

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 building Accessory structure Alternative energy, Solar roof or wall mounted Automotive sales and service Business support services Car wash Contractor, General Contractor, Limited Equipment sales and service, Light Garden centre Gas bar Greenhouse Home improvement store Outdoor display Office Repair and service shop Service station Shipping container (temporary) Sign: Canopy Fascia Temporary Window Storage, Indoor Warehouse store Warehouse Workshop	Accessory use Alternative energy, Solar ground mounted Autobody and paint shop Automotive repair shop Commercial school Community resource facility Convenience store Custodial quarters Dry cleaner Farmer's market Funeral services Kennel, Minor Kennel, Major Manufacturing, Light Lodges and clubs Media production facilities Moved-in building Private utilities Public utilities Recreational vehicle sales and service Research establishment Shipping containers (permanent) Sign: Freestanding Projecting Surveillance suite Veterinary clinic	Auctioneering facilities Bar/lounge Breweries, distilleries and wineries Cannabis production facility Childcare Facility, Daycares Delivery service Entertainment establishment Equipment sales and service, heavy Freight and cartage services Lumber yard Manufactured home sales and service Parking facility Pawn shop Private recreation Public recreation Recycling facility Restaurant Sign: Mural Storage, Outdoor Truck stop

SECTION 3 MINIMUM LOT SIZE

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

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 Administration Section 3.6; 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	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

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 foundation, allowing for projections as per Section 14 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 LOT 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 3: Industrial Performance Standards
 - Section 4: Corner Lots
 - Section 5: Decks and Patios
 - Section 6: Easements
 - Section 7: Fences, Privacy Walls and Gates
 - Section 8: Grading, Excavation, Stripping and Stockpiling
 - Section 9: Infill Development
 - Section 10: Nuisance, Pollution and Hazard Control
 - Section 11: Outdoor Storage and Display
 - Section 12: Parking and Loading
 - Section 14: Projections into Setbacks
 - Section 15: Site Drainage and Stormwater Management
- (b) Design Standards of Development: **Schedule 4**
 - Section 1: General Design Standards
 - Section 2: Interface Areas
 - Section 3: Landscaping
 - Section 4: Outdoor Lighting
 - Section 5: Screening
 - Section 6: Vehicle-oriented Development
- (c) Use-specific Standards of Development: **Schedule 5**
 - Section 1: Alternative Energy Sources
 - Section 2: Childcare Facility
 - Section 6: Moved-in Buildings and Moved-in Dwellings
 - Section 7: Kennels
 - Section 14: Breweries, Distilleries and Wineries
 - Section 15: Cannabis Regulation
 - Section 16: Shipping Containers
 - Section 20: Condominium Conversion Application
- (d) Overlays: **Schedule 6**
 - Section 3: Gateways Overlay
- (e) Signage: **Schedule 7**