

12679

The following provisions shall apply to the use of land and the construction of buildings located in the MCP Zone subject to the general provisions under Part B and Part C of this By-Law.

**1. PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the purposes listed below. It is the intent of this Part X-2 that within the area zoned MCP, the Accessory Commercial Uses and Space Extensive Commercial uses specifically shall not include retail shopping centres, food supermarkets, or department stores as permitted uses.

(1) **Main Industrial Uses**

- a) light manufacturing, assembling, processing and/or fabricating of goods and materials;
- b) warehousing and storage of goods, but not including salvage yards;
- c) craftshop;
- d) workshop;
- e) research laboratory;
- f) wholesale business;
- g) public use.

2019-62

(2) **Main Accessory Commercial Uses**

- a) business, professional and/or administrative office;
- b) eating establishment and tavern;
- c) service shop;
- d) bank and/or trust company;
- e) industrial and office equipment rental, maintenance, sales and service outlet;
- f) automotive parts wholesale and retail outlet;
- g) industrial supply outlet;
- h) hotel and/or motel;
- i) printing establishment;
- j) day nursery;
- k) motor vehicle rental agency.

(3) **Main Space Extensive Commercial Uses**

- a) retail furniture, appliances and interior decorating supplies and accessories store;
- b) motor vehicle sales room and lot;
- c) motor vehicle repair garage;
- d) recreational vehicle sales and/or service outlet, including open storage in accordance with Section 2, Subsection (3) of this Part;

- e) garden centre, nursery and/or fruit market, including open storage in accordance with Section 2, Subsection (3) of this Part;
- f) private club;
- g) commercial club;
- h) public or private recreational facility;
- i) assembly hall;
- j) commercial school;
- k) building supply outlet including open storage in accordance with Section 2, Subsection (3) of this Part;
- l) convention centre;
- m) recreational vehicle sales and/or service establishment.

(4) **Other Permitted Uses**

- a) parks and playgrounds

(5) **Accessory Uses, Buildings or Structures**

Any use, building or structure which is subordinate and customarily incidental to a permitted use. In the case of industrial uses specified in Section 1, Subsection (1) above, an accessory use would include a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, providing such outlet is located within the same building as the main industrial use and occupies not more than ten (10) percent of the gross floor area of the main industrial building or 186.0 sq. m., whichever is the lesser.

**2. ZONE REQUIREMENTS**

(1) **For All Permitted Uses**

- |    |                                    |              |
|----|------------------------------------|--------------|
| a) | Lot Area (minimum)                 | 4,000 sq. m. |
| b) | Lot Frontage (minimum)             | 30.0 m.      |
| c) | Front Yard (minimum)               | 10.0 m.      |
| d) | Rear Yard (minimum)                | 7.5 m.       |
| e) | Interior Side Yard (minimum)       | 7.5 m.       |
| f) | Outside Side Yard (minimum)        | 10.0 m.      |
| g) | Building Height (maximum)          | 15.0 m.      |
| h) | Lot Coverage (maximum)             | 40%          |
| i) | Landscaped Area (minimum)          | 20%          |
| j) | Setback from Highway 401 (minimum) | 14.0 m.      |
| k) | Frontage on Highway 401 (minimum)  | 45.0 m.      |



- (2) Notwithstanding the provisions of Section 1, Subsections (2) and (3) of this Part X-2, within the areas zoned MCP-2, "Accessory Commercial Uses" and "Space Extensive Commercial Uses" shall not be permitted. All other provisions of the MCP Zone shall apply in their entirety.
- 2010-168 (3) Notwithstanding the provisions of Sections 1(2) and 2(1) e) of this Part X-2, within the area zoned MCP-3, an undertaking establishment shall be a permitted use in addition to the other uses permitted by Section 1 and the minimum interior side yard shall be 2.3 metres.
- 2011-66 (4) Notwithstanding the permitted uses of Section 5(2) of this Part X-2, within the area zoned MCP-4, a fire hall and associated administration and training facilities shall be a permitted use in addition to the uses permitted by Section 5(2). All other provisions of the MCP Zone shall apply in their entirety."