

Industrial (BIR)
District
LUB Amendment
Bylaw

Planning and Development Services February 2017

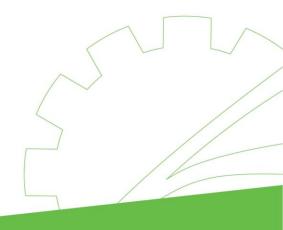


### Current Land Use Bylaw

#### Industrial land use districts:

- Business Industrial
- Medium Industrial
- Heavy Industrial
- Rural Commercial / Industrial







### Business Industrial (BI) District

- High visibility areas of Acheson
- Section 7.1.1. Purpose:
  - "To accommodate a range of <u>lower intensity industrial</u> <u>and commercial uses</u> which may have outdoor storage or work activities... do not create any nuisance outside a building to ensure that the development is compatible with other non-industrial uses."
- Offices, sales, restaurants, et



# Gap

 Large scale developments in high visibility areas of Acheson?

e.g. Regional headquarter with

- Logistics coordination
- Large vehicle traffic
- Manufacturing, warehousing
- Professional offices
- Research & Development
- o etc.







### New Regional Business Industrial (BIR) District

#### **New Section 7.2.1. Purpose:**

"...to accommodate a range of industrial and industrial support services that typically provide logistics, manufacturing/ processing, professional office, or research and development functions.

Developments within this District typically require larger parcels adjacent to regional transportation routes.

For any development within this district, a high landscaping standard is required..."



### Uses

- All Permitted and Discretionary Uses shall have nuisances contained within building envelopes
- Permitted Uses: Industrial Storage and Warehousing, General Industrial Manufacturing and Processing



## Regulations

- Subdivision
- Setbacks
- Parking, loading and storage
- Landscaping
- Design, character and appearance
- Other standard industrial considerations



## Summary

- Proposed BIR District will fill a gap in current LUB
- Accommodate a greater range of industrial developments in Acheson Industrial Area

