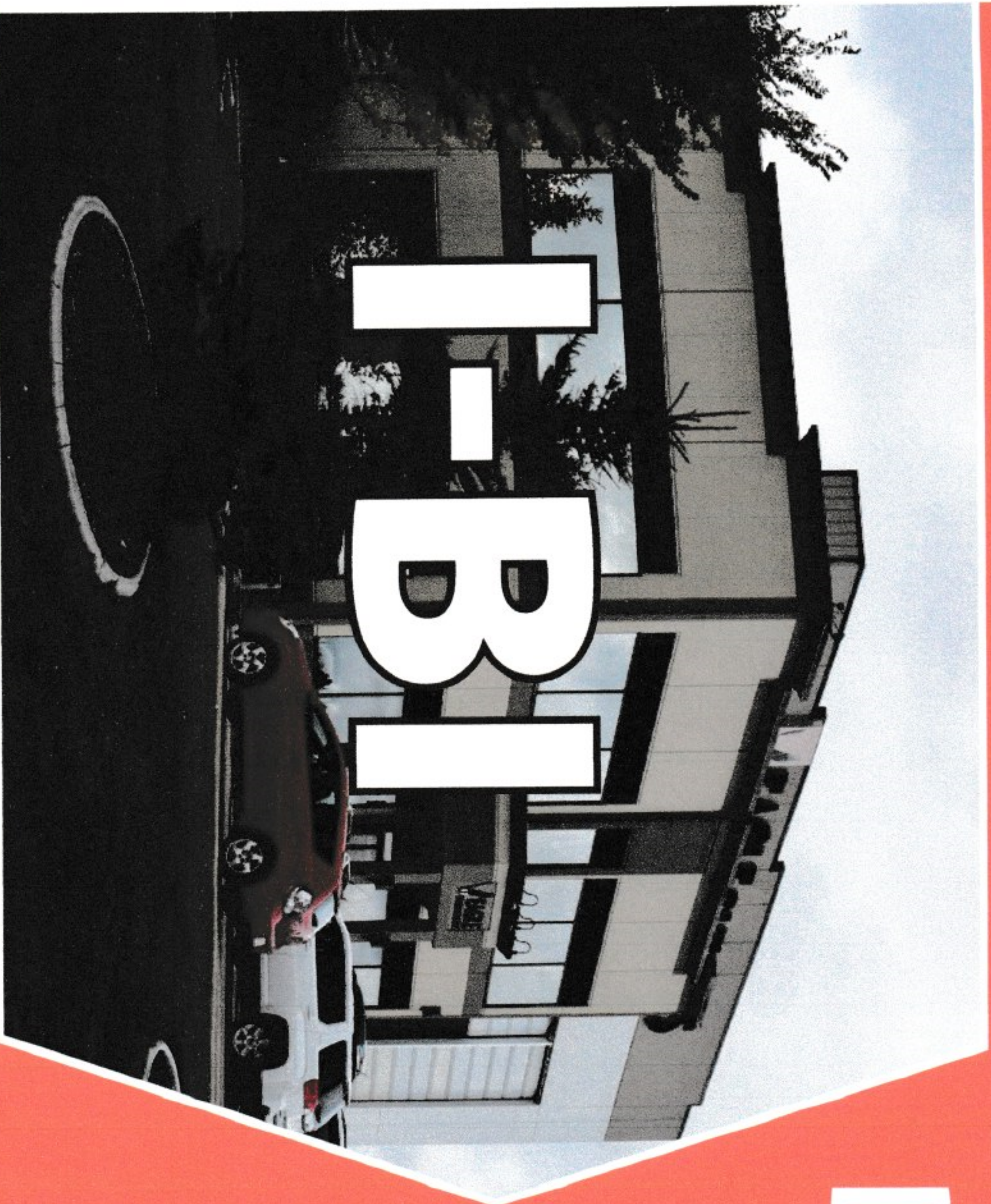


BUSINESS INDUSTRIAL DISTRICT



7.5 BUSINESS INDUSTRIAL DISTRICT (I-BI)

1 PURPOSE

The purpose of the Business Industrial 'I-BI' District is to provide for a broad range of commercial and industrial uses in business and industrial parks, some of which may have outdoor storage or work activities.

2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Bulk fuel depot
Agri-industrial	Cannabis production facility
Alternative energy, personal	Cartage and freight terminal
Auction service	Crematorium
Automotive equipment and vehicle services	Data processing centre
Cartage and moving services	Eating and drinking establishment
Contractor business	Mobile vendor
Heavy equipment sales and rental	Outdoor storage
Heavy equipment service and repair	Recreation facilities, indoor
Industrial, light manufacturing and processing	Recycling depot
Industrial training service	Retail, major
Lease bay building	Retail, minor
Protective and emergency services	Salvage yard
Public use	Security/operator suite
Public utility building	Truck stop
Rail spur	
Rail yard	
Veterinary hospital	
Warehousing	

Only those of the permitted or discretionary uses listed above which include a principal building as part of the use may be approved on lands in a multi-lot development subject to which this District applies which lands are serviced by municipal/regional water and/or wastewater; have a deferred service agreement on title; or have been identified for future regional water and wastewater servicing. All other uses listed above are prohibited on those lands.

