

10.3

Business Park Industrial Zone (M3)

10.3.1

Permitted Uses

Amended by
Bylaws No.
25-91, 172-91,
35-95, 157-2000,
100-2013

The following uses are permitted in a M3 Zone.

- .1 Industrial malls which may permit one or more of the uses permitted by this Section.
- .2 Industrial service offices.
- .3 Manufacturing uses excluding any noxious use.
- .4 Wholesale uses.
- .5 Warehouse uses.
- .6 Research uses.
- .7 Accessory caretakers' residences.
- .8 Accessory general offices.
- .9 Accessory retail sales.
- .10 Accessory uses, buildings and structures.
- .11 Catering services.
- .12 Computer, electronic, or data processing establishments.
- .13 Telecommunications services.
- .14 General offices.
- .15 Uses permitted in Section 6.1.

10.3.2.

Regulations

Amended by
Bylaws No.
172-91, 48-2001,
53-2006

Any use, building or structure in a M3 Zone shall be established in accordance with the following:

- .1 All Permitted Uses Except as Noted:
 - .1 Lot Area (minimum) 0.4 ha
 - .2 Lot Width (minimum) 45.0 m
 - .3 Lot Coverage
 - .1 Minimum
 - .1 Over 0.8 hectares 15.0%
 - .2 0.8 hectares and under 10.0%
 - .2 Maximum 40%
 - .4 Building Height (maximum) 15.0 m
 - .5 Front Yard (minimum) 15.0 m

.6	Rear Yard (minimum)	
.1	Abutting a Residential Zone	9.0 m
.2	Abutting Hwy. No. 403 or Oak Park Road	15.0 m
.3	All other rear yards	3.0 m
.7	Side Yard (minimum)	
.1	Interior	9.0 m
.2	Exterior	15.0 m
.8	Gross Floor Area (minimum)	
.1	Over 0.8 hectares	15.5%
.2	0.8 hectares and under	10.0%
.9	Gross Floor Area (maximum)	
.1	General Offices	50% of lot area
.2	All other permitted uses	Nil
.10	Landscaped Open Space (minimum)	15% of lot area
.11	Planting Strip	
.1	In accordance with	Section 6.11
.12	Open Storage	
.1	In accordance with	Section 6.12
.13	Loading Spaces	
.1	In accordance with	Section 6.23
.14	Parking Spaces	
.1	In accordance with	Section 6.18
.2	Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.	
.15	Buffering	

Amended by
Bylaws No.
48-2001, 53-2006

- .1 In accordance with Section 6.10
- .2 Accessory Caretakers' Residences
 - .1 In accordance with Section 6.3.4. and 10.3.2.
- .3 Accessory General Offices
 - .1 In accordance with Section 6.3.5. and 10.3.2.
- .4 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6. and 10.3.2.
- .5 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3
- .6 Day Nurseries
 - .1 In accordance with Section 6.8
- .7 Uses Permitted in Section 6.1
 - .1 In accordance with Section 6.1

10.3.3 Exceptions

The following Zones apply to specific lands within an M3 Zone.

.1 Northwest - South Side of Hwy. No. 403 (M3-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-1 Zone may be used for all the uses permitted in the M3 Zone, plus the following:

- .1 Pits.
- .2 Quarries.
- .3 Agricultural uses.
- .4 Wayside pits or wayside quarries.
- .5 Crushing, screening and washing operations, stockpiling, and storage of extracted materials.
- .6 Concrete ready-mix plants.
- .7 Accessory caretakers' residences.
- .8 Accessory general offices.
- .9 Accessory uses, buildings and structures.
- .10 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-1 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 10.3.3.1.1 to 10.3.3.1.10, all inclusive, except in accordance with the following:

- .1 Notwithstanding Section 4.1.7, where the M3-1 Zone symbol is preceded by the letter "H", the lands may be used only for the uses permitted in Sections 10.3.3.1.1 to 10.3.3.1.10, all inclusive, prior to a Bylaw being adopted by Council to remove the "H" provided a permit has been issued pursuant to the Aggregate Resources Act.
- .2 In accordance with Section 10.4.2.

