

## Section 97 Business Industrial District - IB

### 97.1 Purpose

To provide for industrial and service commercial businesses that may allow limited outdoor storage and carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the district is compatible with any adjacent non-industrial district.

97.2 Permitted Uses	
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Accessory Use</li> <li>• Animal Service Facility, Minor</li> <li>• Automotive and Equipment Repair and Sales, Minor</li> <li>• Automotive and/or Recreation Vehicle Sales, Rental and Service</li> <li>• Brewery, Distillery or Winery and Accessory Use</li> <li>• Broadcasting Studio</li> <li>• Business Support Service</li> <li>• Commercial Recreation Facility, Indoor</li> <li>• Commercial School</li> <li>• Commercial Storage</li> <li>• Community Recreation Facility</li> <li>• Contractor, Limited</li> <li>• Dispatch Office</li> <li>• Drinking Establishment, Minor</li> <li>• Essential Public Service</li> </ul>	<ul style="list-style-type: none"> <li>• Family/Fast Food Restaurant</li> <li>• Financial Building</li> <li>• Funeral, Crematory and Interment Service</li> <li>• Gas Bar</li> <li>• Health Facility, Major</li> <li>• Health Facility, Minor</li> <li>• Industrial Business Center</li> <li>• Office, Major</li> <li>• Office, Minor</li> <li>• Parking Lot or Building</li> <li>• Personal Service Facility</li> <li>• Restaurant</li> <li>• Restaurant &amp; Drinking Establishment, Minor</li> <li>• Retail Store, Convenience</li> <li>• Solar Collector</li> <li>• Taxidermy</li> <li>• Vehicle Wash, Minor</li> </ul> <p>(Bylaw C-1260-68-Mar 20, 2017, Bylaw C-1260-79-Feb 25, 2019, Bylaw C-1260-124-Oct 19, 2020, Bylaw C-1260-130-Feb 8, 2021 and Bylaw C-1260-165-Apr 17, 2023)</p>
97.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> <li>• Automotive and Equipment Repair and Sales, Major</li> <li>• Cannabis Production and Distribution</li> <li>• Carnival</li> <li>• Casino</li> <li>• Child Care Facility</li> <li>• Community Service Facility</li> <li>• Contractor, General</li> <li>• Drinking Establishment, Major</li> <li>• Dry Cleaning Plant</li> <li>• Equipment Rental and Repair</li> <li>• Fleet Service</li> <li>• Greenhouse</li> <li>• Late Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Religious Assembly</li> <li>• Restaurant &amp; Drinking Establishment, Major</li> <li>• Retail Store, Cannabis</li> <li>• Service Station</li> <li>• Small Wind Energy Systems</li> <li>• Storage Yard</li> <li>• Truck and/or Manufactured Home Sales and/or Rental</li> <li>• Urban Agriculture</li> <li>• Vehicle Wash, Major</li> <li>• Warehouse, Distribution and/or Storage</li> <li>• Warehouse Sales</li> </ul> <p>(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-124-Oct 19, 2020 and Bylaw C-1260-176-July 29, 2024)</p>
97.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> <li>• Adult Entertainment Facility</li> <li>• General Industrial</li> </ul>	<ul style="list-style-type: none"> <li>• Public Utility</li> </ul> <p>(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)</p>

#### 97.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Width:	30.5m
b)	Front Yard:	6.1m
c)	Rear Yard:	None except 6.1m abutting a public road other than a lane or a residential district
d)	Side Yard:	None except 6.1m abutting a public road other than a lane or a residential district
e)	Building Height: (Maximum)	10.4m
f)	Site Coverage: (Maximum)	45%

#### 97.5 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
- b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
- c. **Deleted by Bylaw C-1260-31 - August 10, 2015);**
- d. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 97.6, to the satisfaction of the Development Authority. As well, a solid screened fence of at least 1.9m in height shall be provided;  
**(Bylaw C-1260-31 - August 10, 2015)**
- e. No outdoor eating or drinking area shall be located within 15m of an adjacent residential property;
- f. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from adjacent sites and public roads;
- g. The Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;
- h. The site plan, relationship between buildings, the treatment and architecture of buildings, the provision of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

#### 97.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)
All Development	5% of Total Lot Area	1 per 800m <sup>2</sup> of Total Lot Area

Where the calculation for the required number of trees results in a fraction, the next lower number shall be taken.

**(Bylaw C-1260-31 - August 10, 2015)**