

## SECTION 25

*(117/2002)  
(OMB Approved)*

### BUSINESS PARK 2 ZONE (BP2)

|      |                         |                |
|------|-------------------------|----------------|
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#### **25.1 Permitted Uses**

Accessory uses and buildings.

Call centres.

Laboratories.

Non-noxious and Non-offensive Light Manufacturing and Assembly uses that involve assembly, fabrication, manufacturing, warehousing, storage or distribution only within wholly enclosed buildings.

Offices.

Printing and publishing establishments.

Research and development facilities.

Showroom, retail and sales operations in association with and ancillary to the permitted uses may be permitted in buildings in the business park provided that such space does not exceed 25 % of the gross leasable floor area of the permitted use.

Warehousing but excluding mini storage warehousing.

*(115/2006)*

Wholesaling establishments.

#### **25.2 Zone Regulations**

- |     |                   |           |                           |
|-----|-------------------|-----------|---------------------------|
| (1) | Lot Area:         | (minimum) | <b>4,000m<sup>2</sup></b> |
|     |                   | (maximum) | <b>20 hectares</b>        |
| (2) | Lot Frontage:     | (minimum) | <b>30m</b>                |
| (3) | Front Yard Depth: | (minimum) | <b>15m</b>                |

|      |                                     |   |
|------|-------------------------------------|---|
| (4)  | Interior Side Yard Width: (minimum) | <b>6 metres</b> except that <b>50 metres</b> shall be provided from an adjacent residential zone.   |
| (5)  | Exterior Side Yard Width: (minimum) | <b>15 metres</b> except that <b>50 metres</b> shall be provided from an adjacent residential zone.  |
| (6)  | Rear Yard Depth: (minimum)          | <b>15 metres</b> except that <b>50 metres</b> shall be provided from an adjacent residential zone.  |
| (7)  | Lot Coverage: (maximum)             | <b>30%</b>  |
| (8)  | Building Height: (maximum)          | <b>12 metres</b> except that only <b>9 metres</b> shall be permitted within <b>100 metres</b> of London Line or any residential zone.   |
| (9)  | Landscaped Open Space: (minimum)    | <b>30%</b>  |
| (10) | Planting Strips: (minimum)          | <b>7.5 metres</b> adjacent to public highways or any residential use except that <b>15 metres</b> shall be provided along the west side of Telfer Road.   |
| (11) | Environmental Standards: (minimum)  | light manufacturing and assembly uses will be expected to meet or surpass provincial standards for noise, vibration and airborne emissions and may require a Certificate of Approval from the Ministry of Environment where it is provided for under the Environmental Protection Act and associated regulations. |
| (12) | Open Storage: (maximum)             | <b>10%</b><br><br>No open storage is permitted within any yard adjacent to Highway No. 402 or within <b>100 metres</b> of Highway 402<br><br>Any permitted open storage shall be screened from view by one or any combination of a solid fence or   |

wall, or earth berm not less than **2.5metres** in height around the entire perimeter of the open storage area. All open storage shall be landscaped to supplement the solid screen. No open storage shall exceed the height of the screen.

### 25.2.1 Special Provisions

- (1) For the purpose of this section the following definitions shall apply:
    - (a) **Non-noxious and Non-offensive Light Manufacturing and Assembly uses** means a building or part thereof used for assembly, fabrication, manufacturing, warehousing, storage or distribution, the operation of which does not regularly produce emissions of noise, fumes, odour, particulate matter or vibration which have an adverse impact on adjacent residential zones. Light manufacturing and assembly uses shall meet or exceed Provincial standards for noise, vibration and airborne emissions, and shall require a certificate of approval from the Ministry of Environment, if provided for under the Environmental Protection act and associated regulations. Light manufacturing and assembly shall not include raw material processing, primary metals processing or any other use that is or may become a noxious or offensive use as defined by this By-law.
    - (b) **Noxious Uses** shall mean a use of land or building which, from its nature or operation, creates a nuisance, or is liable to become a nuisance, offensive or dangerous by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other material.
  - (2) The architectural design of buildings located on lots which front on Highway 402 and internal local roads shall be designed in such a manner so as to appear to front on both roads.
  - (3) No loading doors or loading docks are permitted on the east side of buildings located adjacent to Telfer Road.
  - (4) A berm and a privacy fence having a combined minimum height of **6.8 meters** (berm minimum of **5 metres** and fence minimum of **1.8 metres**) measured vertically from the centre line of Telfer Road, between London Line and Highway 402, shall be constructed by the City of Sarnia, adjacent to the west limit of Telfer Road within the BP2 Zone, prior to the issuance of the first building permit for a main building within the BP2 Zone of the Business Park development. This requirement shall not apply to any infrastructure buildings proposed to be constructed by the City of Sarnia.
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