

SECTION 22D - ZONE M-7: PRESTIGE BUSINESS PARK**22D.1 Permitted Uses**

Within a Zone M-7 no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

22D.2 Regulations

Within a Zone M-7 no land shall be used and no building or structure shall be erected, except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and in accordance with the regulations listed in Column 2 below.

22D.3	Sub-Section	Column 1	Column 2
		<u>Permitted Uses</u>	<u>Regulations</u>
22D.3.1		Ambulance/Fire/ Police Stations	22D.4
22D.3.2		Art Gallery	22D.4
22D.3.3		Auction Operation	22D.4
22D.3.4		Automotive Sales, Service and Rental	22D.4
22D.3.5		Building Supply Centre – Enclosed	22D.4
22D.3.6		Business and Professional Offices	22D.4
22D.3.7		Catering Service	22D.4
22D.3.8		Church	22D.4
22D.3.9		College and University Campus	22D.4
22D.3.10		Commercial Laundry	22D.4
22D.3.11		Commercial School and Trade School	22D.4
22D.3.12		Communication Facilities	22D.4
22D.3.13		Computer Software Production	22D.4
22D.3.14		Contractors Offices (not yard)	22D.4
22D.3.15		Convention Centre	22D.4
22D.3.16		Convenience Retail ancillary to a Gas Bar/Fuel Depot	22D.4
22D.3.17		Custom Service Shop	22D.4
22D.3.18		Day Care Centre/School	22D.4
22D.3.19		Data Services	22D.4

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22D.3.20	Financial Establishment	22D.4
22D.3.21	Gas Bar/Fuel Depot	22D.4
22D.3.22	Government Building	22D.4
22D.3.23	Health Care & Medical Services which may include a pharmacy as an accessory use	22D.4
22D.3.24	Home Brewing Outlet	22D.4
22D.3.25	Hospital or Clinic	22D.4
22D.3.26	Hotel	
22D.3.27	Indoor Storage and Warehousing (No Retail)	22D.4
22D.3.28	Laboratories	22D.4
22D.3.29	Library	22D.4
22D.3.30	Light Manufacturing, Assembly, Processing and Repair	22D.4
22D.3.31	Museum	22D.4
22D.3.32	Open Space and Parks	22D.4
22D.3.33	Personal Service, Restaurant (not a drive thru) and/or Retail Establishments integrated with and ancillary to Business or Professional or Health Care Offices or Hotel or Convention Centre or Government Building or Museum/Art Gallery or Public Recreation or College Campus	22D.4
22D.3.34	Printing and Publishing Establishment	22D.4
22D.3.35	Private Club/Hall or Lodge	22D.4
22D.3.36	Public or Private Recreation	22D.4
22D.3.37	Research and Development	22D.4
22D.3.38	Studio	22D.4
22D.3.39	Training and Development	22D.4
22D.3.40	Veterinary Services/Animal Hospital	22D.4
22D.3.41	Wholesale Outlet (No Retail)	22D.4

22D.3.42 Accessory Uses

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- a) Buildings or structures accessory to the foregoing permitted uses.
- b) Retail or wholesale outlet or showroom for the display, rent and/or sale of only those goods manufactured, assembled, warehouse/distributed or produced on the premises and shall be limited to a maximum of 15% of the Gross Floor Area of the industrial operation, which is measured by the area of the display area, plus a (1) metre aisle space around the display and includes all service counters.
- c) No outdoor storage or display except as specified in Section 22D.4.
- d) Residential unit may be located within the main building containing a permitted use for the use of a watchman, guard or other person whose presence on the premises is required, provided that the unit is fully self contained, has a direct means of outdoor access, is connected to full municipal services and has a floor area in the range between 37 to 70 square metres.

22D.4. **Additional Regulations**

22D.4.1	Minimum Lot Area	700 square metres
22D.4.2	Minimum Lot Width	20 metres
22D.4.3	Minimum Building Line Setback	6 metres
22D.4.4	Minimum Side Yard Setback	3 metres
22D.4.5	Minimum Rear Yard Setback	7.5 metres
22D.4.6	Maximum Lot Coverage	50 percent
22D.4.7	Maximum Building Height	8 Storeys or 30 metres whichever is less

