

SECTION 30 - BUSINESS PARK 2 (BP-2) ZONE

30.1 PERMITTED RESIDENTIAL USES

- Prohibited

30.2 PERMITTED NON-RESIDENTIAL USES

- art gallery
- building supply establishment, excluding the sale of any goods, wares or merchandise on a retail basis to the general public
- business or professional office, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 30.5
- catering establishment
- clinic - health care
- clinic - veterinary, which may include outdoor containment areas or pens for animal care or rehabilitation
- communications facility
- community facility
- convention centre, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 30.5
- crematorium
- day nursery
- dry cleaning establishment or plant
- equipment sales establishment, which may include external open display of said equipment
- funeral home
- hospital, public or private
- hotel, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 30.5
- industrial uses that are not an obnoxious use
- motor vehicle cleaning establishment
- motor vehicle fuel bar, including an accessory convenience retail store use within the same building

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- motor vehicle sales and/or rental establishment - automobile, including external open display
- motor vehicle sales and/or rental establishment - commercial and recreational vehicles, including external open display
- place of worship or church
- police station
- printing shop
- public storage building, excluding open storage
- research and development facility
- school, commercial
- street or road, access
- warehouse (enclosed), with no external /open storage or display of goods, wares, materials, equipment or vehicles
- wholesale establishment
- accessory buildings, structures and uses to any permitted use, excluding ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses, which are only permitted pursuant to Section 30.5 and as indicated in the specific permitted uses noted above

30.3 ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

30.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

(a)	<u>LOT FRONTAGE (MINIMUM) M.</u>	20
(b)	<u>LOT AREA (MINIMUM) M. SQ.</u>	2,000
(c)	<u>FRONT YARD (MINIMUM) M.</u>	6
(d)	<u>EXTERIOR SIDE YARD (MINIMUM) M.</u>	6
(e)	<u>REAR YARD (MINIMUM) M.</u>	11
(f)	<u>INTERIOR SIDE YARD (MINIMUM) M.</u>	6
(g)	<u>LOT COVERAGE (MAXIMUM)</u>	60%
(h)	<u>HEIGHT OF BUILDING (MAXIMUM) M.</u>	23 metres or 6 storeys (whichever

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is greater)

(i) **OPEN STORAGE**

Prohibited

- Unless expressly permitted as associated with the permitted use of an equipment sales establishment, a motor vehicle sales and/or rental establishment - automobile, and, a motor vehicle sales and/or rental establishment - commercial and recreational vehicles.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS, EXCLUDING ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES.

In accordance with the provisions of Section 5 hereof.

30.5

ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES

- Notwithstanding the provisions of Section 5.1 **ACCESSORY USES, BUILDINGS OR STRUCTURES** or any other provision of this By-law to the contrary, ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses shall only be permitted where specifically noted in the Permitted Uses contained in Section 30.2 above.
- With respect to permitted ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses to a permitted Hotel or Convention Centre, the ancillary use must be internally integrated as a component of the Hotel or Convention Centre.
- Ancillary retail store uses, ancillary personal service shop uses, or ancillary restaurant uses, all in association with Business or Professional Office uses/buildings may be internally integrated within the Business or Professional Office building, or may be permitted as a separate detached

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building on a lot or block containing the Business or Professional Office use/building as the main use on the lot or block upon which it is located.

- Such permitted ancillary uses, buildings or structures as noted in Section 30.2 shall not exceed a total occupied area of 30% of the area of the lot or block upon which it is located.
- Permitted ancillary uses, buildings or structures as noted above shall comply with the provisions of Section 30.4 - **ZONE REQUIREMENTS - NON-RESIDENTIAL USES.**
- All other General Provisions of Section 5 hereof shall apply.