

SECTION 18 BUSINESS PARK COMMERCIAL (C5) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Business Park Commercial (C5) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any C5 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C5 uses, namely:

- (a) an automotive use;
- (b) a brewing on premises establishment;
- (c) a bulk sales establishment;
- (d) a catalogue store; *
- (e) a convenience store;
- (f) a drive-through facility;
- (g) a funeral home; *
- (h) a general office; *
- (i) a home appliance store; *
- (j) a home and auto supply store; *
- (k) a home furnishings store; *
- (l) a home improvement store; *
- (m) a laboratory;
- (n) a parking area;
- (o) a printing establishment;
- (p) a professional or business office; *
- (q) a public use;
- (r) a recreational use or building;
- (s) a rental establishment;
- (t) a repair establishment;
- (u) a restaurant;
- (v) a retail store; *
- (w) a small repair and rental establishment;
- (x) a studio; *
- (y) a veterinarian's clinic;
- (z) a wholesale establishment

All land uses listed above with an asterisk (*) must have a gross floor area greater than 300 square metres per use.

(3) ZONE REQUIREMENTS

No person shall within any C5 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

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| (a) | LOT AREA (MINIMUM) | 700 m ² |
| (b) | LOT FRONTAGE (MINIMUM) | 45 m |
| (c) | FRONT YARD DEPTH (MINIMUM) | 9.0 m |
| (d) | INTERIOR SIDE YARD WIDTH (MINIMUM) | 4.5 m |

Provided that no interior side yard is required along any portion of a lot line which abuts a railroad right-of-way.

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| (e) | EXTERIOR SIDE YARD WIDTH (MINIMUM) | 9.0 m |
| (f) | REAR YARD DEPTH (MINIMUM) | 7.5 m |

provided that no rear yard is required along any portion of a lot line which abuts a railroad right-of-way.

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| (g) | LOT COVERAGE (MAXIMUM) | 60% |
| (h) | LANDSCAPED OPEN SPACE (MINIMUM) | 10% |
| (i) | HEIGHT (MAXIMUM) | 12 m |
| (j) | OPEN STORAGE | |

No open storage of goods or materials shall be permitted except in accordance with the following provisions:

- (i) Such open storage is accessory to the use of the main building on the lot
- (ii) Such open storage complies with the yard and setback requirements of this Section; however, no open storage shall be closer than 30 metres to the front lot line and may be 1.0 metre from the rear lot line
- (iii) Such open storage does not cover more than 35% of the lot area nor exceed twice the ground floor area of the main building on the lot
- (iv) Any portion of the area used for open storage is fenced
- (v) Such open storage shall be located only to the rear side of the main building

- (k) NOXIOUS TRADE

No use shall be permitted which from its nature or the materials use herein is declared to be a noxious trade, business or manufacture under the *Health Protection and Promotion Act, 1990*, or regulations thereunder

- (l) Accessory Uses, Parking, Home Occupation, etc., in accordance with the provisions of Section 3 hereof.

(4) SPECIAL PROVISIONS**(a) C5-1-h-5**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C5-1-h-5 on Schedule "A" hereto, a food store exceeding 2000 m² shall be permitted in addition to the other uses listed in the C5 zone.

(b) C5-2 (567 John Street North)

(i) Notwithstanding any provisions of this By-Law to the contrary, within any area designated C5-2 on Schedule "A" hereto, a convenience store shall be a permitted use in any addition to any use permitted in a C5 Zone.

(ii) All other applicable regulations of the C5 zone and general provisions of By-law 57-99 shall apply.

(c) C5-3 (SELF-STORAGE WAREHOUSE & ACCESSORY RETAIL OUTLET)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C5-3 on Schedule "A" hereto, a public self-storage warehouse and accessory retail outlet shall be permitted in addition to the uses listed in the C5 zone. The following regulations shall apply:

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| (i) Maximum height | 8.0 m |
| (ii) Parking spaces (maximum) | 16 |
| (iii) Planting Strip | |

Individual storage units and loading areas shall be screened from five from adjacent properties and roadways by a planting strip containing an impermeable fence, wall or other barrier not less than 2 m in height.

(d) C5-4

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C5-4 on Schedule "A" hereto, a personal service shop shall be permitted in addition to the uses permitted in the C5 zone. In addition, the minimum gross floor area for uses denoted with an asterisk in Section 18(2) shall be 150 square metres per use. The minimum gross floor area for a financial institution shall be 300 square metres.