

PART 18 BUSINESS ENTERPRISE ZONE

1801 B-1 Business Enterprise

(1) Intent

The zone provides for most types of *industrial uses, office uses, commercial recreation uses* and *commercial uses* which support industrial activities.

(2) Permitted Uses

Principal *uses*, limited to the following, and as further limited under sub-section (3)(a):

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Commercial*, limited to:
 - (i) *commercial recreation*
 - (ii) *contractor service*
 - (iii) *grocery store*, as limited under Sub-section (3)(b)
 - (iv) *industrial office*
 - (v) *retail – general*, as limited under Sub-section (3)(c)
 - (vi) *office*
 - (vii) *personal services*, limited to physio, speech, and neurological therapy as limited under Sub-section (3)(d)
 - (viii) *restaurant*, as limited under sub-section (3)(b)
 - (ix) *motor vehicle sales and service*, as limited under Sub-section (3)(e)
 - (x) *trade school*
 - (xi) *liquor manufacturing*
- (d) *Industrial*, except:
 - (i) batch plants for concrete and asphalt
 - (ii) manufacture of concrete products
 - (iii) recycling, processing, or salvaging of motor vehicles
- (e) *Assembly*, limited to child-minding service, as limited under Sub-section (3)(a)
- (f) *Public service*
- (g) *Cannabis processing*

Accessory Use, limited to:

- (a) accessory health care and athletic rehabilitation and treatment services, exclusive to a *commercial recreation use*
- (b) *accessory office*, as limited under sub-section (3)(a)

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- (c) *accessory retail*, as limited under sub-section 3(a)
- (d) *accessory unenclosed storage*, as limited under sub-section (3)(e) and (f)
- (e) *accessory street vending*

(3) Conditions of Use

- (a) All permitted *uses*, *accessory office* and *accessory retail uses* must be enclosed within a *building*.
- (b) *Grocery store* and *restaurant use* must not exceed a maximum *gross floor area* of 85 m²; except *restaurant uses* of up to a total of 360 m² are permitted only at the following location:

Parcel Identifier No.	Address
028-371-798	1988 United Boulevard

- (c) *Retail – general uses* must be a minimum of *gross floor area* of 500 m² for any business, for any such use.
- (d) *Personal services*, limited to physio, speech, and neurological therapy is permitted only at the following location:

Parcel Identifier No.	Address
008-596-352	277 Schoolhouse Street (1580 – 1582 Booth Avenue)

- (e) *Motor vehicle sales and service* and *accessory unenclosed storage* is permitted only at the following location:

Parcel Identifier No.	Address
018-623-719	1751 United Boulevard
018-470-424	1881 United Boulevard
008-596-352	277 Schoolhouse Street (273 – 287 Schoolhouse Street, 1520 – 1594 Booth Avenue)

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- (f) *Accessory unenclosed storage* where permitted under (e), above, must be the located on land which is
 - (i) surfaced with an asphalt, concrete or other dust-free surface; and
 - (ii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by an opaque screening not less than 1.8 metres high.

(4) Lot Size

Not applicable in this zone.

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 2.0 times the *lot area*.

(6) Lot Coverage

Not applicable in this zone.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the *uses* must be sited no closer than the corresponding setbacks from *lot lines* set out below:

<i>Uses Buildings and Structures</i>	<i>Lot Lines Along a Street (metres)</i>	<i>Rear Lot Line Abutting an Industrial or Business Zone (metres)</i>	<i>Rear Lot Line Abutting All Other Zones (metres)</i>	<i>Interior Side Lot Line Abutting an Industrial or Business Zone (metres)</i>	<i>Interior Side Lot Line All Other Zones (metres)</i>
<i>All buildings and structures</i>	7.6		7.6		3.0

- (b) The above setbacks are subject to increase under sections 518, 519, and 523 and decrease under section 514 of this bylaw.

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(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures must not exceed a height of eight (8) storeys.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.