **Regulations**

7.3.4.21.2.1 **Outdoor Storage**
No **Outdoor Storage** shall be allowed in the B.4-21 **Zone**.

17004

7.3.4.22

B.4-22

As shown on Defined Area Map number 15 of Schedule “A” of this **By-law**.

7.3.4.22.1

Permitted **Uses**

In addition to the **Uses** permitted by Section 7.1.3, the following additional **Uses** shall be permitted:

- ***Religious Establishment***
- ***School***
- ***Day Care Centre***