

SECTION 46 PRESTIGE BUSINESS PARK ZONE (PBP)

46.1 DEFINITIONS

Amended by Notwithstanding the provisions of Section 4.233 and in addition to all the
By-law 136-2000 other provisions of Section 4, the following definitions shall apply:

a) INFORMATION TECHNOLOGY USE

Means the use of premises for the development and/or production of computer software, and which may also include the design and/or research of computer, electrical, electronic or communications equipment, and similar products.

b) LABORATORY

Means the use of premises not providing services directly to the public for the provision of analytical, research or testing services, including biotechnologies, and energy and environmental technologies. Biotechnologies may include life sciences, biopharmaceuticals and medical devices. Energy and environmental technologies may include batteries and fuel cells, and mining and forestry technology.

c) TECHNICAL SCHOOL

Means a commercial school or an educational institution, not including a nursery school, limited to the study of an applied art, science or craft.

d) WHOLESALE STORE

Means the use of land or building or structure or part thereof in which goods, wares, merchandise, substances, or articles are offered or kept for sale at wholesale

46.2 PERMITTED USES

Added by
B/L 132-2002

- adult day care facility
- bakery
- bank
- day nursery
- industrial centre containing two or more permitted uses
- information technology use
- laboratory
- light industrial use including an accessory retail use provided such retail use is located within the same building as the main use and provided that the gross floor area of the retail use does not exceed 10% of the total built gross floor area of such building or 185 square metres, whichever is the lesser
- public utility
- technical school
- warehouse
- wholesale store
- buildings, structures, or uses accessory to a permitted use in this Section, provided that:
 - (i) in the case of an accessory office use such office use is located in the same building as the main use and provided that such office use does not exceed 50% of the total built gross floor area of such building; and

- (ii) in the case of accessory outside storage use no such outside storage use shall be permitted in any yard abutting a street and provided that such outside storage use is located on a lot with a main building having not less than 500.0 square metres of gross floor area and such outside storage use does not exceed 30% of the lot area.

46.3 REGULATIONS

In addition to the regulations in Section 5, the following regulations shall apply:

46.3.1 Minimum Lot Area:

3,000.0 square metres

46.3.2 Minimum Lot Frontage:

40.0 metres

46.3.3 Minimum Front Yard:

6.0 metres

46.3.4 Minimum Exterior Side Yard:

6.0 metres for each exterior side yard

46.3.5 Minimum Interior Side Yard:

6.0 metres for each interior side yard

46.3.6 Minimum Rear Yard:

12.0 metres

46.3.7 Minimum Setback from Highways 11/17 and 61

13.7 metres

46.3.8 Maximum Height:

17.0 metres or 4 storeys whichever is greater

46.3.9 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

One only

b) Buildings:

No maximum

46.3.10 Maximum Floor Space Index:

0.6

46.3.11 Landscaped Open Space:

A minimum of 15% of the lot area.

46.3.12 Off-Street Parking Requirements:

In addition to the provisions of Section 5.13.9 of this By-law, the following provisions shall apply:

- a) "Information technology use" - one space for every 23.0 square metres of gross floor area.
- b) "Laboratory" - one space for every 23.0 square metres of gross floor area.
- c) "Technical school" - one space for every staff member plus one space for every four pupils. "

SECTION 47 GENERAL BUSINESS PARK ZONE (GBP)

47.1 DEFINITIONS

Amended by Notwithstanding the provisions of Section 4.233 and in addition to all the
By-law 136-2000 other provisions of Section 4, the following definitions shall apply:

a) CALL CENTRE

Means an office which functions primarily as a centre for processing large volumes of incoming and/or outgoing telephone calls and/or electronic/computer transactions, having a minimum gross floor area of 1,000 square metres.

b) INFORMATION TECHNOLOGY USE

Means the use of premises for the development and/or production of computer software, and which may also include the design and/or research of computer, electrical, electronic or communications equipment, and similar products.

c) LABORATORY.

Means the use of premises not providing services directly to the public for the provision of analytical, research or testing services, including biotechnologies, and energy and environmental technologies. Biotechnologies may include life sciences, biopharmaceuticals and medical devices. Energy and environmental technologies may include batteries and fuel cells, and mining and forestry technology.

d) TECHNICAL SCHOOL

Means a commercial school or an educational institution, not including a nursery school, limited to the study of an applied art, science or craft.

e) WHOLESALE STORE

Means the use of land or building or structure or part thereof in which goods, wares, merchandise, substances, or articles are offered or kept for sale at wholesale.

47.2 PERMITTED USES

Added by
B/L 132-2002

- adult day care facility
- automotive gas bar
- automotive sales establishment
- automotive service station
- bakery
- bank
- body repair shop
- bulk fuel distribution station
- bus depot

- call centre
- car rental agency
- car wash
- community bake shop
- day nursery
- equipment rental establishment
- industrial centre containing two or more permitted uses
- information technology use
- laboratory
- light industrial uses including an accessory retail use provided such retail use is located within the same building as the main use and provided that the gross floor area of the retail use does not exceed 10% of the total built gross floor area of such building or 185 square metres, whichever is the lesser
- public utility
- radio or television station studio
- radio or television transmitting station
- restaurant
- service shop
- technical school
- warehouse
- welding shop
- wholesale store
- buildings, structures, or uses accessory to a permitted use in this Section, provided that:
 - (i) in the case of an accessory office use such office use is located in the same building as the main use and provided that such office use does not exceed 50% of the total built gross floor area of such building; and
 - (ii) in the case of accessory outside storage use no such outside storage use shall be permitted in any yard abutting a street and provided that such outside storage use is located on a lot with a main building not less than 500.0 square metres gross floor area and such outside storage use does not exceed 30% of the lot area.

47.3 REGULATIONS

In addition to the regulations in Section 5, the following regulations shall apply:

47.3.1 Minimum Lot Area:

2,000.0 square metres

Off-Street Parking Requirements:

In addition to the provisions of Section 5.13.9 of this By-law, the following provisions shall apply:

- a) "Call centre" - one space for every 23.0 square metres of gross floor area.
- b) "Information technology use" - one space for every 23.0 square metres of gross floor area.
- c) "Laboratory" - one space for every 23.0 square metres of gross floor area.
- d) "Technical school" - one space for every staff member plus one space for every four pupils. "