

TRANSITIONAL INDUSTRIAL ZONE (M4)**20.1 USES PERMITTED**

No *person* shall within any M4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except one or more of the following M4 *uses*;

an ambulance, police or fire depot;  
an *animal kennel*;  
an *animal shelter*;  
an assembly plant;  
a bus storage facility;  
a cold storage plant;  
a commercial club;  
a *commercial school*;  
a *contractor's yard or shop*;  
a *customer contact centre office* in an *existing building* with a minimum *gross floor area* of 1,400 square metres;  
a *dry cleaning establishment*;  
an *eating establishment*;  
a fabricating plant;  
a farm produce retail outlet;  
a health club;  
an *industrial mall*;  
a *laundry shop*;  
a machine shop;  
a manufacturing plant;  
a monument sales shop;  
a *motor vehicle dealership*;  
a packaging plant;  
a *parking lot*;  
a printing plant;  
a processing plant;  
a *public garage*;  
a *recreational building (indoor sports)*;  
a retail building supply establishment;  
a scientific research establishment;  
a *service shop*;  
a *veterinarian's clinic*;  
a *warehouse*;  
a *wholesale outlet*;  
a retail sales outlet or business office *accessory to a permitted use*.

TRANSITIONAL INDUSTRIAL ZONE (M4)**20.2 ZONE PROVISIONS**

No *person* shall within any M4 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

<b>TABLE 20.2 – ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>Non-Residential Uses</b>
<b>Lot Area</b> Minimum	nil where <i>sanitary sewers</i> are available; or 1,850 m <sup>2</sup> where <i>sanitary sewers</i> are not available
<b>Lot Coverage</b> Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	70% where <i>sanitary sewers</i> are available; or 20% where <i>sanitary sewers</i> are not available
<b>Lot Frontage</b> Minimum	20.0 m
<b>Lot Depth</b> Minimum	30.0 m
<b>Front Yard Depth and Exterior Side Yard Width</b> Minimum	22.0 m adjacent to Dundas Street; or 6.0 m adjacent to all other <i>streets</i>
<b>Rear Yard Depth</b> Minimum	3.0 m except that where the <i>rear lot line</i> is the boundary line between an M4 Zone and a Residential or Development Zone, the minimum <i>rear yard depth</i> shall be 6.0 m
<b>Interior Side Yard Width</b> Minimum	3.0 m except that where the interior <i>side lot line</i> is the boundary line between an M4 Zone and a Residential or Development Zone, the minimum <i>interior side yard width</i> shall be 6.0 m
<b>Setback</b> Minimum Distance	27.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law; or 32.0 m from the centreline of Dundas Street
<b>Landscaped Open Space</b> Minimum	5% of the <i>lot area</i>
<b>Height</b> Maximum	15.0 m except that a <i>building</i> or <i>structure</i> may exceed 15.0 m <i>height</i> provided that where the <i>height</i> of a <i>building</i> or <i>structure</i> exceeds 15.0 m, such <i>building</i> or <i>structure</i> must be set back from the centreline of the abutting <i>street</i> or from the <i>front, side</i> or <i>rear lot line</i> as the case may be, a further 0.5 m for each 1.0 m by which such <i>building</i> or <i>structure</i> exceeds 15.0 m, in addition to the minimum requirements of this By-law.
<b>Parking, Accessory Buildings, etc.</b>	In accordance with the provisions of Section 5 herein

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(Amended by By-Law 9076-16)

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## 20.2.1. Property Abutting a Railway:

Notwithstanding any other provision of this By-law to the contrary, where any *lot line* or portion thereof abuts a railway right-of-way, the minimum *interior side yard width* or *rear yard depth* shall be nil along that portion of such *lot line* which so abuts the railway right-of-way.

20.2.2. *Open Storage*:

*Open storage uses accessory to a permitted use* on the same *lot* are *permitted* to the rear of the *main building* in accordance with the *yard* provision contained in the M4 Zone, except that within 15.0 m of a Residential Zone, *open storage* of goods or materials shall only be *permitted* in accordance with the following provision:

- i) any portion of the area *used* for *open storage* shall be enclosed by a fence and designed so that the storage area is not visible from a *street* adjoining the *lot* or along any line of sight that is perpendicular to the centreline of such *street*.

**20.3 SPECIAL PROVISIONS****20.3.1 M4-1 NELLIS STREET EXTENSION (KEY MAPS 67, 68)**

20.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-1 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

- a bank or financial institution;
- a brewing-on-premises establishment;
- a *business or professional office*;
- a *business support service*;
- a catering service;
- a cold storage plant;
- a *commercial school*;
- a computer, electronics or data processing establishment;
- a *convenience store*;
- a *dry cleaning establishment*;
- an *eating establishment*;
- an electrical or electronics products industry;
- a film processing dept;
- a health club;
- an *industrial mall*;
- a laboratory;
- a *laundry shop*;
- a machine shop;
- a *medical clinic*;
- a monument sales shop;
- an office supply and equipment sales, rental and service establishment;
- a packaging plant and distribution centre;
- a *personal service shop*;
- a postal and/or courier services facility;

