

# BUSINESS INDUSTRIAL: BI

## SECTION 1 PURPOSE

The purpose of this land use district is to allow for the development of light industrial and commercial uses compatible with one another and with uses in adjacent districts.



## SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory structures Accessory uses Automotive sales and service Business support services Car wash Contractor, general Contractor, limited Equipment sales and service Fabrication shops Fitness facility Garden centre Greenhouse Home improvement store Offices Service stations Shipping containers: Temporary Signs: Canopy Fascia Temporary Window Storage, indoor ‡Structural alterations to an approved use Veterinary clinics Warehouse stores Warehouses	Alternative energy, private Autobody and paint shops Automotive repair shops Commercial schools Community resource facility Convenience store Custodial quarters Fabrication shops Farm supplies and service Farmer's market Funeral services Institutional Kennels: Minor Major Light manufacturing Lodges and clubs Media production facilities Moved-in buildings Public or private utilities Recreational vehicle sales and service Shipping containers Signs: Freestanding Projecting Surveillance suites	Auctioneering facilities Bars/lounges Breweries, distilleries and wineries Cannabis production facility Daycares Delivery service Entertainment establishments Freight and cartage services Lumber yards Manufactured home sales and service Natural resources extraction Parking facilities Public or private recreation Recycling facilities Restaurants Signs: Mural Storage, outdoor

Notes	<i>*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.</i>
	<i>†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.</i>
	<i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements</i>

of this bylaw, and do not require any variances. See Section 4.9 of Administration.

### SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All – no lane	921 m <sup>2</sup> (9915 ft <sup>2</sup> )	30.2 m (99 ft)	30.5 m (100 ft)
All – with lane	607 m <sup>2</sup> (6534 ft <sup>2</sup> )	30.2 m (99 ft)	20.1 m (66 ft)
Notes	Minimum lot sizes do not preclude individual units to be separated by condominium subdivision.		

### SECTION 4 SETBACKS

#### 4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

#### 4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	5 m (16.4 ft)
Rear (with lane)	5 m (16.4 ft)
Rear (without lane)	7.5 m (24.9 ft)
Side	1.5 m (4.9 ft)
Notes	<p>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</p> <p>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</p>

Accessory Building(s)/Structure(s)
To the discretion of the Development Authority, with consideration for required setbacks and minimum distance separations based on the materials stored in accessory structures.

Notes	<i>Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.</i>
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>
	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.</i>

**SECTION 5 MAXIMUM SITE COVERAGE**

- (1) Total allowable coverage: 60% inclusive of all buildings and structures

**SECTION 6 MINIMUM GREEN SPACE**

- (1) Minimum green space: 10% or as required by the Development Authority

**SECTION 7 MAXIMUM BUILDING HEIGHT**

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 10.7 m (35 ft)

**SECTION 8 APPLICABLE SCHEDULES**

- (1) The following schedules and sections of this bylaw that apply to the BI land use district include but are not limited to:

- (a) General Standards of Development: **Schedule 3**
  - Section 1: Accessory Buildings and Structures
  - Section 2: Access Requirements
  - Section 4: Corner Lots
  - Section 5: Decks and Patios
  - Section 6: Design Standards
  - Section 7: Exceptions to Building Height
  - Section 8: Fences, Privacy Walls and Gates
  - Section 9: Gateways
  - Section 10: Grading, Excavation, Stripping and Stockpiling
  - Section 11: Infill Development
  - Section 12: Interface Areas
  - Section 13: Landscaping
  - Section 15: Moved-in Buildings
  - Section 16: Nuisance, Pollution and Hazard Control
  - Section 17: Outdoor Lighting
  - Section 18: Outdoor Storage and Display
  - Section 19: Parking and Loading
  - Section 20: Prohibitions
  - Section 21: Projections into Setbacks
  - Section 22: Screening
  - Section 23: Site Drainage and Stormwater Management

(b) Use-specific Standards of Development:

**Schedule 4**

Section 1: Alternative Energy Sources

Section 6: Industrial Performance Standards

Section 7: Kennels

Section 12: Natural Resource Extraction and Processing

Section 15: Cannabis Regulation