

# Cassell Drive Business Park



Google Maps June 2015

The Cassell Drive Business Park is located within the settlement area of Hillsdale, located on the doorstep of cottage country.

The area features a number of vacant parcels that are zoned Highway Commercial (CH) and can be conveniently accessed by the neighbouring provincial highways (93 & 400).

## Area Details

<b>Location:</b>	Located at the intersection of Highway 93 (Penetanguishene Road) and Highway 400; approximately 10 minutes north of the City of Barrie.
<b>Designation:</b>	Business Park
<b>Zoning:</b>	Highway Commercial (CH) & Highway Commercial Exception (CH-23 & CH-26)
<b>Site Plan Approval Required:</b>	Yes
<b>Additional:</b>	Private septic, well and water storage reservoir (fire suppression) will be required.

# Cassell Drive Business Park

## Permitted Uses under Zoning By-law 5000

### Highway Commercial (CH) Zone

#### Residential Uses:

- a) an attached accessory dwelling in accordance with the provisions of the Accessory Dwellings General Provisions, except service stations, or other uses involving the sale of gasoline or other similar petroleum products.

#### Non-Residential Uses:

- a) Motor vehicle service station or gas bar subject to the General Provisions Section;
- b) Motor vehicle repair garage;
- c) Motor vehicle sales or rental establishment;
- d) Food and confectionary sales or restaurant accessory to a motor vehicle service station or gas bar;
- e) Sales, service, storage or repair of small internal combustion engines;
- f) Automatic or coin operated car wash with or without the sale of petroleum products incidental thereto;
- g) Marina;
- h) Farm implement sales outlet;
- i) Custom workshop;
- j) Service repair shop;
- k) Antique store;
- l) Restaurant including a drive-in or take-out restaurant or refreshment vehicle subject to subsection 3.5 below;
- m) Building supply outlet;
- n) Recreational trailer sale, service and display;
- o) Prefabricated house, cottage or mobile home sales and display;
- p) Fruit and vegetable market;
- q) Nursery and garden centre;
- r) Outside display and sale of goods in accordance with the General Provisions Section;
- s) passive outdoor recreation use; and
- t) public use in accordance with the General Provisions Section.
- u) passive outdoor recreation use; and,
- v) outside storage in accordance the General Provisions Section.

For details on the Hold Provision (H) that applies to a few of the lots along Cassell Drive, please contact Planning Staff at [planning@springwater.ca](mailto:planning@springwater.ca) or 705-728-4784 x. 2032.