

The following provisions shall apply to the use of land and the construction of buildings in all M4 Zones, subject to the general provisions under Part B and Part C of this By-Law.

**1. PERMITTED USES**

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Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes. Such buildings and/or structures must be in the form of an Industrial Mall. All permitted commercial uses shall be accessory commercial uses primarily serving the industrial area in which they are located.

(1) **Main Industrial Uses**

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- a) all uses permitted in the M1 (Restricted Industrial) zone;
  - b) public use.

(2) **Main Commercial Uses**

- a) business, professional and/or administrative offices;
- b) eating establishments;
- c) service shops;
- d) banks, trust companies and other similar financial establishments;
- e) industrial equipment rental, maintenance, sales and service outlets;
- f) automotive supply and service business;
- g) industrial supply outlet.

(3) **Accessory Uses, Buildings or Structures**

- a) Any use, building or structure which is subordinate and customarily incidental to a main use or other use.

**2. ZONE REQUIREMENTS**

- (1) The requirements of Part V - M1 Restricted General Zone, Section 2, shall apply; except Subsection 4 where Lot coverage (maximum) shall be 45%, and Subsection 5 shall not apply.
- (2) Those uses permitted under Section 1, Subsection (2) of this Part shall be limited to 20% of the gross floor area of the Industrial Mall.
- (3) The maximum gross floor area for any one use permitted under Section 1, Subsection (2) of this Part, shall be 557.0 sq. m.

**3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS**

See Part C, Section 8.

**4. FOR OFF-STREET PARKING PROVISIONS**

See Part C, Sections 14 and 15.

**5. FOR OFF-STREET LOADING PROVISIONS**

See Part C, Sections 16 and 17.

**6. SPECIAL PROVISIONS**

98-114 (1) Notwithstanding the preamble to Section 1. Permitted Uses, and notwithstanding the provisions of Section 2. of this Part X-1, within the area zoned M4-1, buildings do not have to be in the form of an industrial mall and may be constructed for single or multiple occupancy in accordance with the provisions of Section 2. of Part V - M1 - Restricted Industrial Zone.

12761 (2) Notwithstanding the provisions of Sections 1. and 2. of this Part X-1, and the definition of an Industrial Mall contained in Part A, Section 5.(68)a) of this By-Law, within the area zoned M4-2, the following provisions shall apply:

1. **Permitted Uses**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes. Such buildings or structures may be in the form of an Industrial Mall which is defined, for the purposes of this Section, as being a building or group of buildings constructed for multiple tenant occupancy containing industrial uses and which may also contain one or more commercial uses. It is the intent of this Section that within the area zoned M4-2, the Main Commercial uses specifically shall not include retail shopping centres, food supermarkets, or department stores as permitted uses.

(1) **Main Industrial Uses**

a) all uses permitted in the M1-Restricted Industrial Zone.

(2) **Main Commercial Uses**

- a) automotive supply and service establishment;
- b) banks, trust companies, and other similar financial establishment;
- c) business, professional and/or administrative office;
- d) commercial and/or industrial equipment rental, maintenance, sales and service establishment;
- e) convenience store;
- f) eating establishment;
- g) industrial supply outlet;
- h) retail factory sales outlet;
- i) service shop.

(3) **Accessory Uses, Buildings or Structures**

- a) Any use, building or structure which is subordinate and customarily incidental to a main use or other use.
- b) A retail outlet which is subordinate and incidental to a main industrial use for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the main building, and

occupies not more than twenty (20) percent of the gross floor area of the main building or 279.0 sq. m., whichever is the lesser.

2. **Zone Requirements**

- (1) Within the area zoned M4-2, the zone requirements of Part V, Section 2. of this By-Law shall apply, except that the maximum Lot Coverage shall be forty five (45) percent; the maximum height requirement shall not apply; and the minimum front yard requirement shall be 10.0 m.
- (2) Within the area zoned M4-2, the maximum gross floor area for any permitted main commercial use, except for retail factory sales outlets, shall be 560.0 sq. m. and the minimum gross floor area for any retail factory sales outlet shall be 600.0 sq. m.
- (3) Within the area zoned M4-2, where permitted main commercial uses are located in an Industrial Mall, such uses shall be limited to a maximum of forty (40) percent of the gross floor area of the Industrial Mall.

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3. Notwithstanding the provisions of Subsections 6 (2) 1 (2) and 6 (2) 2 (2) of this Part X-1, within the area zoned M4-3, a netted indoor paintball field and a radio control racecar track shall be a permitted uses with a gross floor area of greater than 560 square metres, in addition to the other permitted uses and provisions of Section 6 (2) of this Part X-1.