

## Part 28 Business Service Industrial District (BSI)

### Purpose

**118.1** To provide for business and service industrial uses that 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 use.

<b>118.2 Permitted Uses</b>	<b>118.3 Discretionary Uses</b>
Accessory Building and Accessory Use Agricultural Supply Depot Auction Mart – No Livestock Automotive Repair – Major Automotive Repair – Minor Commercial Recreation Facility - Indoor Community Facility Contractor Operation Crematorium Food and Beverage Service Facility Government Service Industrial / Commercial Training Facility Kennel Lease Bay Building/Commercial Retail Unit (Bylaw No. 2020/6) Office Oilfield Service or Supply Business – Minor Outdoor Storage – as an accessory use only with a maximum area of 20% of the lot area, and screened to the satisfaction of the Development Officer Public Utility Recycle Depot Retail Store – Minor Signs Solar Energy Devices (Bylaw No. 2017/29) Transportation Terminal/Hub (Bylaw No. 2018/12) Truck and Manufactured Homes Sales / Rentals Veterinary Clinic	Automotive and Minor Recreation Vehicle Sales Rentals Cannabis Production Facility (Bylaw No. 2018/11) Emergency Services (Bylaw No 2014/8) Heavy Equipment Sales / Rental Indoor Shooting Range (Bylaw No. 2012/8) Manufacturing, Processing or Assembly Facility Moved-in Buildings Security / Operator Residential Unit Warehousing and Storage

## Site Regulations

**118.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Lot Depth (minimum)	35 m (115 ft)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from any other roadway
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	4.0 m (13 ft) except 6 m (20 ft) when abutting flanking road
Building Height (maximum)	15 m (50 ft)
Site Coverage (maximum)	45%

## Additional Regulations

- 118.5** No operation or activity associated with any use in this District shall be permitted which would create a nuisance factor from noise, odour, earthbourne vibrations, heat, intense light sources or dust, outside an enclosed building.
- 118.6** All loading, service, garbage collection and outdoor storage areas (where permitted), shall be located in the rear and sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.
- 118.7** The Development Officer may require that any exposed projections outside the building, such as mechanical and electrical equipment and cooling towers, be screened from view from any public roadway and adjacent sites if, in the opinion of the Development Officer, such projections are inconsistent with the character and appearance of surrounding development or intended visual qualities of the District.
- 118.8** All buildings shall be constructed and finished with durable materials. The Development Officer may require that the appearance of metal, and/or concrete block be improved with finishing materials that maintain an appearance which is characteristic of surrounding development.