

SECTION 14 COMMERCIAL DISTRICTS

14.1 BUSINESS PARK DISTRICT

BP

14.1.1 PURPOSE AND INTENT

To accommodate a combination of business and industrial activities within a comprehensively planned development in accordance with an approved area structure plan or outline plan. Business parks are encouraged to be located within the Highway 2A corridor on lands covered by the Highway 2A Industrial Area Structure Plan in accordance with the Industrial Commercial land use concept. Business park district lands may be approved at the discretion of Council in other areas of the municipality in comprehensively planned areas in accordance with an approved Area Structure Plan or outline plan.

Uses secondary to the business and industrial activity may provide personal services primarily to on-site employees and secondarily to local clientele. Any nuisances associated with such uses should generally not extend beyond the boundaries of the site. Some outside storage may be permitted.

14.1.2 GENERAL REQUIREMENTS:

- 14.1.2.1 Refer to Section 4.2 “No Development Permit Required” in the Land Use Bylaw for uses not requiring a development permit.
- 14.1.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

14.1.3 PERMITTED USES	14.1.4 DISCRETIONARY USES
Amenity spaces for pedestrian use Public works Signs not requiring a development permit Utility services, minor	Accessory uses Agricultural processing and Distribution Agricultural support services Amusement and entertainment services Animal care services Auto body Auto repair Auto sales Business office Car/ truck wash Commercial school or college Commercial storage Contractor, general Contractor, limited Convenience store

Municipal District of Foothills No. 31 - Land Use Bylaw

14.1.3 PERMITTED USES	14.1.4 DISCRETIONARY USES
	Dwelling, temporary (accessory to principal use) Farm equipment sales and service Financial services Food service, drive in Government Services Health care services Industry, General Industry, Light Industrial, Manufacturing/Processing Industrial, Storage and Warehousing Intensive vegetation operation Manufacturing, light Lot grading Neighborhood pub Outdoor storage Personal service establishments Protective and emergency services Public and quasi-public installation and facilities Public market Recreation, indoor Recreation, outdoor Recreational Vehicle Sales Recreation vehicle storage Recycling collection point Restaurant Retain garden centre Retail store Service station Signs requiring a development permit Storage compound (accessory to principal use) Warehousing and storage

14.1.5 LAND USE REQUIREMENTS

- 14.1.5.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.

- 14.1.5.2 In order to facilitate the purpose and intent of this district and ensure the sustainable development of business park uses within the District, the following applies to applications for subdivision:
- a. Parcel Density:
 - i. Parcel density requirements shall be determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan or outline plan.
 - b. Minimum Parcel Size:
 - i. 929.0 m² (10,000 ft²) for lots serviced by a municipal or communal piped sewer and water system;
 - ii. 1,858 m² (20,000 ft²) for lots serviced by a piped water system, and an advanced package sewage treatment system; or
 - iii. The area in title at the time of passage of this Bylaw, whichever is greater; or
 - iv. The minimum parcel size may be amended by the Approving Authority in accordance with an approved area structure plan or outline plan.
 - c. Maximum Parcel size:
 - i. As determined by the Approving Authority in accordance with an approved area structure plan or outline plan; or
 - ii. The area on title at the time of passage of this Bylaw, whichever is lesser.
- 14.1.5.3 Utility Servicing Criteria
- a. Municipal or communal water and wastewater disposal systems;
 - b. Municipal or communal water system, and an advanced package sewage treatment system; or
 - c. On site water storage system on site and/or wastewater pump out tanks if deemed appropriate by the Approving Authority in accordance with an approved area structure plan or outline plan.

14.1.6 DEVELOPMENT REQUIREMENTS

- 14.1.6.1 Maximum Lot Coverage
- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.
- 14.1.6.2 Minimum Yard Setbacks Requirements
- a. Front Yard Setbacks:
 - i. 6 m (19.69 ft) from the property line from an internal road or municipal road;
 - ii. 64m (209.97 ft) from the centreline of a secondary highway;
 - iii. 40m (131.23 ft) from the ultimate right of way of a primary highway.
 - b. Side Yard Setbacks:
 - i. 1.5m (4.92 ft) from the property line;
 - ii. Where the side yard abuts a residential district, the setback shall be increased by 50%.

- c. Rear Yard Setbacks:
 - i. 6m (19.69 ft) from the property line.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

14.1.6.3 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

14.1.6.4 Minimum Environmental Setback Requirements:

- a. Slope:
 - i. Adjacent to a slope of 15% (8.3°) or greater, development shall be setback a minimum of 30m or the distance determined by a Geotechnical Report.
- b. Water body:
 - i. 30m (98.43 ft) (from the top of bank); or
 - ii. Setback determined appropriate by the Approving Authority in accordance with the "*Riparian Setback Matrix Model*", whichever is greater.

14.1.6.5 Other Minimum Setback Requirements:

- a. The Approving Authority may require a greater building setback for any use which, in the opinion of an Approving Authority, may interfere with the amenity of adjacent uses;
- b. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

14.1.6.6 Maximum Height of Structure:

- a. 12m (39.37 ft)

14.1.7 SPECIAL REQUIREMENTS

14.1.7.1 Landscaping and Screening:

- a. Landscaping shall be completed in accordance with the Municipal Screening Standards;
- b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.

14.1.7.2 Lighting:

- a. All lighting must be in accordance Section 9.15 of the Land use bylaw and with the Municipal Dark Sky Bylaw.

14.1.7.3 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering;

- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

14.1.7.4 Other:

- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above mention uses listed for this district and each use shall be considered as a separate use, and each use shall obtain a separate development permit.

14.1.8 EXCEPTIONS: