

## I-B Business Industrial

(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.

(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 <sup>2</sup>  
transportation services  
vehicle sales, rental  
warehouses, retail  
warehouses, wholesale

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

<sup>2</sup> The types of signs that are permitted in this district are specified in Section 60.

(3) Discretionary Uses:

adult video store<sup>3</sup>  
amusement facilities  
auction establishments  
auto body and/or paint shops  
automotive shops  
billboards<sup>4</sup>  
child care, major  
child care, minor  
commercial schools  
drop-in centre<sup>5</sup>  
eating and drinking establishments  
equipment sales, rental, service  
food bank<sup>6</sup>  
industrial vehicles and machinery - sales, rental, service  
liquor sales  
manufacturing, general<sup>7</sup>  
mobile homes sales, service  
offices  
parking facilities  
protective services  
resource centre<sup>8</sup>  
service stations  
soup kitchen<sup>9</sup>  
utility facilities

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<sup>3</sup> By-law 4919: October 5, 1998

<sup>4</sup> The specific location for billboards are indicated in Section 59.

<sup>5</sup> By-law 5367: February 21, 2006

<sup>6</sup> By-law 5367: February 21, 2006

<sup>7</sup> This use may include the sale of associated products of own manufacture at the discretion of the Commission or Development Officer.

<sup>8</sup> By-law 5367: February 21, 2006

<sup>9</sup> By-law 5367: February 21, 2006

(4) Minimum Parcel Size:

Subject to the general provisions pertaining to Non-conforming Uses and Buildings described in Section 39 and the parcel size requirements for vehicle-oriented uses described in Section 66(8):

Use	Width (m)	Length (m)	Area (m <sup>2</sup> )
(a) On parcels designated IB*:			
(i) Utility facilities, Public Utility lots, Railway lines:	as required by the Commission or Development Officer		
(ii) All other uses:	---	---	1,800.0
(b) On all other parcels:			
(i) Utility facilities, Public Utility lots, Railway lines:	as required by the Commission or Development Officer		
(ii) Auction establishments:	22.0	38.0	870.0
(iii) Equipment sales, rental, service:	22.0	38.0	870.0
(iv) Industrial vehicles and machinery – sales, rental, service:	22.0	38.0	870.0
(v) Manufacturing, general:	22.0	38.0	870.0
(vi) Mobile home sales, service:	22.0	38.0	870.0
(vii) Protective services:	22.0	38.0	870.0
(viii) Vehicle sales, rental:	22.0	38.0	870.0
(ix) Warehousing, retail:	22.0	38.0	870.0
(x) All other uses:	7.6	32.0	240.0

(5) Maximum Building Height:

12 m or 3 storeys.

(6) Maximum Floor Area Ratio:

Inclusive of all buildings on a parcel except accessory parking structures:

1.5

(7) Maximum Parcel Coverage:

Inclusive of all buildings on a parcel:

80%

(8) Minimum Yard Setbacks:

Except for corner parcels as described in Section 52 and projections described in Section 66(4), the following minimum requirements shall apply:

- (a) Front yards on parcels designated I-B\*:  
7.6 m  
(or greater at the discretion of the Commission or Development Officer).
- (b) All other front yards:
  - (i) 16.0 m  
(or greater at the discretion of the Commission or Development Officer) if used for on-site parking.
  - (ii) 3.7 m  
(or greater at the discretion of the Commission or Development Officer) if not used for on-site parking.
- (c) Side yards on parcels designated I-B\*:  
4.6 m  
(or greater at the discretion of the Commission or Development Officer).
- (d) All other side yards:
  - (i) 7.5 m  
(or greater at the discretion of the Commission or Development Officer) if used for on-site manoeuvring aisle.
  - (ii) as required by the Commission or Development Officer if not used for on-site manoeuvring aisle.
- (e) All rear yards:  
as required by the Commission or Development Officer

(9) Landscaping:

In addition to the landscaping requirements of Section 56, a landscaped strip at least 3.7 m wide shall be provided and maintained in the front yard setback, except for those portions of the front yard setback used for access to the balance of the parcel.

(10) Garbage Enclosures and Storage Areas:

Notwithstanding the requirements described in Section 66 (5) and (6), garbage enclosures and storage areas shall not be located in the front yard.

(11) Application of General Rules:

The general rules for all districts, described in Sections 40-62, and the general rules for industrial districts, described in section 66, apply to uses in this district.