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.2 Oak Park Road/Highway No. 403 (M3-2)

Amended by
Bylaws No.
172-91, 41-2000,
118-2000, 185-2001

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M3-2 Zone may be used for all the uses permitted in the M3 Zone plus the following:

- .1 Financial institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.
- .7 Restaurants: full service, fast food, take-out (including drive-through service).
- .8 Postal stations.
- .9 General offices.
- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 Accessory retail sales associated with manufacturing uses only.
- .18 Uses permitted in Section 6.1.
- .19 Accessory caretaker's residences.
- .20 Accessory general offices.
- .21 Accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-2 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.3.3.2.1 to 10.3.3.2.21, all inclusive, except in accordance with the following:

- .1 All Permitted uses:

Amended by
Bylaw No.
48-2001

.1	Lot Area (minimum)	0.8ha
.2	Lot Width (minimum)	60.0m
.3	Lot Coverage	
	.1 DELETED	
	.2 Maximum	40.0%
.4	Building Height (maximum)	15.0m
.5	Front Yard (minimum)	15.0m
.6	Rear Yard (minimum)	
	.1 Abutting Hwy. No. 403 or Oak Park Road	15.0m
	.2 All other rear yards	3.0m
.7	Side Yard (minimum)	
	.1 Interior	9.0m
	.2 Exterior	15.0m
.8	Gross Floor Area (maximum)	
	.1 General Offices	75% of lot area
	.2 All other permitted uses	NIL
.9	Landscaped Open Space (min.)	15.0% of lot area
.10	Planting Strip	
	.1 In accordance with	Section 6.11
.11	Open Storage	Prohibited
.12	Loading Spaces	
	.1 In accordance with	Section 6.23
.13	Parking Space	
	.1 In accordance with	Section 6.18
	.2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface	

material, or a combination thereof.

.14 Buffering

.1 In accordance with Section 6.10

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
135-92, 157-2000

.3 DELETED

Amended by
Bylaws No.
51-99, 118-2000,
151-2003, 155-2003,
173-2008

.4 Garden Avenue and Sinclair Boulevard (M3-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-4 Zone may be used for only the following uses:

- .1 Shopping centres comprised of a combination of any use permitted in the M3-4 Zone.
- .2 Financial institutions.
- .3 Personal service stores.
- .4 Hotels.
- .5 Motels.
- .6 Health clubs
- .7 Photocopy shops.
- .8 Restaurants: full service, fast food, take-out (including drive-through service)
- .9 Postal stations.
- .10 General offices.
- .11 Industrial service offices.
- .12 Neighbourhood convenience stores
- .13 Automobile gas bars.
- .14 Automobile service stations.
- .15 Medical clinics.
- .16 Automobile washing facilities.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Coverage (minimum) NIL
- .2 Ground Floor Area (minimum) NIL
- .3 Interior Side Yard (minimum) 3.0m
- .4 Open Storage Prohibited
- .5 Loading Spaces (minimum)
 - .1 Medical clinic One Type "A"

Loading Space

.2 All other uses

In accordance with
Section 6.23.

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
171-2000, 185-2001,
173-2008, 11-2020,
71-2020, 10-2024

.5 150 Savannah Oaks Drive (M3-5)

.1 Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M3-5 Zone may be used for all the uses permitted in the M3 Zone plus the following:

- .1 Financial institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.
- .7 Restaurants: full service, fast food, take-out (including drive-through service).
- .8 Postal stations.
- .9 General offices.
- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Ambulance station.
- .15 Private clubs.
- .16 Public halls.
- .17 Telecommunications services.
- .18 Accessory retail sales associated with manufacturing uses only.
- .19 Uses permitted in Section 6.1.
- .20 Accessory caretaker's residences.
- .21 Accessory general offices.
- .22 Accessory uses, buildings and structures.

.2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 All Permitted Uses except as noted.
 - .1 Lot Area (minimum) 0.8 ha
 - .2 Lot Width (minimum) 60.0 m

.3	Lot Coverage	
	.1	Minimum NIL
	.2	Maximum 40.0%
.4	Building Height (maximum)	15.0 m
.5	Front Yard (minimum)	15.0 m
.6	Rear Yard (minimum)	
	.1	Abutting Hwy. No. 403 or Oak Park Road 15.0 m
	.2	All other rear yards 3.0 m
.7	Side Yard (minimum)	
	.1	Interior (all except southerly) 9.0 m
	.2	Interior (southerly) 0 m
	.3	Exterior 15.0 m
.8	Gross Floor Area (minimum)	6,967.5 m ²
.9	Ground Floor Area (minimum)	NIL
.10	Landscaped Open Space (min.)	15.0% of lot area
.11	Planting Strip	
	.1	In accordance with Section 6.11
.12	Open Storage	
	.1	Notwithstanding Section 6.12.2 and 6.19, Open Storage shall only be permitted in accordance with Part 1 as illustrated on Schedule B Map M3-5;
	.2	Shall not be more than 2.15 hectares in area;
	.3	Shall not be located within 15.0 m of a Street;
	.4	The height of stored materials shall not exceed 3.0 m;
	.5	Shall be screened by an opaque fence and/or wall or landscaped berm with a

minimum height of 2.0 metres or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act; and

.6 Materials stored shall be limited to those associated with a Public Service;

.13 Loading Spaces

.1 In accordance with Section 6.23

.14 Parking Space

.1 In accordance with Section 6.18

.2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.

