



parkland
county

Local Business 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
- } Acheson Industrial Area



Business Industrial (BI) District

- High visibility areas of Acheson
- **Section 7.1.1. – Purpose:**
 - *“To accommodate a range of lower intensity industrial and commercial uses 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
 - 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

