

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE

31.1 PERMITTED RESIDENTIAL USES

- Prohibited

31.2 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 31.5
- 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 31.5
- crematorium
- day nursery
- dry cleaning establishment or plant
- equipment sales establishment, which may include external open display of said equipment
- funeral home
- hotel, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 31.5
- 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
- motor vehicle sales and/or rental establishment - automobile, including external open display

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE (cont.)

- 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 31.5 and as indicated in the specific permitted uses noted above

31.3 ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

31.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

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

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE (cont.)

- Except that landmark buildings in the gateway, shall have a minimum height of 2 storeys or 6 metres.

(i) OPEN STORAGE Prohibited

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.

31.5

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 31.2 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 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 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.

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE (cont.)

- Such permitted ancillary uses, buildings or structures as noted in Section 31.2 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 31.4 - **ZONE REQUIREMENTS - NON-RESIDENTIAL USES.**
- All other General Provisions of Section 5 hereof shall also apply.

31.6 SPECIAL PROVISIONS

31.6.1 PART OF LOT 8, CONCESSION 4 (NG) 'BP-2G-1(H)'
(500-2017-0006) **E/S WOODBINE AVENUE (Map 1)**

- a) Notwithstanding Section 31.2 **PERMITTED NON-RESIDENTIAL USES**, in the area shown in heavy outline and designated 'BP-2G-1 (H)' in Schedule 'A' hereto, only the following use shall be permitted:
 - mechanical garage
- b) Notwithstanding Section 31.4 **ZONE REQUIREMENTS - NON-RESIDENTIAL USES**, in the area shown in heavy outline and designated 'BP-2G-1(H)' in Schedule 'A' hereto:
 - (i) the required minimum rear yard for an existing mechanical garage (meaning existing in the property as of the date of passing of this amending by-law)¹ shall be 4.0 metres.
- c) Notwithstanding the permitted uses of the 'BP-2G-1(H)' zone, where a Holding (H) symbol is used in conjunction with the 'BP-2G-1(H)' zone in Schedule 'A', the lands may only be used for those uses listed above.

¹ Being August 9, 2017

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE (cont.)

The Holding (H) symbol shall not be removed until:

- (i) a road is constructed, to the satisfaction of the Town and Region of York, east of Woodbine Avenue, (which may be generally described as the easterly extension of Riverglen Drive);
- (ii) the use of said road to accommodate vehicular traffic from the lands zoned 'BP-2G-1' is permitted by the Town;
- (iii) the existing access on Woodbine Avenue is closed up to the satisfaction of the Region of York; and,
- (iv) A Cost Sharing Agreement has been entered into between the owner of the subject land and the owner of lands to the south located within the Keswick Business Park Secondary Plan, to the satisfaction of the Director of Development Services.

Upon removal of the Holding (H) symbol from the lands shown in heavy outline and designated 'BP-2G-1(H)' in Schedule 'A' hereto, the following additional uses shall be permitted.

- 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 and ancillary restaurant uses pursuant to Section 31.5
- catering establishment
- clinic - health care
- clinic - veterinary, which may include outdoor containment areas or pens for animal care or rehabilitation
- communications facility
- community facility

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE (cont.)

- convention centre, including ancillary retail store uses pursuant to Section 31.5
- day nursery
- dry cleaning establishment or plant
- equipment sale establishment, which may include external open display of said equipment
- hotel, including ancillary retail store uses pursuant to Section 31.5
- industrial uses that are not an obnoxious use
- motor vehicle cleaning establishment
- motor vehicle fuel bar, including an accessory convenience retail store within the same building
- 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
- warehouse (enclosed), with no external/open storage or any display of goods, wares, materials, equipment or vehicles
- wholesale establishment
- accessory buildings structures and uses to any permitted use, excluding ancillary retail store uses and ancillary restaurant uses which are only permitted pursuant to Section 31.5 and as indicated in the specific permitted uses and noted above.

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE (cont.)

Notwithstanding Section 31.4 **ZONE REQUIREMENTS - NON-RESIDENTIAL USES**, in the area shown in heavy outline and designated 'BP-2G-1' in Schedule 'A' hereto:

- (i) the required minimum exterior side yard shall be 5.0 metres.