

## 5.10 BUSINESS DISTRICT – BD ZONE

No *person* shall *use* any land or *erect, alter* or use any *building* or *structure* in the Business District (BD) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

### 5.10.1 Permitted Uses

- All uses permitted in the General Commercial (C) Zone
  - *Auto Rental Establishment*
  - *Auto Service Station* (see Section 4.3)
  - *Bank or Financial Institution*
  - *Brewery or Winery*
  - *Building Supply Store*
  - *Car Wash*
  - *Commercial Greenhouse*
  - *Drive-Through Facility* (see Section 4.11)
  - *Equipment Rental Establishment*
  - *Gasoline Bar* (see Section 4.3)
  - *Gasoline Card Lock Facility*
  - *Institutional Use*
  - *Light Industrial Use – Class 1 Industry*
  - *Refreshment Sales Vehicle*
  - *Live/Work Unit* (see Section 4.20.4)
  - *Public Service Use /Public Utility* (see Section 4.42)
  - *Private Club*
  - *Recreational Vehicle Sales and Storage and Repair*
  - *Restaurant*
  - *Retail Store*
  - *Self-Storage Facility*
- Accessory Uses, Buildings and Structures* (see Section 4.1)
- *Accessory Dwelling* (see Subsection 5.10.3.1)

### 5.10.2 Zone Requirements

Minimum Lot Area ..... 5,000 m<sup>2</sup> [1.25 ac.]  
Minimum Lot Frontage ..... 46 m [150.9 ft.]

#### Minimum Yard Requirements - Main Building

- Front Yard ..... 7 m [22.9 ft.]
- Rear Yard ..... 7 m [22.9 ft.]
- Interior Side Yard..... 3 m [9.8 ft.]
- Exterior Side Yard..... 6 m [19.7 ft.]

#### Maximum Building Height

- Main Building ..... 10 m [32.8 ft.]
- Accessory Building ..... 6 m [19.7 ft.]

**Maximum Lot Coverage**

- Main Building .....25%
- Accessory Use, Buildings and Structures.....5%

Maximum Number of Dwelling Units per Lot..... 1

**5.10.3 Additional Provisions**

1. An *accessory dwelling* may be located within a *building* occupied by any commercial use, except an *auto service station, gasoline bar or gasoline card lock facility* or may be detached. Where the *dwelling unit* is detached, the minimum *lot area* shall be as set out in the General Residential (R1) Zone and shall be added to the minimum *lot area* in the Business District (BD) Zone.
2. The minimum *separation distance* between the *main walls* of a detached *dwelling unit* and a commercial *building* shall be 6 m [19.7 ft.].
3. The minimum *yard* requirements may be reduced in the Business District (BD) Zone where the lands are located in a built-up area and there is an *established building line* in accordance with **Section 4.12** of this By-law.
4. A *buffer strip* shall be provided along the abutting *lot line(s)* in accordance with the requirements of **Section 4.5**.
5. Despite the Maximum Number of Dwellings Units per Lot allowed in the Business District (BD) Zone, an *additional residential unit* shall be *permitted* in accordance with **Section 4.2**.
6. No *person* shall *erect* any *building* or *structure* in the Business District (BD) Zone unless the *lot* upon which such building or structure is to be *erected* has *frontage* onto to Highway 7 or a *public street*.
7. All applicable *zone regulations* of **Section 4 – General Provisions** shall apply.

**5.10.4 Exception Zones**