

## SECTION 24

*(117/2002)*  
*(OMB Approved)*

### BUSINESS PARK 1 ZONE (BP1)

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#### **24.1 Permitted Uses**

Animal hospitals.  
Assembly halls.  
Automobile service stations  
Automobile washing establishments  
Bakeries  
Call centres  
Caterers establishments.  
Commercial recreation establishments.  
Convenience stores.  
Duplicating shops.  
Financial institutions.  
Funeral homes.  
Laboratories.  
Offices.  
Public halls.  
Research and development establishments.  
Restaurants.  
Service establishments.  
Social or service clubs.  
Warehousing but excluding mini storage warehousing.  
Buildings and uses accessory to permitted uses.

*(115/2006)*

## 24.2 Zone Regulations

(1)	Lot Area:	(minimum)	<b>1500 m<sup>2</sup></b>
(2)	Lot Frontage:	(minimum)	<b>30 metres</b>
(3)	Front Yard Depth:	(minimum)	<b>15 metres</b>
(4)	Side Yard Width:	(minimum)	<b>6 metres</b>
(5)	Exterior Side Yard:	(minimum)	<b>7.5 metres</b>
(6)	Rear Yard Depth:	(minimum)	<b>15 metres</b>
(7)	Lot Coverage:	(maximum)	<b>35%</b>
(8)	Building Height:	(maximum)	<b>9 metres</b>
(9)	Landscaped Open Space:	(minimum)	<b>20 %</b>
(10)	Planting Strips:	(minimum)	<b>7.5 metres</b> adjacent to any public highway
(11)	Open Storage:		No open storage is permitted

## 24.3 Site and Area Specific Regulations

**The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.**

### 24.3.1 BP1-1 (See Zoning Map Part 34)

**(131/2002)**

#### 24.3.1.1 Permitted Uses

- (1) Those uses permitted in [Section 24.1](#).

#### 24.3.1.2 Site Zone Regulations

- (1) Special Regulations: That no direct access to the property be permitted off of Airport Road.