

MP2

INDUSTRIAL PARK ZONE (UN-SERVICED)

PERMITTED USES:

Non-Residential

- Agricultural produce warehouse
- Automobile body shop
- Automobile dealership
- Automobile gas bar
- Automobile rental establishment
- Building contractor's shop or yard
- Building supply outlet
- Bulk storage tank
- Business incubator
- Cartage or transport yard
- Car wash
- Commercial vehicle and heavy equipment sales, rental and servicing
- Custom workshop
- Display and sales area
- Drive through, accessory to a permitted use
- Dry cleaning or laundry plant
- Factory outlet
- Farm equipment sales, rental and servicing
- Food processing plant
- Industrial use, light, provided such industry is a low water user
- Industrial use, medium, provided such industry is a low water user
- Medical marijuana production facility, provided such facility is a low water user
- Merchandise service shop
- Mini-warehouse and public storage
- Office
- Open storage, accessory to a permitted use
- Propane cylinder exchange facility
- Recycling depot
- Rental establishment
- Research and development centre
- Service and repair shop
- Transportation depot
- Transportation terminal
- Warehouse
- Waste processing and transfer facility
- Wholesale establishment

ZONE REQUIREMENTS:

	ZONING MECHANISM	MP2 PROVISIONS
a)	Lot Area (minimum)	0.4 ha (4,000 m ²)
b)	Lot Frontage (minimum)	35 m
c)	Front Yard Setback (minimum)	10 m
d)	Exterior Side Yard Setback (minimum)	10 m
e)	Interior Side Yard Setback (minimum)	3 m
f)	Rear Yard Setback (minimum)	7.5 m
g)	Landscape Open Space (minimum)	10%
h)	Lot Coverage (maximum)	50%
i)	Building Height (maximum)	15 m