

Zoning M3 Business Park Industrial

**Permitted Uses in the Industrial Three (Business Park Industrial) M3 Zone
Table 12.1**

Permitted Uses	M3
Assembly Hall	✓
Bottling Plant (1)	✓
Brewery or Winery (1)	✓
Child Care Centre	✓ ²
Existing Uses	✓
Fitness Centre or Club	✓ ²
Hotel	✓
Light Industry	✓ ⁵
Medium Industry	✓ ⁶
Motel	✓
Office, Business, Professional or Administrative	✓
Outdoor Storage Accessory to a Permitted Use	✓
Public Use	✓
Research and Development Facility	✓
Retail Store, Accessory (4)	✓
Retail Store (4)	✓ ²
Warehouse	✓
Wholesale Use	✓ ³

Footnotes for Table 12.1:

- (2) Use must be an Ancillary Use to a Principal Use.
- (3) Use must be Accessory to a permitted service, supply or manufacturing Use, but not Accessory to a Warehouse.
- (4) A Retail Store or an Accessory Retail Store is not permitted on a Lot containing a Landscaper's Yard.

Footnotes for Table 12.1 Continued:

(5) **Industry, Light** means an industry that is conducted and wholly contained within an enclosed building, the operation of which does not produce Emissions that are detectable beyond any Lot Line. Without limiting the generality of the foregoing, Light Industry may include, but is not limited to, the following:

- a) Producing apparel and finished textile products, other than the production of synthetic fibres;
- b) Warehousing or storing goods or materials indoors;
- c) Printing, duplicating or bookbinding;
- d) Manufacturing finished paper and allied products other than processing wood pulp;
- e) Producing cosmetics, drugs and other pharmaceutical supplies, including legal marijuana production; or
- f) Manufacturing finished lumber products, light metal products, light machinery, computer software, electronic products, finished plasticware, porcelain, earthenware, glassware or similar articles including, without limiting the generality of the foregoing, furniture, housewares, monuments, toys, musical instruments, jewellery, watches, precision instruments, filters, radios and electronic components, but does not include a tannery or any industrial use Accessory to an extractive use.

(6) **Industry, Medium** means an industrial Use that may include a Light Industry as defined herein and may also include open storage of raw materials used in the processing or manufacturing on site and as otherwise defined in Guidelines under the *Environmental Protection Act*, RSO 1990, as amended, and shall include manufacturing and processing entirely within a Building but shall not include a Heavy Industry as defined herein. Without limiting the generality of the foregoing, Medium Industry may include, but is not limited to, sheet metal, plastic, fibreglass or wood fabricating.

The Horne Business Park is zoned M3-4. All of the M3 permitted uses apply, plus the following permitted through a Zoning By-law Amendment.

Additional Permitted Uses:

- Contractor's Yard
- Custom Workshop
- Dry Cleaning Establishment
 - Food Processing Plant
 - Landscaper's Yard
- A Motor Vehicle Use Ancillary to a Permitted Use in the M3 Zone
- Recreational Establishment
 - Service or Repair Shop