

Legend

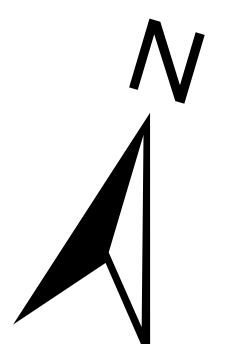
- Park
- Business Park
- General Industrial
- Commercial Industrial

**DRAFT FOR COMMENT -
SUBJECT TO CHANGE
(OCTOBER 2018)**

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**Burnside
Business
Park**

**City of Lakes
Business Park**

**Dartmouth
Crossing**

BUSINESS PARK (BP) ZONE

The purpose of the BP Zone is to accommodate campus-style suburban office space in the City of Lakes Business Park. The BP Zone allows for a mix of office, commercial and light industrial uses, together with shops and services for employees and business clients.

Permitted uses include:

- Existing uses
- Banks and financial institutions
- Day cares
- Hotels
- Industrial training
- Light industrial uses entirely contained within a building
- Offices
- Personal services, including medical clinics
- Recreation uses
- Restaurants
- Retail uses, maximum 3,000 sq. ft. (278.7 sq. m.);
- Utilities
- Accessory uses, including caretaker units



Requirements include:

- Office buildings may be a maximum of 5 storeys
- Building materials must include masonry, stone, precast concrete, steel or glass panels
- Every building must have a front door and a walkway from the street
- Landscaping with trees must be provided along the street
- No outdoor display of goods, or outdoor storage near the street is allowed
- Off-street loading must be on the side or rear of buildings
- Lighting must be directed to buildings, driveways and walkways, and away from streets and other properties

COMMERCIAL INDUSTRIAL (CI) ZONE

The purpose of the CI Zone is to accommodate light industrial and commercial uses that support industries, employees and customers in Burnside Industrial Park. The CI Zone is applied to main streets that have high visibility and access to transit.

Permitted uses include:

- Existing uses
- Banks and financial institutions
- Day cares
- Dealerships and vehicle services
- Garden centres
- Industrial training
- Light industrial uses
- Kennels and animal shelters
- Personal services, including medical clinics
- Recreation uses
- Restaurants
- Retail uses, maximum 3000 sq. ft. (278.7 square metres)
- Retail building suppliers
- Self-storage facilities
- Utilities
- Accessory uses, including accessory office and retail uses, and caretaker units



Requirements include:

- Building materials must not include unfinished concrete, plywood, or particle board
- Every building must have a front door and a walkway from the street
- Landscaping with trees must be provided along the street
- Outdoor display of goods is allowed, but no outdoor storage near the street is allowed
- Off-street loading must be on the side or rear of buildings
- Lighting must be directed to buildings, driveways and walkways, and away from streets and adjacent properties

GENERAL INDUSTRIAL (GI) ZONE

The purpose of the GI Zone is to accommodate a wide range of industrial uses in Burnside Business Park. Both light and heavy industrial uses are permitted in the GI Zone, but heavy industrial uses must be located on larger lots and separated from other uses to mitigate potential impacts.

Permitted uses include:

- Existing uses
- Industrial training
- All industrial uses (light and heavy)
- Retail building suppliers
- Utilities
- Accessory uses, including accessory office and retail uses, and caretaker units



Requirements for all uses include:

- Building materials must not include unfinished concrete, plywood, or particle board
- Landscaping with trees must be provided along the street
- Outdoor display and outdoor storage are permitted anywhere on the site
- Off-street loading must be on the side or rear of buildings
- Lighting must be directed to buildings, driveways and walkways, and away from streets and adjacent properties

Special requirements for heavy industrial uses include:

- Heavy industrial uses must be located on 1 hectare lots
- Heavy industrial uses must be set back from property lines if they are next to a non-GI Zone (such as the CI Zone)