

Appendix 2: M-SBP Zone

27B.0.0 SOOKE BUSINESS PARK INDUSTRIAL ZONE - M-SBP

Bylaw 4187

27B.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Sooke Business Park Industrial (M-SBP) zone:

- (a) General industrial uses;
- (b) Business office and support services;
- (c) Athletic facilities;
- (d) Drive-in theatres;
- (e) Vehicle sales/rentals;
- (f) Equipment sales/rentals;
- (g) Auction rooms and places;
- (h) Unenclosed storage;
- (i) Retail sales of building and landscape supplies;
- (j) Retail sales accessory to a principal industrial use;
- (k) Intensive Agriculture – Medical Marihuana Production;
- (l) One dwelling unit for the use of a caretaker accessory to a principal use.

27B.02 Prohibited Uses

- (a) Kennels;
- (b) Uses for which a permit is required under the or *Environmental Management Act* or Regulation;
- (c) Refuse and garbage dumps, including transfer stations;
- (d) Salvage yards, including auto salvage;
- (e) The burning of vehicles and other salvage.

27B.03 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 900 m².

27B.04 Minimum frontage for Subdivision Purposes

The minimum lot frontage shall be 16 m.

27B.05 Minimum Lot Width for Subdivision Purposes

The minimum average lot width shall be 16 m.

27B.06 Number of Dwelling Units

One dwelling unit accessory to a principal use per lot is permitted.

27B.07 Height

- (a) Maximum height shall be 14 m for all buildings and structures;
- (b) Maximum height of any unenclosed storage use shall be 3.5 m within 30 m of a Residential Zone, Multiple Family Residential Zone, Commercial Zone, Rural Zone, Agricultural Zone or Institutional Zone.

27B.08 Lot Coverage

Maximum lot coverage shall be 60 percent.

27B.09 Required Yards

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 4.5 m except:
 - (i) where the lot abuts a Residential, Rural Residential, or Multiple Family Residential

- Zone, the side yard shall be a minimum of 15 m;
- (ii) where the lot abuts an Industrial Zone, the side yard may be 0 m;
 - (iii) where the lot abuts any other Zone, the side yard shall be a minimum of 3 m;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 7.5 m, except:
- (i) where a rear lot line abuts a Residential, Rural Residential, or Multiple Family Residential Zone the rear yard shall be a minimum of 15 m;
 - (ii) where a rear lot line abuts an Industrial Zone, the rear yard may be reduced to not less than 4.5 m.

27B.10 Parking Setback

For lots not fronting a public highway, parking spaces provided in accordance with this Bylaw may be located within the front yard setback.

27B.11 Storage

Storage shall not be permitted in required yards adjacent to any Residential or Multiple Family Residential Zone.