.15 Buffering

.1 In accordance with Section 6.10

.2 Ambulance station

.1 Lot Area (minimum) 0.52 ha

.2 Lot Coverage (maximum) 49.8%

.3 Front Yard (minimum) 12.0 m

.4 Rear Yard (minimum) 0 m

.5 Side Yard (minimum)

.1 Interior 8.4 m

.6 Parking

.1 In accordance with Section 6.18

.2 Notwithstanding Section 6.18.3.1, parking spaces shall be permitted to be located on the adjacent parcel subject to the parking agreement as registered on-title.

.7 Loading Spaces

.1 In accordance with Section 6.23

.2 Notwithstanding Section 6.23.3.1, loading spaces shall be permitted to be located on the adjacent parcel subject to the parking agreement as registered on-title.

.3 That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
185-2001, 60-2017

.6 Northwest – West of Oak Park Road (M3-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-6 Zone may be used for only the following uses:

- .1 Industrial malls which may permit one or more of the uses permitted by this Section.
- .2 Industrial service offices.
- .3 Manufacturing uses excluding any noxious use.
- .4 Wholesale uses.
- .5 Warehouse uses.
- .6 Research uses.
- .7 Accessory caretakers' residences.
- .8 Accessory general offices.
- .9 Accessory retail sales associated with manufacturing uses only.
- .10 Accessory uses, buildings and structure.
- .11 Catering services.
- .12 Computer, electronic, or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 General offices.
- .18 Uses permitted in Section 6.1.

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.7 Northwest Corner of Oak Park Road and Fen Ridge Court (M3-7)

Amended by
Bylaws No.
15-2005, 53-2006

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-7 Zone may be used for all of the uses permitted in the M3 Zone plus the following:

- .1 Financial institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.

- .7 Restaurants: full service, fast food, take-out (including drive-through service).
- .8 Postal stations.
- .9 General offices.
- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 Automobile gas bars.
- .18 Neighbourhood convenience stores.
- .19 Accessory retail sales associated with manufacturing uses only.
- .20 Uses permitted in Section 6.1.
- .21 Accessory caretaker's residences.
- .22 Accessory general offices.
- .23 Accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-7 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 All permitted uses:
 - .1 Lot Area (minimum) 0.8 ha
 - .2 Lot Width (minimum) 60.0m
 - .3 Lot Coverage
 - .1 Minimum 10.0%
 - .2 Maximum 40.0%
 - .4 Building Height (maximum) 15.0m
 - .5 Front Yard (minimum) 15.0m
 - .6 Rear Yard (minimum)
 - .1 Abutting Hwy. No. 403 or Oak Park Road 15.0m
 - .2 All other rear yards 3.0m
 - .7 Side Yard (minimum)
 - .1 Interior 9.0m
 - .2 Exterior 15.0m
 - .8 Gross Floor Area (maximum)

- .1 General Offices 75% of lot area
- .2 All other permitted uses NIL
- .9 Landscaped Open Space (min.) 15% of lot area
- .10 Planting Strip
 - .1 In accordance with Section 6.11
- .11 Open Storage Prohibited
- .12 Loading Spaces
 - .1 In accordance with Section 6.23
- .13 Parking Space
 - .1 In accordance with Section 6.18
 - .2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.
- .14 Buffering
 - .1 In accordance with Section 6.10

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.8 Northwest – West of Tallgrass Court (M3-8)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M3-8 Zone may be used for all the uses permitted in the M3 Zone plus the following:

- .1 Financial Institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.
- .7 Restaurants: full service, fast food, take-out (including drive-through services).
- .8 Postal stations.
- .9 General offices.

