



# BUSINESS INDUSTRIAL

Business Industrial will replace the existing Business Park district to allow a mix of light industrial and commercial uses. The industrial uses allowed in this district are those that don't create a nuisance outside of an enclosed building and would not have an impact on adjacent non-industrial uses. This district is meant to be in highly visible locations along major roadways; a higher standard of landscaping and site design relative to other industrial districts is required.



## 4.1 Business Industrial District (I-B)

### 4.1.1 Purpose

The purpose of this **District** is to provide a mix of light industrial and commercial uses which do not create nuisance outside of an enclosed **Building**, and which are compatible with any adjacent non-industrial **District**. This **District** should be located in highly visible locations next to major roadways, with a high standard of landscaping and site design.

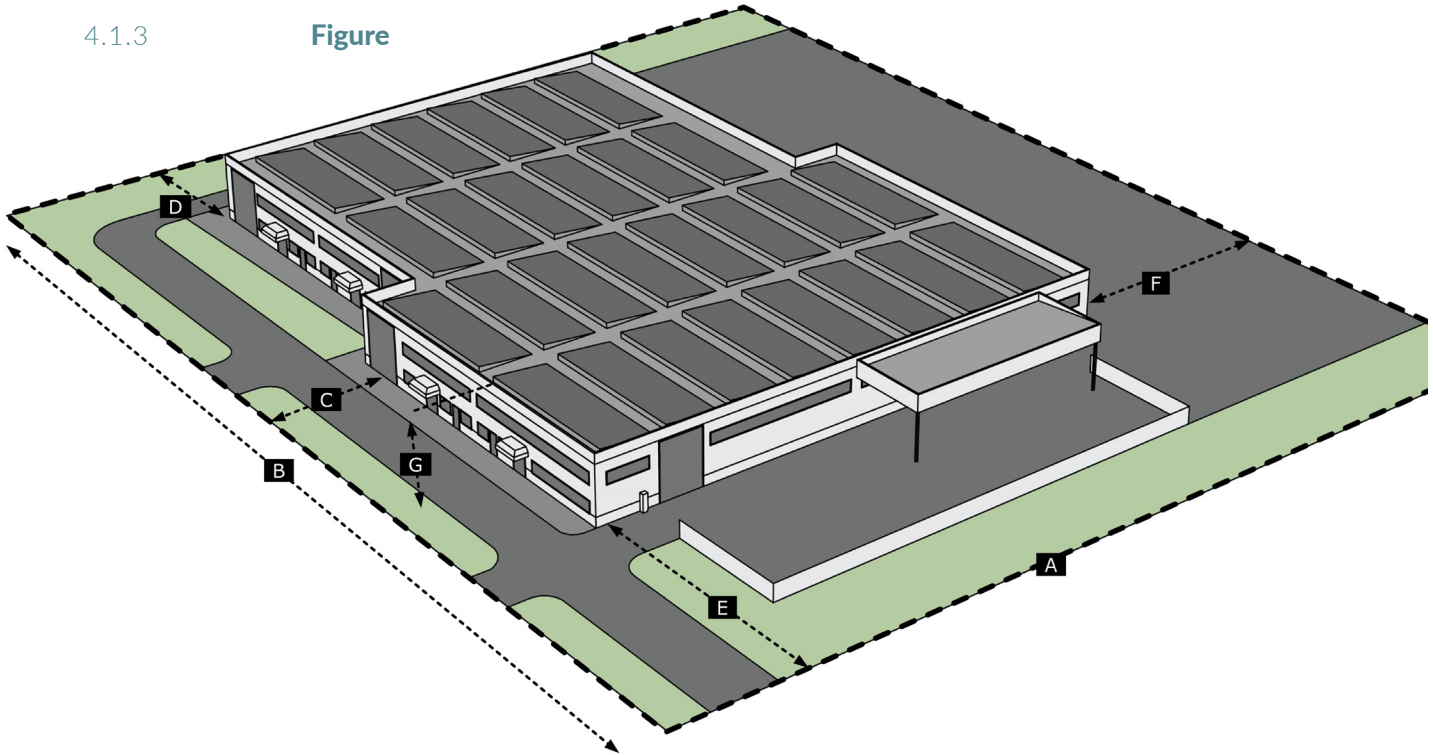
### 4.1.2 Uses

TABLE 22. (I-B) Uses

PERMITTED USES	DISCRETIONARY USES
Automotive Gas Station	Brewery, Winery and Distillery
Automotive Sales	Business and Professional Office
Automotive Service	Child Care Services
Automotive Wash	Community Facility
Business Support Service	Drinking Establishment
Funeral Service	Eating Establishment
Industrial Support Service	Education Service
Innovation Establishment	Entertainment Facility
Recreational Vehicle Sales and Service	Financial Service
	Fitness Studio
	Greenhouse and Garden Centre
	Health Care Office
	Horticultural Use, Medical Cannabis
	Hotel
	Recreation Facility
	Recycling Depot
	Self-Storage Facility



4.1.3 **Figure**



4.1.4 **Standards**

**TABLE 23. (I-B) Minimum Standards**

LAND USE	A	B	C	D	E	F	G	SITE COVERAGE (MAXIMUM)
All Land Uses	900.0m <sup>2</sup>	30.0m	3.0m	1.2m	3.0m	1.2m	6 Storeys	Discretion of the Development Authority

\*Where the subject parcel is **Abutting** a residential **District** the minimum **Side Yard Setback** shall be 6.0m

\*\*Where the subject parcel is **Abutting** a residential **District** the minimum **Rear Yard Setback** shall be 6.0m



TABLE 23. (I-B) Minimum Standards

**SPECIAL DISTRICT REQUIREMENTS**

- a. All uses and storage within this **District** shall be contained within a **Building**, with the exception of a patio associated with an **Eating** or **Drinking Establishment**.
- b. A minimum 4.6m landscaped yard is required along any **Property Lines** that Abut a residential property and may exceed the landscaping required in Section \_\_\_(Landscaping Section). In addition, a solid screened **Fence** with a minimum height of 1.9m shall be provided along the same **Property Lines**.
- c. A **Building** with a **Building Height** greater than 3 **Storeys** shall incorporate a step back of a minimum of 2.0m from the **Façade** on all sides of the **Building** that front a **Street**.
- d. All **Developments** shall have an outdoor area for use of employees that is a minimum of 10m<sup>2</sup>.