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- a printing plant;
  - a *recreational building (indoor sports)*;
  - a retail sales outlet or business office *accessory to a permitted use*;
  - a rental establishment;
  - a scientific research establishment;
  - a *service shop*;
  - a telecommunications services establishment or facility;
  - a *warehouse*;
  - a *wholesale outlet*.
- 20.3.1.2 That all other provisions of the M4 Zone in Section 20.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- 20.3.2 **M4-2 DUNDAS STREET BETWEEN SPRINGBANK AVENUE  
AND LANSDOWNE AVENUE (KEY MAP 66)**
- 20.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- a *business support service*;
  - a cold storage plant;
  - a *commercial school*;
  - a computer, electronics or data processing establishment;
  - a *contractor's yard or tradesman's shop*;
  - an electrical or electronics products industry;
  - a health club;
  - an *industrial mall*;
  - a laboratory;
  - a *laundry shop*;
  - a machine shop;
  - a monument sales shop;
  - a *motor vehicle dealership*;
  - a packaging plant and distribution centre;
  - a postal and/or courier services facility;
  - a printing plant;
  - a research establishment;
  - a retail sales outlet or business office *accessory to a permitted use*;
  - a rental establishment;
  - a scientific research establishment;
  - a *service shop*;
  - a telecommunications services establishment or facility;
  - a *warehouse*;
  - a *wholesale outlet*.
- 20.3.2.2 That all other provisions of the M4 Zone in Section 20.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

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TRANSITIONAL INDUSTRIAL ZONE (M4)**20.3.3     M4-3     MAIN STREET     (KEY MAP 60)**

20.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 20.1 of this By-law;  
a health club.

20.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-3 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

20.3.3.2.1 *Gross Floor Area* for a Health Club:

Maximum	200 square metres
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20.3.3.2.2 That all other provisions of the M4 Zone in Section 20.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**20.3.4     M4-4     MAIN STREET     (KEY MAP 62)  
(KEY MAP 63)**

20.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 20.1 of this By-law;  
a *business or professional office*.

20.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-4 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

20.3.4.2.1 *Gross Floor Area* for a *Business or Professional Office*:

Maximum	65 square metres
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20.3.4.2.2 That all other provisions of the M4 Zone in Section 20.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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20.3.5 **M4-5 BRANT STREET AT OXFORD STREET (KEY MAP 21)**  
**WINNIETT STREET (KEY MAP 44)**

20.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- an ambulance depot;
- an *animal shelter*;
- an *animal kennel* provided that all boarding or breeding facilities are located within a wholly enclosed *building*;
- a *business support service*;
- a cold storage plant;
- a *commercial school*;
- a computer, electronics or data processing establishment;
- a *contractor's yard or tradesman's shop* with no outdoor storage;
- a *dry cleaning establishment*;
- an *industrial mall* with no outdoor storage;
- a laboratory;
- a *laundry shop*;
- a machine shop;
- a monument sales shop;
- a packaging plant and distribution centre;
- a *parking lot*;
- a printing plant;
- a research establishment;
- a retail sales outlet or business office *accessory to a permitted use*;
- a scientific research establishment;
- a *service shop*;
- a telecommunications services establishment or facility;
- a *veterinarian's clinic*;
- a *warehouse*;
- a *wholesale outlet*.

20.3.5.2 That all other provisions of the M4 Zone in Section 20.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

20.3.6 **M4-6 MAIN STREET (KEY MAP 61, 71)**

20.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- all *uses permitted* in Section 20.1 of this By-law;
- a feed mill.

20.3.6.2 That all other provisions of the M4 Zone in Section 20.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

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TRANSITIONAL INDUSTRIAL ZONE (M4)**20.3.7 M4-7 NORWICH AVENUE AT HOUNSFIELD STREET (KEY MAP 63)**

20.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 20.1 of this By-law;  
a retail sales outlet *accessory to a warehouse and wholesale outlet*.

20.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-7 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

20.3.7.2.1 *Gross Floor Area* for a Retail Sales Outlet accessory to a *Warehouse and Wholesale Outlet*:

Maximum	2,787 square metres
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20.3.7.2.2 Parking:

Minimum number of spaces	60
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20.3.7.2.2 That all other provisions of the M4 Zone in Section 20.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**20.3.8 M4-8 TECUMSEH STREET (KEY MAP 21)**

20.3.8.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M4-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*all uses permitted* in Section 20.1 of this By-law;  
a pharmaceutical and drug product industry.

20.3.8.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any M4-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

20.3.8.2.1 Notwithstanding Section 20.2, all existing conditions as of January 11, 2018 with respect to *yards, coverages or any other relevant and applicable zone provisions* shall be deemed to be in compliance with this By-law.

20.3.8.3 That all provisions of the M4 Zone in Section 20.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8940-14)  
(Deleted and Replaced by By-Law 9183-18)

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TRANSITIONAL INDUSTRIAL ZONE (M4)**20.3.9 M4-9 1125 DUNDAS STREET (KEY MAP 66)**

20.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 20.1 of this By-Law;  
 a farm produce retail outlet that may also include the sales of farm market products including animal products and processed products which could include meats, eggs, baked goods, canned and packaged goods and seasonal plants.

20.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.9.2.1 That all the provisions of the M4 Zone in Section 20.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9012-15)

**20.3.10 M4-10 South side of Nellis Street (Key Map 67)**

20.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any M4-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 20.3.1.1 of this By-Law;  
 an assembly plant;  
 a *contractor's yard or shop*;  
 a manufacturing plant.

20.3.10.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M4-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.10.2.1 Number of separate units contained within the main building:

Minimum	2
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20.3.10.3 That all the provisions of the M4 Zone in Section 20.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9496-21)