

SECTION 29 - BUSINESS PARK 1 (BP-1) ZONE

29.1 PERMITTED RESIDENTIAL USES

- Prohibited

29.2 PERMITTED NON-RESIDENTIAL USES

- 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 29.5
- 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 29.5
- crematorium
- 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 29.5
- industrial uses that are not an obnoxious use
- institutional uses, government services, training facilities, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 29.5
- motor vehicle cleaning establishment

SECTION 29 - BUSINESS PARK 1 (BP-1) ZONE (cont.)

- motor vehicle fuel bar, including an accessory convenience retail store use within the same building
- police station
- printing shop
- public storage building, excluding external open storage
- research and development facility
- 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 29.5 and as indicated in the specific permitted uses noted above

29.3 ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

29.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

(a)	LOT FRONTAGE (MINIMUM) M.	40
(b)	LOT AREA (MINIMUM) M. SQ.	4,000
(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%

SECTION 29 - BUSINESS PARK 1 (BP-1) ZONE (cont.)

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| (h) | HEIGHT OF BUILDING
(MAXIMUM) M. | 40 metres or
10 storeys
(whichever
is greater) |
| (i) | OPEN STORAGE | Prohibited |

- Unless expressly permitted as associated with the permitted use of an equipment sales establishment.

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.

29.5

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 must be internally integrated as a component of building(s) containing a Business or Professional Office, Hotel, Convention Centre, or Institutional use(s) to which it is ancillary to. Such ancillary uses are not permitted as a separate stand-alone use, nor are they permitted within separate detached buildings or structures.
- Further, permitted ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses as noted in Section 29.2 shall not exceed a combined total occupied area of 15% of the area of the lot or block upon which it is located.

SECTION 29 - BUSINESS PARK 1 (BP-1) ZONE (cont.)

- Permitted ancillary uses as noted above shall comply with the provisions of Section 29.4 - **ZONE REQUIREMENTS - NON-RESIDENTIAL USES.**
- All other General Provisions of Section 5 hereof shall apply.

29.6

HOLDING PROVISIONS - BP-1(H) ZONE

Notwithstanding the permitted uses of the BP-1 Zone as outlined in Section 29.2, where a Holding (H) symbol is used in conjunction with the BP-1 zone in Schedule 'A' attached hereto, the lands shall not be used for any purpose other than a conservation use. The Holding (H) symbol shall not be considered for removal by the Town of Georgina until:

- i) the Town, in consultation with the Ministry of Transportation and York Region, has determined that these lands are no longer required to be held for future interchange needs and as such, the Holding (H) symbol can be lifted.

Upon removal of the '(H)' Holding symbol from all or part of the lands shown in heavy outline and designated 'BP-1(H)' in Schedule 'A' attached hereto, the provisions applicable to said lands shall be in accordance with Zoning By-law 500, as amended.