

Specialized Industrial (B) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Industrial B **Zones**. In these cases, specific B Restricted Defined Areas (Specialized B **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. B.1-1, B.2-2, etc.).

The B **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any B Restricted Defined Area.

The following B Restricted Defined Areas (Specialized B **Zones**) are herein set out:

7.3.1 Restricted Defined B.1 Zones – Specialized B.1 Zones

15903

7.3.1.1 B.1-1

As shown on Defined Area Map Number 58 of Schedule “A” of this **By-law**.

7.3.1.1.1 Permitted Uses

Club complex and conference centre, along with **Uses** accessory thereto, including **Outdoor Sportsfield Facilities**.

7.3.1.1.2 Regulations

In accordance with Section 4 (General Provisions), and Section 7.3 and Table 7.3 (Industrial **Zone** Regulations) of the Zoning **By-law**.

Ministerial
Order

7.3.1.2 B.1-2

As shown on Defined Area Map Number 21 of Schedule “A” of this **By-law**.

7.3.1.2.1 Permitted Uses

In accordance with the **Uses** listed in Section 7.1.1 of **By-law** (1995)-14864, as amended.

7.3.1.2.2 Regulations

In accordance with Sections 4, 7.2 and 7.3 and Table 7.3 of the Zoning **By-law** except that the B.1-2 **Zone** shall be exempt from the provisions of Section 7.3.5.1.

16933

7.3.1.3 B.1-3

236 Watson Road South

As shown on Defined Area Map Number 58 of Schedule “A” of this **By-law**.

7.3.1.3.1

Permitted Uses

In accordance with the **Uses** permitted in Section 7.1 of Zoning **By-law** Number (1995)-14864, as amended.

7.3.1.3.2

Regulations

In accordance with Section 4 (General Provisions), Section 7.3 and Table 7.3 of Zoning **By-law** (1995)-14864, as amended, with the following addition:

- (a) **Maximum Building Height Including Rooftop Appurtenances, Structures and including All Structures Listed in Section 4.18. of this By-law**

Within the area shown as the “Height Restricted Area” on Schedule “B” attached hereto, the following height limitations shall apply:

<u>Setback from Rear Lot Line</u>	<u>Maximum Height Restriction</u>
Less than 104.0 m.	8.0 m.
104.0 m.-124.0 m.	9.0 m.
124.0 m.-144.0 m.	10.0 m.
More than 144.0 m.	11.0 m.

(Based on **Building** Maximum Finished Ground Floor Elevation of 328 m. Above Sea Level.)