3 REGULATIONS

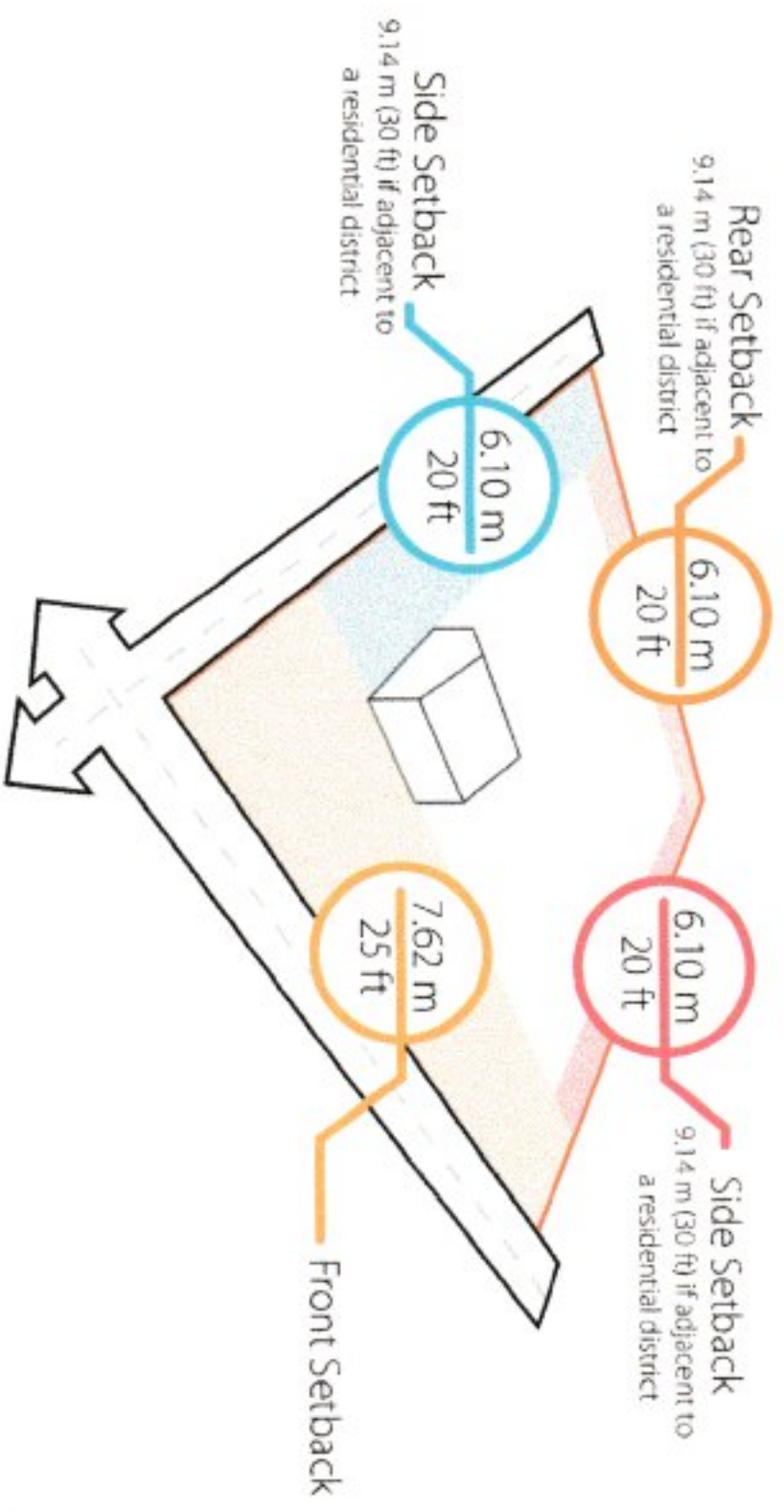
(1) Minimum Site Area

- All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.
- The maximum size of a lot adjacent to a provincial highway or a county main road shall be 4 ha (10 ac), unless otherwise approved by the Subdivision Authority.

(2) Setbacks

- The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- Where a right-of-way is situated in the Business Industrial 'I-BI' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	7.62 m (25 ft)
Side Line	6.10 m (20 ft)
	9.14 m (30 ft) from a side line adjacent to a residential district
Rear Line	6.10 m (20 ft)
	9.14 m (30 ft) from a rear line adjacent to a residential district



(3) **Height of Buildings**

- (a) The maximum height of a building shall be determined by the Development Authority.

(4) **Unightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(5) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.