

SECTION 39****

OFFICE BUSINESS PARK (OB) ZONE

39.1 GENERAL PURPOSE OF THE OB ZONE

This Zone provides for and regulates a limited range of prestige industrial, research and office based uses to be located within comprehensively designed office business parks. The uses permitted in this zone are not expected to create significant nuisance impacts on surrounding areas. In addition to the uses permitted in the OB1 Zone, a range of complementary uses may be permitted, at appropriate locations, through the use of zone variations.

39.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any OB Zone variation for any use other than the following uses:

1) OB1

The following are permitted uses in the OB1 Zone variation:

- a) Electrical and electronic products industries;
- b) Laboratories;
- c) Offices;
- d) Office, store and business electronic products industries;
- e) Pharmaceutical and medical product industries;
- f) Printing, reproduction and data processing industries;
- g) Research and development establishments.

2) OB2

The following are permitted uses in the OB2 Zone variation:

- a) Day care centres;
- b) Private clubs;
- c) Private outdoor recreation clubs;
- d) Private parks.

3) OB3

The following are permitted uses in the OB3 Zone variation:

- a) Convenience service establishments;
- b) Day care centres;
- c) Financial institutions;
- d) Personal service establishments;
- e) Restaurants, eat-in
- f) Medical/dental offices; (Z.-1-95392 - O.M.B. File No. R 960036 (PL956002) - September 20, 1999)
- g) Clinics.(Z.-1-95392 - O.M.B. File No. R 960036 (PL956002) - September 20, 1999)

4) OB4

The following are permitted uses in the OB4 Zone variation:

- a) Hotels;
- b) Motels.

39.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any OB Zone variation except in conformity with the regulations as set out below and in Table 39.3.

1) GROSS FLOOR AREA (MAXIMUM)

a) Financial institutions	300 m ² (3,229.1 sq.ft.)
b) Personal service establishments	150 m ² (1,614.5 sq.ft.)
c) Restaurants eat-in	500 m ² (5,381.9 sq.ft.)
d) Medical/dental offices, clinics	150 m ² (1,614.5 sq.ft.)

(Z.-1-95392 - O.M.B. File No. R 960036 (PL956002) - Order Issue Date: September 20, 1999)

2) LOCATION OF PARKING AREA, VEHICLE STORAGE AREA, LOADING SPACE, AND WASTE DISPOSAL FACILITY

No parking area, vehicle storage areas, loading spaces or waste disposal facility shall be located closer than 15 metres (49 ft.) to any Residential Zone.

(Z.-1-95392 - O.M.B. File No. R 960036 (PL956002) - Order Issue Date: September 20, 1999)

3) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not permitted in the Office Business Park (OB) Zone.

(Z.-1-081795)

39.4 SPECIAL PROVISIONS

The following provisions apply to unique situations or locations for which application of the standard zone variations would not accurately reflect the intent of the Official Plan and/or the nature of existing development. Where a regulation is not specified, the regulations of Section 39.2 and/or 39.3 shall apply.

TABLE 39.3
OFFICE BUSINESS PARK (OB) ZONE
REGULATIONS FOR OB ZONE VARIATIONS

Column	A		B	C	D	E
Line 1	ZONE VARIATIONS		OB1	OB2	OB3	OB4
2	PERMITTED USES		See Section 39.2(1)	See Section 39.2(2)	See Section 39.2(3)	See Section 39.2(4)
3	LOT AREA (m ²) MINIMUM		1 500	1 500	1 000	1 000
4	LOT FRONTAGE (m) MINIMUM		30.0			
5	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET	6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)			
6		ARTERIAL				
7		PRIMARY COLLECTOR				
8		SECONDARY COLLECTOR				
9	REAR YARD DEPTH (m) MINIMUM	ABUTTING RESIDENTIAL ZONE A	15.0 **			
10		ABUTTING A NON-RESIDENTIAL ZONE	4.5			
11	INTERIOR SIDE YARD DEPTH (m) MINIMUM		4.5, except where abutting a residential zone it shall be 15.0 ***			
12	LANDSCAPED OPEN SPACE (%) MINIMUM		30*			
13	LOT COVERAGE (%) MAXIMUM		40			
14	HEIGHT (m) MAXIMUM		12.0 Or as set out on the zone map.			
15	GROSS FLOOR AREA MAXIMUM		N/A	N/A	See Section 39.3(1)	N/A

* Z.-1-95392 - O.M.B. File No. R 960036 (PL956002) - Order Issue Date: September 20, 1999

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