Amended by
Bylaw No.
53-2006

- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 Accessory retail sales associated with manufacturing uses only.
- .18 Uses permitted in Section 6.1.
- .19 Accessory caretakers residences.
- .20 Accessory general offices.
- .21 Accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-8 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.3.3.2.1 to 10.3.3.2.2.1, all inclusive, except in accordance with the following:

- .1 All permitted uses:
 - .1 Lot Area (minimum) 0.8ha
 - .2 Lot width (minimum) 60.0m
 - .3 Lot coverage
 - .1 Minimum 10.0%
 - .2 Maximum 40.0%
 - .4 Building Height (maximum) 15.0m
 - .5 Front Yard (minimum) 15.0m
 - .6 Rear Yard (minimum)
 - .1 Abutting Hwy. No. 403 or Oak Park Road 15.0m
 - .2 All other rear yards 3.0m
 - .7 Side yard (minimum)
 - .1 Interior 9.0m
 - .2 Exterior 15.0m
 - .8 Gross Floor Area (maximum)
 - .1 General Offices 75% of lot area
 - .2 All other permitted uses NIL
 - .9 Landscaped Open Space (min.) area 15% of lot area
 - .10 Planting Strip
 - .1 In accordance with Section 6.11

- .11 Open Storage Prohibited
- .12 Loading Spaces
 - .1 In accordance with Section 6.23
- .13 Parking Space
 - .1 In accordance with Section 6.18
 - .2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or combination thereof.
- .14 Buffering
 - .1 In accordance with Section 6.10

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.9 25 Sinclair Boulevard (M3-9)

Amended by
Bylaws No.
27-2008, 68-2011

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-9 Zone may be used for all of the uses permitted in the M3-4 Zone:

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-9 Zone use any lot, or erect, alter or use any building or structure for a use in the M3-9 Zone, except in accordance with the following provisions:

- .1 Lot Width (minimum) 30.0 m
- .2 Building Height (maximum) 24.0 m

That all the provisions of the M3-4 Zone in Section 10.3.4 to the Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.10 400 Garden Avenue (M3-10)

Amended by
Bylaws No.
89-2008, 173-2008

Notwithstanding any provision of this Bylaw to the contrary, any lot within the "Business Park Industrial Exception Zone (M3 -10)" may be used for all permitted uses within Section 10.2.3.16 "General Industrial Zone Exception (M2 - 16)" and may be used for all the permitted uses within Section 10.3.3.4 "Business Park Industrial Zone Exception (M3-4)".

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-10 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in the “General Industrial Zone Exception (M2-16)” except in accordance with the regulations applying to Section 10.2.3.16.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-10 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in the “Business Park Industrial Zone Exception (M3-4)” except in accordance with the regulations applying to Section 10.3.3.4.

That all other provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
11-2020

.11 29 Tallgrass Court (M3-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within the M3-11 may be used for all permitted uses within Section 10.3.3.8 – “Business Park Industrial Exception 8 Zone (M3-8)”.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-11 use any lot, or erect, alter or use any building or structure for a use in the M3-11 Zone, except in accordance with the following provisions:

.1	Lot Width (minimum)	20.0 m
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That all provisions of the M3 Zone in Section 10.3.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.12 107 Sinclair Boulevard (H-M3-12)

Amended by
Bylaw No.
35-2024

.1 The lands zoned H-M3-12 may only be used in accordance with the permitted uses in the H-M3-12 Zone upon the removal of the Holding (H) provision. Removal of the “H” may occur once the following provisions have been satisfied:

- .1 That the applicant has submitted a Stage 1 Archaeological Assessment and any subsequent assessments and verified that they have been entered into the Ontario Public Register of Archaeological Reports, to the satisfaction of the Chief Planner; and
- .2 That the applicant has submitted a Slope Stability Assessment to the satisfaction of the Grand River Conservation Authority; and,
- .3 That the applicant has submitted an updated Environmental

Impact Assessment and any Peer Review deemed necessary to the satisfaction of the Chief Planner; and

- .4 That the applicant has submitted a Land Use Compatibility Study and any Peer Review deemed necessary to the satisfaction of the Chief Planner.
- .2 Notwithstanding any provision of this By-law to the contrary, any lot within the M3-12 Zone may be used for all of the uses permitted in the M3 Zone plus the following uses:
 - .1 General offices
 - .2 Uses permitted in Section 6.1
 - .3 Accessory uses, buildings and structures
- .3 Notwithstanding any provision of this By-law to the contrary, no person shall within any M3-12 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.3.3.12.2.1, except in accordance with the following provisions:
 - .1 Lot Coverage (Minimum) 6.5%
 - .2 Building Height (Maximum) 20 m
 - .3 Loading Spaces (Minimum): Notwithstanding Section 6.23 of this By-law, a minimum of one loading space shall be required for a General Office building with a Gross Floor Area of up to 6,000 m²

That all the provisions of the M3 Zone in Section 10.3.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.