
SECTION 16

BUSINESS PARK ZONE (M2)

No person shall hereafter use any lands or erect, alter, enlarge or use any building or structure in a Industrial Park (M2) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

16.1 USES PERMITTED

No person shall within any M2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M2 uses:

- assembly plant;
- business administrative offices of government and other larger associations or institutions;
- business office and financial facility accessory and related to industry;
- business of a quasi-industrial nature such as a utility, computer service, vocational training shop, building contractor establishment and an electrical, heating and plumbing contractors' establishments;
- catering business;
- custom workshop;
- eating establishments;
- gasoline retail facility;
- laboratory accessory and related to industry;
- machinery and industrial equipment service, sales and rental facilities;
- manufacturing plant;
- offices;
- printing and bookbinding shop;
- recreation facilities;
- retail or wholesale factory outlet accessory to a permitted use, owned and operated by the industry selling the goods manufactured or processed on the site;
- service industry;
- testing or research laboratory;
- transportation terminal and associated storage and handling facility;
- warehouse facility arranging for the importation and distribution to businesses and institutions;
- workshop involved with the provision of specialized manufacturing, repair, cleaning, maintenance and construction services to other industrial and businesses.

16.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure for a non-residential purpose except in accordance with the following provisions:

- | | |
|---------------------------|-----|
| (i) Minimum Lot Area | Nil |
| (ii) Minimum Lot Frontage | Nil |

(iii) Minimum Yard Dimensions		
- front (depth)	10 m	32.08 ft.
- rear (depth)	20 m	65.61 ft.
- exterior side (width)	6 m	19.68 ft.
- interior side (width)	6 m	19.68 ft.
(iv) Maximum Building Height	20 m	65.61 ft.

(v) Open Storage

The rear storage of goods or materials shall be permitted only to the rear of the main building provided that:

- Such open storage is accessory to the use of the main building;
- Such open storage complies with the yard and setback requirements of this By-law;
- Any portion of the area used for open storage is concealed from view of abutting residents or directly abutting streets by a fence or landscaping;
- No open storage shall be located within 20 m (65.61 ft.) of a Residential Zone.

(vi) Buffering

Where a lot in the M2 Zone abuts a Residential Use or Zone, or abuts a portion of a street immediately across which there is a Residential Use or Zone, then:

- No open storage shall be located within 20 m (65.61 ft.) of the abutting lot line or portion of the street;
- No parking spaces, parking areas or loading spaces shall be located within 15 m (49.21 ft.) of the abutting lot line or portion of the street;
- No main building or accessory building or structure shall be located within 20 m (65.61 ft.) of the abutting lot line or portion of the street;
- A buffer area, 9 m (29.52 ft.) in width, shall be provided; such buffer to consist of a planting strip which shall be used for the planting of rows of trees which will provide a visual screen for adjoining properties. The tree buffer, provided in compliance with the requirement defined herein, shall be located on the lots on which such planting strip is required and immediately adjacent to the lot lines along with such planting strip is required.

16.3 SPECIAL EXCEPTION ZONES**(a) M2-1**
(94-53)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the M2-1 Zone, known municipally as 330 Boundary Road and more particularly described as Part of Lot 29, Concession 1, being Part 1 on Reference Plan 49R-9043, may be developed in accordance with the following provisions:

- | | | |
|-----------------------|---------|--------|
| (i) Rear Yard (depth) | 17.06 m | 56 ft. |
|-----------------------|---------|--------|

(b) M2-2
(98-59)

Notwithstanding any provisions of this By-law to the contrary, the properties which are located in the M2-2 Zone, known municipally as 320, 330, 334 and 0 Boundary Road and more particularly described as Part of Lots 28 and 29, Concession 1, being Parts 1 to 5 on Reference Plan 49R-9389, Parts 1 and 2 on Reference Plan 49R-9043, Part 1 on Reference Plan 49R-5380 and Parts 11 and 12 on Reference Plan 6089, may be developed in accordance with the following provisions:

- (i) In addition to "M2" uses, an animal hospital, automobile service station, automobile service garage, building supply outlet, business services, car wash, commercial club, commercial garage, delivery services, offices, parking lot, place of entertainment, retail store and wholesale establishment, shall be permitted.

(c) M2-3 Adjacent to 138 Mud Lake Road
(2004-16)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the M2-3 zone, municipally located along Mud Lake Road and adjacent to 138 Mud Lake Road and more particularly described as Concession 1, Part of Lot 25 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 16-1 – “Business Park – M2” uses along with the following additional use:

- agricultural use excluding buildings.