



11.4 Business Park Commercial (CBP) Zone

Municipal Plan Context



The Business Park Commercial (CBP) zone accommodates areas that are generally identified for commercial redevelopment, compatible residential, and employment uses, such as business offices, research, and development facilities, and light manufacturing and assembly.

The Business Park Commercial (CBP) zone is intended for land inside of the Primary Development Area that is designated Business Centre. However, land in other appropriate designations could be zoned CBP.



11.4(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following provided no drive-thru facility is included:

- Accommodation;
- Bar, Lounge, or Nightclub, subject to paragraph 11.4(3)(a);
- Business Office, subject to paragraph 11.4(3)(b);
- Business Support Service;
- Commercial Group; [2016, C.P. 111-35]
- Communication Facility;
- Day Care Centre;
- Distribution Facility;
- Dwelling Unit, subject to paragraph 11.4(3)(d);
- Financial Service;
- Health and Fitness Facility;
- Health Services Laboratory;
- Industrial Use, Special, subject to paragraph 11.4(3)(c);
- Medical Clinic;
- Personal Service;
- Recreation Facility; [2016, C.P. 111-35]
- Research and Development Facility;
- Restaurant;
- Retail Convenience;
- Technical or Vocational School;



- Warehouse Facility;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the CBP zone.

11.4(2) Conditional Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following subject to such terms and conditions as may be imposed by the Committee:

- Parking Lot, Commercial, subject to paragraph 11.4(3)(f);
- Parking Structure.

11.4(3) Conditions of Use

- (a) A lot containing a Bar, Lounge, or Nightclub permitted in subsection 11.4(1) shall not be located within 60 metres of a Residential zone.
- (b) A Business Office permitted in subsection 11.4(1) shall not exceed 3,000 square metres in gross floor area.
- (c) A Special Industrial Use permitted in subsection 11.4(1) shall be of a nature that the use is:
- (i) Wholly contained within a building;
 - (ii) Does not involve outside storage of materials or products; and
 - (iii) Does not result in the discharge of smoke, fumes, vapours, vibrations, or noise that is visible or detectable beyond the lot on which it is located.
- (d) At least 75 percent of the gross floor area of a main building shall be occupied by non-residential use permitted in subsection 11.4(1).
- (e) A Commercial Parking Lot permitted in subsection 11.4(2) shall not be developed on a lot located in the Uptown Parking Exemption Area, as defined by Schedule C of this By-law, which contained a main building on the date this By-law was enacted.



11.4(4) Zone Standards

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|--------------------------|--------------|---------------|
| (a) Minimum Lot Area | 4,000 | square metres |
| (b) Minimum Lot Frontage | 30 | metres |
| (c) Minimum Lot Depth | 40 | metres |



(d)	Minimum Front Yard	7.5 metres
(e)	Maximum Front Yard	22 metres
(f)	Minimum Rear Yard:	
	Abutting a Residential zone	7.5 metres
	Other	3 metres
(g)	Minimum Side Yard:	
	Abutting a Residential zone	7.5 metres
	Other	3 metres
(h)	Minimum Flankage Yard	7.5 metres
(i)	Maximum Flankage Yard	22 metres
(j)	Minimum Building Height	2 storeys
(k)	Maximum Building Height	24 metres
(l)	Buildings that are more than four storeys in height and orientated towards a street shall include an offset at the fifth storey having a minimum depth of 1.5 metres away from the street.	
(m)	The façades of main buildings shall consist of high quality finishes on any elevation orientated towards a street or lot zoned Residential, but such finish cannot use any of the following: galvanized or unfinished metal or concrete block or panel without an architectural finish.	
(n)	Maximum Lot Occupancy	50 percent
(o)	Other Requirements	In accordance with the General Provisions, Parts 4-9