

Comprehensive Development 54 Zone**CD54****A. Zone Intent**

1. The intent of the **CD54** Zone is to accommodate and regulate the development of industrial business park uses that are generally compatible with one another and with adjoining zones and with a high standard of design, while permitting a variety of low impact generally Industrial Uses designed to achieve the objectives of the Future Employment Lands designation, in an industrial business park setting on a **Lot** designated Future Employment Lands. The uses permitted within the **CD54** Zone shall be carried out such that all industrial activities shall be in an enclosed **Building**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD54** Zone:

- a. **Food and Beverage** limited to:
 - i. **Restaurant (Minor)**,
 - ii. **Craft Brewery/Distillery**.
- b. **Industrial** limited to:
 - i. **Industry (Light)**,
 - ii. **Industry (Light Manufacturing)**,
 - iii. **Warehouse**.
- c. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Education Facility**, and
 - iii. **Artisan Studio**.
- d. **Office** limited to:
 - i. **Office (General Use)**.
- e. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- f. **Service** limited to:
 - i. **Beverage Container Return Centre**,
 - ii. **Animal Daycare**,
 - iii. **Animal Shelter**,
 - iv. **Driving School**,
 - v. **General Service Use**, and
 - vi. **Veterinary Clinic**.

2. The following **Accessory Uses** and no other shall be permitted in the **CD54** Zone:

- a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Residential** limited to:
 - i. One **Dwelling Unit** per building - provided the **Dwelling Unit** is located above the first **Storey**.
 - c. **Retail** limited to:
 - i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the retailing of products that are manufactured or wholesaled by a **Principal Use** is permitted, provided the **Floor Space** of the **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
 - d. Storage limited to:
 - i. **Enclosed Storage**, and
4. The following conditions of **Use** apply to all permitted **Uses** for a site:
- a. All **Principal Uses** shall be located completely within an enclosed **Building** except for:
 - i. **Outdoor Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CD54	0.5 ha (1.2 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1501 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall be in accordance with the percentages noted in the following table:

Zone	Minimum <i>Lot Coverage</i>	Maximum <i>Lot Coverage</i>
INBP1	30%	60%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	<i>Floor Space Ratio</i>
INBP1	0.75

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	<i>Principal Building</i>	<i>Accessory Building/Structure</i>
INBP1	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.