

SECTION 32 - BUSINESS PARK 3 (BP-3) ZONE

32.1

PERMITTED RESIDENTIAL USES

- Prohibited

32.2

PERMITTED NON-RESIDENTIAL USES

- batching plant
- building supply establishment, excluding the sale of any goods, wares or merchandise on a retail basis to the general public
- bulk fuel storage
- communications facility
- community facility
- concrete product manufacturing
- contractor or tradesman's shop
- crematorium
- dry cleaning establishment or plant
- equipment sales establishment
- garage, mechanical, bus or truck, auto body
- industrial use, not including aggregate washing establishment, aggregate crushing establishment, aggregate recycling establishment, aggregate screening establishment, asphalt plant, pit or quarry.
- marihuana production facility
- motor vehicle cleaning establishment
- motor vehicle fuel bar, including an accessory convenience retail store use within the same building
- police station
- printing shop
- public storage building, which may include external open storage
- recycling facility
- research and development facility
- service shop, heavy or light
- storage depot
- street or road, access
- terminal, bus or truck
- truck driving centre
- warehouse
- wholesale establishment

SECTION 32 - BUSINESS PARK 3 (BP-3) ZONE (cont.)

- accessory buildings, structures and uses to any permitted use, excluding ancillary uses which are only permitted pursuant to Section 32.5

32.3

ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

32.4

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.	15 metres or 4 storeys (whichever is greater)
(i)	OPEN STORAGE	Permitted

Permitted only as an accessory use in conjunction with a permitted use in existence on the lot. However, open storage associated with a marihuana production facility is prohibited.

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,
PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER
GENERAL PROVISIONS, EXCLUDING ANCILLARY USES.**

In accordance with the provisions of Section 5 hereof.

32.5

**ANCILLARY RETAIL SALES SHOW ROOM AND ANCILLARY
OFFICE USES**

- Notwithstanding the provisions of Section 5.1 **ACCESSORY USES, BUILDINGS OR STRUCTURES** or any other provision of this By-law to the contrary,

SECTION 32 - BUSINESS PARK 3 (BP-3) ZONE (cont.)

an ancillary retail sales show room to any permitted use, and/or an ancillary office component to any permitted use, may also be permitted where such use is an integral component and contained within a building containing a permitted non-residential use.

- Furthermore, the ancillary retail sales show room or ancillary office component uses must be directly related to the primary permitted non-residential use identified in Section 32.2 above and existing on the lot. Lastly, such ancillary retail sales show room, or ancillary office component uses shall not constitute more than 25% of the Gross Floor Area of the building in which it is located.
- Permitted ancillary uses, buildings or structures as noted above shall comply with the provisions of Section 32.4 - **ZONE REQUIREMENTS**
- NON-RESIDENTIAL USES.
- All other General Provisions of Section 5 hereof shall apply.