

## PART 10.34

S-BP-1 ZONE, BUSINESS PARK DISTRICT

## Permitted Uses

- 1 The following uses are permitted, provided that they are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting smoke, noise, vibration, dirt, glare, odour, electrical broadcast interference, dust, effluent, radiation, humidity, heat or hazard:
  - (a) assaying gold or silver;
  - (b) bakeries;
  - (c) banks and other financial institutions;
  - (d) docks, wharves and piers;
  - (e) dry cleaners, which may not exceed 280m<sup>2</sup> of floor area on any lot;
  - (f) light industry, as defined in Section 3;
  - (g) offices which do not exceed 950m<sup>2</sup> of floor area on any storey, basement or cellar;
  - (h) parks;
  - (i) printing and publishing;
  - (j) research laboratories, as defined in Section 2;
  - (k) restaurants;
  - (l) schools, including trade schools;
  - (m) veterinary hospitals, provided all runs are totally enclosed;
  - (n) marine residential;
  - (o) warehouses.

- Research Laboratory 2 For the purposes of this part, a research laboratory means a place where the careful study or investigation of natural, physical and social phenomena are undertaken by way of experiment or by thorough examination of sources.
- Light Industry 3 For the purposes of this part, light industry means manufacturing, processing, assembling, fabricating, storing, transporting, distributing, testing, servicing or repairing things; and includes the operation of docks, railways, wholesale business in which merchandise is being distributed from the lot; but does not include the research, manufacture, storage or transportation of nuclear weapons or components whose intended use is in any nuclear weapons.
- Accessory Uses 4 (1) The following uses are permitted in support of any use permitted by Section 1:
- (a) retail, which may not exceed 25% of the floor area;
  - (b) mail order business;
  - (c) residence for security personnel as an ancillary use, not exceeding 100m<sup>2</sup> of floor area on any lot;
- Restrictions 5 All permitted uses shall be wholly enclosed within a building, except those uses permitted in paragraphs (d), (h) and (n) of Section 1.
- Floor Space Ratio 6 The floor space ratio may not exceed 1.0 to 1.
- Lot Size 7 The minimum area of a lot must be 1000m<sup>2</sup>.
- Minimum Lot Width 8 The minimum width of any lot shall be 20m.

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- Site Coverage 9 The site coverage may not exceed 50%.
- Height 10 No building may exceed 12m in height.
- Setbacks 11 The minimum setback from any street or highway right of way shall be 6m.
- 12 The minimum setback from any public right of way, transportation corridor, public path or public park shall be 3m.
- 13 The minimum setback from the high water mark or the seaward edge of any dock or wharf shall be 6m.
- 14 The minimum setback for any other lot line may be nil but if provided shall be 3m.
- Buildings on a Lot 15 More than one building may be located on a lot.
- Loading 16 A loading area of at least 4m in width, 9m in length and 4.3m in height shall be provided and located at least 20m from any street or right of way for highway purposes and within a building or in the rear yard.
- 17 Access to and from any street to any loading area shall be provided by a passage of at least 5m in width.
- 18 Access to the loading areas of two adjoining lots may be provided by a single passage not less than 5m in width, where the access to each lot is secured by an easement registered in the Land Title Office.
- Yards 19 Any yard used for parking, loading or storage shall have a concrete or asphalt surface and shall be graded and drained.

Screening

20 Any building or yard shall be separated from Tyee Road by landscaping of at least 4m in width, from Bay Street, Esquimalt Road, Harbour Road or any right of way for highway purposes by landscaping of at least 3m in width and from any right of way for transportation, public path or public park by landscaping of at least 1m in width planted with shrubs and trees.

Driveway

21 To protect view lines, any driveway shall be unobstructed to a 45° angle from any point within 3m of an exit to any street, or right of way for highway purposes or transportation.

Parking

22 Any yard used for parking may not be sited within 6m from any street or right of way for highway purposes nor within 3m from any other lot line, or right of way for transportation.

For parking requirements refer to Schedule "C".