

## 23.7 Industrial Business Park Limited Retail (ZI7) – Aberdeen Village (City Centre)

### 23.7.1 Purpose

The **zone** provides for **general industrial, offices** and limited amount of ground-oriented **commercial uses** in the Odlin Road area of the Aberdeen Village in the **City Centre**.

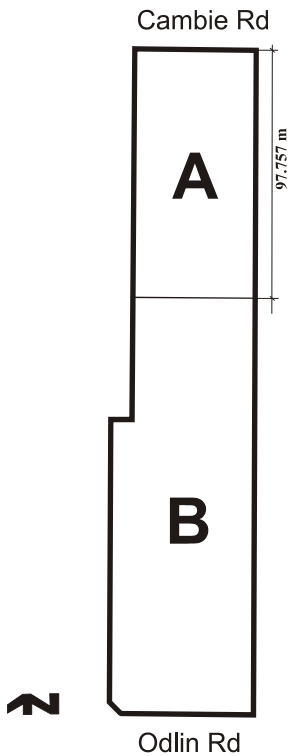
### 23.7.2 Permitted Uses

- animal grooming
- broadcast studio
- child care
- education, commercial
- government service
- health service, minor [Bylaw 8760, May 16/11]
- industrial, general
- library & exhibit
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- retail, general
- restaurant
- service, personal
- studio
- veterinary service

### 23.7.3 Secondary Uses

- n/a

Diagram 1



#### 23.7.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

#### 23.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

#### 23.7.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

#### 23.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m in Area A identified above.
2. The maximum **height** for **buildings** is 12.0 m in Area B identified above.
3. The maximum **height** for **accessory structures** is 20.0 m.

#### 23.7.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or minimum **lot depth** requirements.
2. The minimum **lot area** is 13,620.0 m<sup>2</sup>.

### 23.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 23.7.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum manoeuvring aisle width shall be 6.71 m.

### 23.7.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “A” in Diagram 1 of Section 23.7.2:
  - a) **animal grooming**;
  - b) **broadcast studio**;
  - c) **government service**;
  - d) **parking, non-accessory**;
  - e) **retail, general**
  - f) **studio**; and
  - g) **veterinary service**.
2. A **library & exhibit** is permitted only within the area identified as “B” in Diagram 1 of Section 23.7.2.
3. The following **uses** are permitted within the areas identified as “A” and “B” in Diagram 1 of Section 23.7.2:
  - a) **child care**;
  - b) **education, commercial**;
  - c) **industrial, general**;
  - d) **manufacturing, custom indoor**;
  - e) **office**;
  - f) **recreation, indoor**;
  - g) **restaurant**; and
  - h) **service, personal**.
4. **Restaurant, general retail** and **personal service** are permitted in this **zone** only if:
  - a) the **uses** are entirely located on the **first storey** of a **building**; and
  - b) the total combined **gross floor area** of the **uses** does not exceed 1,413.6 m<sup>2</sup>.
5. **Restaurant** and **personal service** are permitted in this **zone** only if:
  - a) the **uses** are entirely located in the **first storey** of a **building**; and
  - b) the total combined **gross floor area** does not exceed 2,676.6 m<sup>2</sup>.

6. **Telecommunication antenna** must be located a minimum of 5.0 m above the ground.

*[Bylaw 9723, Jul 17/17]*

7. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.