

## 12.2 I-B

### Business Industrial

#### 12.2.1 Purpose:

For the development of light industrial, warehousing and limited commercial uses which are compatible with each other and with uses in adjacent districts.

#### 12.2.2 Permitted Uses:

- accessory buildings
- animal care, minor
- building trades and contractors
- business support services
- clubs
- greenhouses
- hardware and building supplies
- household repair services
- manufacturing, specialty
- personal services
- publishing, printing, recording and broadcasting establishments
- railway lines
- recycling facilities <sup>1</sup>
- research facilities
- signs
- transportation services
- vehicle sales, rental
- warehouses, retail
- warehouses, wholesale

---

<sup>1</sup> This use may include the sale of associated products of own manufacture at the discretion of the Development Authority.

### 12.2.3 Discretionary Uses:

- adult video store
- amusement facilities
- auction establishments
- auto body and/or paint shops
- automotive shops
- billboards
- child care, major
- child care, minor
- commercial schools
- drop-in centre
- equipment sales, rental, service
- fitness facility
- food bank
- industrial vehicles and machinery - sales, rental, service and driving instruction
- manufactured homes sales, service
- manufacturing, general <sup>2</sup>
- offices
- parking facilities
- protective services
- resource centre
- restaurants
- service stations
- soup kitchen
- utility facilities

---

<sup>2</sup> This use may include the sale of associated products of own manufacture at the discretion of the Development Authority.

12.2.4 Minimum Parcel Size:

Subject to the general provisions pertaining to Non-conforming Uses and Buildings described in Section 8.3 and the parcel size requirements for vehicle-oriented uses described in Section 12.1.7:

12.2.4.1 On I-B parcels delineated within the boundaries of the area below:



	Width (m)	Length (m)	Area (m <sup>2</sup> )
▪ Utility facilities, and Railway lines:	as required by the Development Authority		
▪ Auction establishments:	22.0	38.0	870.0
▪ Equipment sales, rental, service:	22.0	38.0	870.0
▪ Industrial vehicles and machinery - sales, rental, service and driving instructions:	22.0	38.0	870.0
▪ Manufacturing, general:	22.0	38.0	870.0
▪ Manufactured home sales, service:	22.0	38.0	870.0
▪ Protective services:	22.0	38.0	870.0
▪ Vehicle sales, rental:	22.0	38.0	870.0
▪ Warehousing, retail:	22.0	38.0	870.0
▪ All other uses:	7.6	32.0	240.0

12.2.4.2 On all other I-B parcels:

	Width (m)	Length (m)	Area (m <sup>2</sup> )
▪ Utility Facility and Railway lines	as required by the Development Authority		
▪ All other uses			1,800.0

## Part 12 Industrial Districts

---

- 12.2.5 Maximum Parcel Coverage:  
Inclusive of all buildings on a parcel:..... 80%
- 12.2.6 Maximum Floor Area Ratio:  
Inclusive of all buildings on a parcel  
except accessory parking structures: ..... 1.5
- 12.2.7 Maximum Building Height:  
12 m or 3 storeys
- 12.2.8 Minimum Setbacks:
- 12.2.8.1 Front:.....7.6 m  
(or greater at the discretion of the Development Authority).
- 12.2.8.2 Side:.....4.6 m  
(or greater at the discretion of the Development Authority).
- 12.2.8.3 Rear:  
as required by the Development Authority
- 12.2.9 Landscaping:
- 12.2.9.1 Areas that shall be landscaped:
- a planting strip of 3.7 m minimum depth adjacent to all front parcel lines
  - any other front and side yard areas not utilized for parking or driveways
- 12.2.9.2 Landscaping shall be provided, completed and maintained in accordance with Section 9.17.
- 12.2.10 Garbage Enclosures and Storage Areas:  
shall not be located in the front yard.
- 12.2.11 Application of General Rules:  
The general rules for all districts, described in Sections 9.1 to 9.22, and the general rules for industrial districts, described in section 12.1, apply to uses in this district.