(204-2010)
SECTION 35.1   INDUSTRIAL BUSINESS – MBU

The lands zoned MBU on Schedule A to this by-law:

35.1.1 shall only be used for the following purposes:

(1)	an office
(2)	a bank, trust company or financial institution
(3)	a retail establishment
(4)	a personal service shop
(5)	a dry cleaning and laundry establishment
(6)	a dining room restaurant, a convenience restaurant, a take-out restaurant
(7)	a convenience store
(8)	a community club
(9)	a recreational facility or structure
(10)	a hotel or motel
(11)	a banquet hall
(12)	an animal hospital
(13)	a place of worship only within areas shown on Schedules G, H and I
(14)	purposes accessory to the other permitted purposes

35.1.2 shall be subject to the following requirements and restrictions:

(a)	**Minimum Lot Width**	45 metres
(b)	**Minimum Front Yard Depth**	15 metres
(c)	**Minimum Interior Side Yard Width**	4 metres except that where it abuts (1) a rail line or utility corridor, the minimum requirement is 15 metres and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
(d)	**Minimum Exterior Side Yard Width**	6 metres except that where it abuts a 0.3 metre

		reserve the minimum requirement is 15 metres
(e)	**Minimum Rear Yard Depth**	7 metres except that where it abuts a rail line, utility corridor, a street or a lot in a Residential Zone, the minimum requirement is 15 metres
(f)	**Maximum Building Height**	13.7 metres
(g)	**Minimum Landscaped Open Space**	Front Yard: Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along the front lot line Other Yards: Except at approved driveway locations, a minimum 6 metre wide strip shall be provided abutting a Residential or Institutional Zone, a street, or a 0.3 metre reserve
(h)	**Outside Storage**	Not permitted
(i)	**Minimum Lot Area**	0.4 hectares
(j)	**Maximum Lot Coverage**	30%
(k)	**Maximum Floor Space Index for an Office**	0.5