

## Section 14 INDUSTRIAL DISTRICTS



### 14.1. I-BP Business Park District

#### Purpose

To accommodate a broad range of commercial and industrial uses in business and industrial parks, some of which may have outdoor storage or work activities. Any nuisance associated with such uses should generally not extend beyond the boundaries of the site.

#### Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Agriculture, Extensive	Accessory Building and Use
	Abattoir
PERMITTED	Agricultural Processing
Accessory Building and Use	Agricultural Support Services
Animal Health Care Services	Amusement and Entertainment Services
Automotive, Equipment and Vehicle Services	Auctioneering Services, Livestock
Commercial Retail Services, Major	Auctioneering Services, No Livestock
Commercial Retail Services, Minor	Berming
Cultural Facilities	Bulk Fuel Depot
Day Care Services	Cardlock Fuel Dispensing Facility
Eating Establishment, Indoor	Crematorium
Eating Establishment, Outdoor	Communication Tower
Educational Services	Funeral Home
Government Services	Horticultural Use
Hotel	Horticultural Use, Medicinal
Liquor Sales / Distribution Services	Industrial Manufacturing / Processing, General
Medical Treatment Services	Industrial Storage and Warehousing
Motel	Kennel
Office	Recreation Services, Indoor Participant
Park	Recreation Vehicle Storage Indoor
Personal and Health Care Services	Recreation Vehicle Storage Outdoor
Professional, Business, Financial & Office Support Services	Riding Arena, Public
Protective and Emergency Services	Security Suite
Recycling Depot	Semi-Public Use
Service Station	Signs, Third-Party Commercial
Signs, On-Site Commercial	Spectator Sports Establishments
Utility Building	Utility Services, Major Infrastructure
Utility Services, Minor Infrastructure	Waste Management Facility, Minor
	Wind Energy Conversion System
	Work Camp, Long Term

## Site Regulations

- b) The following regulations shall apply to every development in this district.

<b>PARCEL SIZE</b>	All of the land contained in the existing titled area, unless otherwise approved by the Approving Authority
	Minimum Commercial Parcel Size is 1.01 ha (2.5 ac)
	Minimum Industrial Parcel Size is 2.02 ha (5.0 ac) (under Inter-Municipal agreements)
<b>FRONT YARD</b>	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 12.0 m (39.4 ft) from an internal subdivision roadway
<b>REAR YARD</b>	Minimum 9.0 m (29.5 ft)
<b>SIDE YARD</b>	Minimum 9.0 m (29.5 ft)
<b>EXTERIOR SIDE YARD</b>	Minimum 50% of the required front yard from the required road allowance
<b>YARDS SETBACKS FROM EXISTING &amp; PROPOSED HIGHWAYS &amp; SERVICE ROADS</b>	As determined by Alberta Transportation
<b>CORNER PARCEL RESTRICTIONS</b>	In accordance with Subsection 9.7.
<b>YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS</b>	Where the yard abuts an residential district it shall be increased by 50%
<b>BUILDING HEIGHT</b>	Maximum 18.0 m (59.1 ft)
<b>PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS</b>	Maximum 60% of the parcel area provided that provision has been made for off-road parking, loading, storage waste disposal and landscaping to the satisfaction of the Approving Authority

## Other Development Regulations

- c) Agriculture, extensive shall be exempt on designated land until such time as development and construction of Municipal improvements commences according to the primary intent of the district.
- d) The minimum setback requirement for all Permitted and Discretionary Uses may be increased at the discretion of the Approving Authority.
- e) As a condition of subdivision or development approval, the County may require guaranteed security to ensure the timely completion of the subdivision and/or development approval conditions
- f) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 4 – RULES GOVERNING ALL DISTRICTS.
- (i) For General Regulations refer to Section 9.0.
- (ii) For Specific Use Regulations refer to Section 10.0.
- g) Permitted and Discretionary Uses in this district shall comply with the Commercial and Industrial Design Guidelines as adopted by Council.