

SECTION 19 - BUSINESS PARK ZONE (BP) REGULATIONS

19.1 GENERAL USE REGULATIONS

19.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Business Park Zone (BP) except for the following purposes:

- a) automobile sales and service establishment, automobile rental establishment, automobile washing establishment, gas bar;
- b) an arena, swimming pool, hockey rink, baseball field and other public and private recreational and sports facilities;
- c) commercial printing, publishing, and photographic processing establishments;
- d) commercial recreation and entertainment establishments and cinemas;
- e) food catering service, including the packaging and preparation of food or foodstuffs for distribution and sales elsewhere;
- f) financial institution;
- g) general or business or professional office;
- h) light industrial uses;
- i) retail store and warehouse retail store;
- j) restaurant, motel, hotel, and tavern;
- k) truck and transport terminals, provided there is a permanent building and office in addition to loading, unloading and storage areas;
- l) warehousing and wholesale business establishment;
- m) any use accessory to the foregoing uses, which may also include a day nursery use and an outside storage yard.

19.1.2 Permitted Buildings and Other Structures

No building or structure shall be used or erected in the Business Park Zone (BP) except for the following purposes:

- a) Buildings and structures for the permitted uses;

b) Accessory buildings and structures for the permitted uses.

19.1.3 Minimum Lot Area 2.02 hectares (5 acres)

19.1.4 Minimum Lot Frontage 30 metres (98.4')

19.1.5 Maximum Building Height 22 metres (72.2')

19.1.6 Minimum Front Yard Depth 6 metres (19.7') or 10% of the lot depth, whichever is greater provided however, the minimum required front yard depth need not exceed 25 metres (82.0')

19.1.7 Minimum Side or Rear Yard Depth

- i) 6 metres (19.7') where such yard abuts a public street;
- ii) one-half the height of the building, where such yard does not abut a public street

19.1.8 Outside Storage

A permitted accessory outside storage yard is prohibited in any front, rear or side yard abutting a public street.

19.1.9 Performance Standards and Buffer Strip Requirement

All uses within the Business Park Zone (BP) shall meet the following performance standards to ensure the safety and comfort of all persons within this zone and in adjoining zones. The performance standards to be complied with shall include all municipal, provincial and federal regulations with respect to air and water pollution, industrial safety and work standards as well as the following specific standards:

- a) no dirt, dust or particulate matter shall be discharged into the air;
- b) no noise shall exceed 60 DBA (decibels) during the day or 50 DBA at night at the boundaries of the lot provided that short intermittent noise peaks are permitted;
- c) no toxic, obnoxious or corrosive fumes or gases shall be emitted;
- d) no odours shall be perceptible at the lot boundaries;
- e) any drop or power hammer, punch press or stamping press shall be controlled so as to prevent the transmission beyond the lot lines of ground vibrations perceptible without the aid or instruments;
- f) a 30 metre (98.4') wide buffer strip shall be provided abutting the side and rear lot lines where such lot lines abut Banwell Road.

19.2 SPECIFIC USE REGULATIONS
(None until amended)

19.3 EXCEPTIONS

The specific regulations contained in this subsection shall apply to the area or areas defined below:

19.3.1 Defined Area BP-1 as shown on Schedule “A”, Map 7 of this By-law.

a) Permitted Uses

An outside storage yard in addition to the uses permitted in Subsection 19.1.1 of the By-law.

b) Permitted Buildings and Other Structures

- i) Buildings and structures for the uses permitted in subsection 19.3.1 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 19.2.1 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 19.1.3 to 19.1.19, inclusive of this By-law, with the exception of the following:

- i) Minimum Lot Area 1.6 hectares (1.5 acres)

d) Other Provisions

Maximum Outside Storage Yard Area
For the Storage of Port-a-Johns as a Main Use 557.5 sq. metres (6,000 sq. feet)

19.3.2 Defined Area BP-2 as shown on Schedule “A”, Map 3 of this By-law.

a) Permitted Uses

- i) Uses permitted in Subsection 19.1.1 of the By-law;
- ii) The sale, rental and repair of construction and home repair related vehicles and equipment;
- iii) Accessory uses, including retail propane sales.

b) Permitted Buildings and Other Structures

Buildings and other structures for the permitted uses in subsection 19.3.2 a).

c) Other Regulations

Notwithstanding any other provision of the By-law to the contrary, those lands zoned BP-2 shall be subject to the following:

- i) the outside display of goods and materials shall be permitted in the front and exterior side yards, except for that portion of those yards that are a required buffer strip in accordance with Sections 5.25 and 5.34.

19.3.3 Defined Area BP-3 as shown on Schedule “A”, Map 7 of this By-Law.

a) Permitted Uses

All uses permitted in subsection 19.1.1 of the By-law.

b) Permitted Building and Structures

i) Buildings and structures for the uses permitted in subsection 19.3.3 a) of this By-law;

ii) Accessory buildings and structures for the uses permitted in subsection 19.3.3 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 19.1.3 to 19.1.19, inclusive of this By-law, with the exception of the following:

i) Minimum Lot Area 0.6 hectares (1.5 acres)

19.3.4 Defined Area BP-4 as shown on Schedule “A”, Map 10 of this By-Law.

a) Permitted Uses

i) all those uses permitted in subsection 19.1.1 of this By-law;

ii) construction company;

iii) contractor’s yard or shop;

iv) service shop;

v) accessory uses.

b) Permitted Building and Structures

i) Buildings and structures for the uses permitted in subsection 19.3.4 a) of this By-law;

ii) Accessory buildings and structures for the uses permitted in subsection 19.3.4 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 19.1.3 to 19.1.19, inclusive of this By-law, with the exception of the following:

i) Minimum Lot Area 1.1 hectares (2.7 acres)

ii)	Maximum Lot Coverage	40 percent
iii)	Minimum Landscaped Open Space	10 percent
iv)	Maximum Building Height	10.5 metres (<u>34.40'</u>)
v)	Minimum Front Yard Depth	12.0 metres (<u>39.40'</u>)
vi)	Minimum Side Yard Width	6.0 metres (<u>19.68'</u>)
vii)	Minimum Rear Yard Depth	7.5 metres (<u>24.60'</u>)