

# Cassell Drive Business Park



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.

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## 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.