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22D.4.8	Parking and Loading, including Handicap Parking	In accordance with the applicable regulations in Sections 6.11, 6.12 and 6.13, except where noted elsewhere in this By-law
22D.4.9	Minimum Parking Space Setback from a Lot Line Abutting a Regional Road Any Other Township Road	5 metres 2 metres
22D.4.10	Minimum Parking Aisle Space/Driveway	6.0 metres
22D.4.11	Minimum Service Pump Island	6.0 metres from a lot line abutting a street or 15 metres from a corner of intersecting street lines, except the canopy structure shall be a minimum 3.0 metres from the street lot line
22D.4.12	Minimum Storage Tanks Setbacks	3.0 metres abutting a lot line
22B.4.13	Minimum Stacking Spaces for: Drive-Thru Restaurant	8 spaces at a minimum size of 2.5 metres by 6 metres
	Drive-Thru Coffee and Donut Shop	12 spaces at a minimum size of 2.5 metres by 6 metres
22D.4.14	That the ancillary Retail, Restaurant, and/or Personal Service Establishments integrated in a building containing uses noted in Section 22D.3.33 shall have a total maximum gross floor area, combined, of 15% of the total gross floor area of the building containing such uses.	

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- 22D.4.15 Notwithstanding Section 22D.3.33, lands within M-7 Zone and adjacent to the M-8 Zone (GO Station) as shown on the applicable Schedule 'B' map attached to this By-law may have free-standing ancillary Retail, Restaurant (including a drive-thru) and/or Personal Service Establishments provided that the total land area devoted to these ancillary Retail, Restaurant and/or Personal Service Establishments combined, including building, required parking, driveways, and loading as well associated landscaping areas, shall not exceed 15% of the total land area within the contiguous M-7 zone adjacent that is adjacent to the M-8 Zone.
- 22D.4.16 That the Convenience Retail noted in 22.D.3.16 above is limited to one store, within the same contiguous M-7 zoned area shown on the applicable Schedule 'B' map attached to this By-law, with a maximum gross floor area of 300 square metres and shall be part of a Gas Bar/Fuel Depot operation.
- 22B.4.17 That the minimum gross floor area for a freestanding Office Building shall be 279 square metres (3000 square feet).
- 22D.4.18 That the maximum unit size of each free standing Retail Establishment, Personal Service or Restaurant Establishments noted in 22.D.4.17 above, is limited to a gross floor area of 300 square metres.
- 22D.4.19 The maximum gross floor area for a Pharmacy accessory to a Health Care/Medical Service outlined in Section 22D.3.23 shall be 50 square metres.
- 22D.4.20 Limited Accessory Retail in this Section shall mean that a maximum of 15% of the Gross Floor Area may be devoted to complimentary and associated retail items, which is measured by the area of the display areas, plus a 1 metre aisle depth space around the display area.
- 22D.4.21 Notwithstanding Section 22D.3.42 c), an Automobile Sales, Service and Rental outlined in Section 22D.3.4 may have the outdoor display of vehicles, which shall be permitted in the front yard provided that outdoor display shall not be located within 5.0 metres from a property line adjacent to a Regional Road and 3.0 metres from any other street line nor closer to any side lot line than the required side yard abutting such lot line and shall display on the vehicles that are being sold or rented on-site.
- 22D.4.22 That the recycling of animal oil or waste products, a rendering plant, abattoir or slaughterhouse is prohibited.
- 22D.4.23 A use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes is prohibited.
- 22D.4.24 Nothing in the foregoing is to be construed to permit the operation of a junk, scrap, wrecking or storage yard for used material of any kind. This prohibition is not intended to prohibit storage or handling of goods as a use accessory to a use permitted in the zone.
- 22D.4.25 Buffer Strip(s) shall be required in conformity with the provisions of sub-section 6.15 along lot lines, which abut an Agricultural or Residential Zone.

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- 22D.4.26 Main and Accessory Building - notwithstanding any other provisions in this By-law, more than one (1) main and/or accessory building shall be permitted on any lot within this Zone.
- 22B.4.27 All main buildings on lots with frontage on a Regional Road shall be oriented to and have their front facade facing the Regional Road.
- 22B.4.28 Notwithstanding the Minimum Lot Area, Lot Width and Side Yard Setback in this Section, if the units within an existing building are being subdivided into separate and conveyable lots, then the Minimum Lot Area shall be 350 square metres, the Minimum Lot Width shall be 8 metres, the Internal Side Yard may be zero and the External Side Yard shall be 3.0 metres. Any new lot being created must have frontage on a public road, satisfy the Parking/Loading requirements in this By-law and have an appropriate Right-of-way(s) to allow legal access over an adjacent property(s) to an existing entrance/exit to a public road.