

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

32.1 PERMITTED RESIDENTIAL USES

- Prohibited

32.2 PERMITTED NON-RESIDENTIAL USES

(500-2020-0009)

- 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
- cannabis production facility, licensed
- 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.
- 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

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- 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

(500-2020-0009)

(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.

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, an ancillary retail sales show room to any

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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.

32.6

CANNABIS PRODUCTION FACILITY, LICENSED

(500-2020-0009) A licensed cannabis production facility in the BP-3 Zone is subject to the requirements of Section 32.4 and the following additional requirements:

LOT FRONTAGE AND LOT AREA

Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.

OUTDOOR CULTIVATION PROHIBITED

Cultivating, propagating and harvesting of cannabis shall be conducted in a wholly enclosed building or structure.

GATEHOUSE

A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres

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from any lot line. Such building or structure shall have a maximum floor area of 20 square metres.

DISTANCE FROM SENSITIVE LAND USES

A licensed cannabis production facility shall be located a minimum of 150 metres from:

1. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
2. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the licensed cannabis production facility to the closest portion of the lot line of such a RU zoned property.

Notwithstanding paragraph 1, above, a licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the closest portion of the lot line containing the licensed cannabis production facility to the closest portion of the lot line containing the private or public school.