

**SECTION 34 - BUSINESS PARK ZONE - BP (BY-LAW 10855) (HOLDING SYMBOL "H"  
REMOVED BY BY-LAW 2000-127)**

The following provisions shall apply in the BUSINESS PARK ZONE (BP).

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in compliance with the following requirements:

**34.1 USES PERMITTED**

The following *USES* are permitted in the Business Park Zone (BP):

- 1) assembly/fabrication/manufacturing or processing plant;
- 2) *BUSINESS SERVICE ESTABLISHMENT*;
- 3) *CALL CENTRE*;
- 4) commercial recreation establishment;
- 5) *COMPUTER SERVICES*;
- 6) *COURIER SERVICE*;
- 7) *DATA PROCESSING CENTRE*;
- 8) dental laboratory;
- 9) *HOME IMPROVEMENT STORE*;
- 10) medical laboratory;
- 11) *TESTING/RESEARCH LABORATORY*;
- 12) *WAREHOUSE*;
- 13) wholesale establishment; and
- 14) *USE* of vacant land for agricultural purposes as follows:
  - a) cultivation of crops;
  - b) *MARKET GARDENING*; and
  - c) sod *FARMING*.

In addition to the foregoing, the following *USES* are permitted in the Business Park Zone (BP) within an *INDUSTRIAL MALL* only:

- 1) bank or trust company;

- 2) *BUSINESS INCUBATOR*;
- 3) service *USE*;
- 4) *PERSONAL SERVICE ESTABLISHMENT*;
- 5) *RESTAURANT*;
- 6) *CONVENIENCE STORE*;
- a) administrative and *BUSINESS OFFICES* of the following:
- b) a general contractor;
- c) the Owners of the *INDUSTRIAL MALL*;
- d) industrial firms located within the City;
- e) a *BUILDING* contractor;
- f) a maintenance contractor;
- g) a transportation firm;
- h) a wholesaler;
- i) a security firm; and
- j) the corporate and administrative offices of a permitted *USE*.

**34.2** The Zone Provisions for the Business Park Zone (BP) shall be as follows:

Minimum <i>LOT AREA</i>	.5 hectares
Minimum <i>LOT FRONTAGE</i>	30 metres
Minimum <i>FRONT YARD</i>	10 metres
Minimum <i>SIDE YARD</i>	10 metres
Minimum <i>REAR YARD</i>	10 metres
Minimum <i>LANDSCAPED OPEN SPACE</i>	15 percent
Maximum <i>LOT COVERAGE</i>	40 percent
No <i>OUTSIDE STORAGE</i> Permitted	

Notwithstanding the foregoing, no *BUILDING* shall be permitted within 13.7 metres of the Highway 406 right-of-way.

***(CITY LANDS/CANADIAN TIRE ACCEPTANCE, WELLINGTON STREET AND***

**ATLAS AVENUE)****34.3 H-BP-X1 ZONE (By-law 2011-97 and By-law 2011-123)**

1. That Part of Lots 21 and 22, Concession 2, part of the road allowance between Concessions 1 and 2, former Township of Crowland and Part of Lot 9, Plan 59M-377 and Block 10, Lots 5, 6, 7 and Part of Lot 8, Plan 59M-377 (**By-law 2011-123**) and shown on Schedule "A" attached to By-law 2011-97 and By-law 2011-123 as "Change to H-BP-X1 ZONE" is hereby rezoned H-BP-X1 ZONE.

2. That the *USES* permitted in the H-BP-X1 ZONE shall be as follows:

- 1) *FAST FOOD OUTLET;*
- 2) *WAREHOUSE;*
- 3) *BUSINESS SERVICE ESTABLISHMENT;*
- 4) *CALL CENTRE;*
- 5) *HOME IMPROVEMENT STORE;*
- 6) *research and development facility;*
- 7) *RESTAURANT;*
- 8) *SALES OR RENTAL GARAGE;*
- 9) *LIGHT EQUIPMENT/MACHINERY RENTAL ESTABLISHMENT;*
- 10) *Transportation, logistics, shipping and receiving facilities;*
- 11) *BUSINESS OFFICE;*
- 12) *light manufacturing/machinery rental establishment;*
- 13) *manufacturer's showrooms in association with light manufacturing and assembly uses;*
- 14) *laboratories;*
- 15) *training facilities;*
- 16) *educational institutions complementary to other permitted uses;*
- 17) *MINI WAREHOUSE AND PUBLIC STORAGE.*

3. That the provisions of the H-BP-X1 ZONE shall be as follows:

Minimum <i>LOT AREA</i>	0.9 hectares
Minimum <i>LOT FRONTAGE</i>	50 metres
Minimum <i>FRONT YARD</i>	10 metres

Minimum <i>SIDE YARD</i>	10 metres
Minimum <i>REAR YARD</i>	10 metres
Minimum <i>LANDSCAPED OPEN SPACE</i>	15 percent
Maximum <i>LOT COVERAGE</i>	40 percent
<i>OUTSIDE STORAGE</i>	<i>OUTSIDE STORAGE</i> shall not exceed 50 percent of the <i>GROSS FLOOR AREA</i> of any main <i>BUILDING</i> , shall be located only in the <i>REAR YARD</i> and shall be screened from public view and from abutting lands.

**(NIAGARA CENTRE LAND DEVELOPMENT LIMITED)**

**34.4 H-BP-X2 ZONE (By-law 2011-97) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 2015-99)**

1. That Part of Lot 21, Concession 2 and part of the road allowance between Concessions 2 and 3, former Township of Crowland and shown on Schedule "A" attached to By-law 2011-97 as "Change to H-BP-X2 ZONE" is hereby rezoned H-BP-X2 ZONE.
2. That the *USES* permitted in the H-BP-X2 ZONE shall be as follows:
  - 1) *FAST FOOD OUTLET*;
  - 2) *BUSINESS SERVICE ESTABLISHMENT*;
  - 3) *CALL CENTRE*;
  - 4) research and development facility;
  - 5) *DAY CARE*;
  - 6) *RESTAURANT*;
  - 7) *AUTOMOBILE SERVICE STATION*;
  - 8) *CAR WASHING ESTABLISHMENT* only ancillary to an *AUTOMOBILE SERVICE STATION*;
  - 9) *CONVENIENCE STORE, with a maximum footprint of 120 square metres, only ancillary to an AUTOMOBILE SERVICE STATION*'
  - 10) *SALES OR RENTAL GARAGE*;
  - 11) *BUSINESS OFFICE*;

- 12) laboratories;
- 13) training facilities;
- 14) educational institutions complementary to other permitted *USES*;
- 15) *PERSONAL SERVICE ESTABLISHMENT*

3. That the provisions of the H-BP-X2 *ZONE* shall be as follows:

Minimum <i>LOT AREA</i>	1.4 hectares
Minimum <i>LOT AREA</i> for <i>AUTOMOBILE SERVICE STATION</i>	0.5 hectares
Minimum <i>LOT FRONTAGE</i>	60 metres
Minimum <i>FRONT YARD</i>	10 metres
Minimum <i>SIDE YARD</i>	10 metres
Minimum <i>REAR YARD</i>	10 metres
Minimum <i>LANDSCAPED OPEN SPACE</i>	15 percent
Maximum <i>LOT COVERAGE</i>	40 percent

**(652 RIVER ROAD)**