

SECTION 120 BCLI - Business Commercial/Light Industrial District

(1) General Purpose of District:

To provide for a mix of highway oriented business, commercial and light industrial uses located within the Highway 16 corridor area. The District is directed by the intent of the area pursuant to the Town of Edson and Yellowhead County Intermunicipal Development Plan and the Edson West and Branch Corner Area Structure Plans.

(2) Uses Table

Permitted Uses	Discretionary Uses
Accessory Building Accessory Structure Automotive and Minor Recreational Vehicle Sales Business Commercial Campground Eating and Drinking Establishment Public Utility Service Station Signs Storage Commercial Travel Information Centre Veterinary Clinic	Agricultural Service Facility Auctioneering Establishment – no livestock Auto Body and Paint Gas Bar General Contractor Services Light Industrial Oilfield Service and Supply Recreational Vehicle Storage Retail Establishment Rural Industrial Park Storage Container Surveillance Suite Telecom Tower

(3) Regulation Table

The following regulations shall apply to every development in this district.

(a) Minimum Area	1.0 ha (2.47 ac) or At the discretion of the Development Authority who shall consider: (1) access and egress from the site; (2) traffic circulation within the site; (3) adequate surfacing and drainage of the site; (4) adequate parking and loading requirements; and (5) snow removal and clearing accessibility.
(a) Minimum Site Dimensions	At the discretion of the Development Authority
(b) Front Setback	40.0m from a Provincial highway 30.0m from any municipal road allowance 10.7m from an internal subdivision road or property line
(c) Side and Rear Setback	30.0m from a Provincial highway or any municipal road allowance 6.0m from an internal subdivision road or property line.
(d) Maximum Height	15.0 m (49 ft.)
(e) Maximum Site Coverage	45%

(4) Additional Regulations

- (a) No operation or activity associated with any use that would create a nuisance factor from noise, odor, earth-borne vibrations, heat, intense light sources or dust, outside an enclosed building shall be permitted in this District. All loading, service, garbage collection and storage areas (where permitted), shall be located to 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.
- (b) 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 this District.
- (c) 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.
- (d) The provisions of the Highway 16 Corridor Overlay shall be applied.

HWY 16 OD Highway 16 Corridor Overlay District Regulations

1. PURPOSE

To establish a positive visual impression of the Highway 16 corridor by:

- (a) Providing greenery and seasonal colour to visually soften paved areas and buildings;
- (b) Preserving existing trees wherever possible;
- (c) Screening unsightly equipment or materials from the view of the highway, adjacent roadways or adjoining properties; and,
- (d) Enhancing the quality and appearance of developed properties within the overlay district.

2. APPLICATION

- 2.1 The Overlay regulation applies to the development or redevelopment of all lots that are located adjacent to or are visible from Highway 16 at the discretion of the Development Authority.
- 2.2 The Overlay District regulations are to be applied as a condition of a Development Permit.
- 2.3 The Overlay District applies to the redevelopment of existing buildings and facilities as well as all new development.

- 2.4 Wherever possible, trees existing on the site shall be preserved and protected or replaced. Notwithstanding the status of existing vegetation, landscaping of the site shall be subject to the provisions of the Overlay District.
- 2.5 Where the provisions of the Overlay District conflict with other regulations of this bylaw, the more restrictive provisions shall take precedence.

3. GENERAL

- 3.1 All applications for development permits shall be accompanied by a landscaping plan completed by Landscape Architect or a person qualified to perform such work. No development permit shall be issued prior to the approval of the required landscaping plan.
- 3.2 The landscaping plan shall include the following:
- (a) Boundaries and dimensions of the subject site;
 - (b) Location of all the buildings, parking areas, driveways and entrances;
 - (c) Location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments;
 - (d) Location of existing plant materials to be retained;
 - (e) Location of new plant materials;
 - (f) Plant material list identifying the name, quantity and size of plant material;
 - (g) All other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting and decorative paving; and,
 - (h) A location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties.
- 3.3 The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. As a condition of a development permit, an irrevocable letter of credit may be required, up to a value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The conditions of the security being that:
- (a) If the landscaping is not completed in accordance with this Bylaw and the landscaping plan within one year after occupying the building or site, then the municipality shall use the security to complete the approved landscape development; and,
 - (b) If the landscaping does not survive a two (2) year maintenance period, the applicant must replace it with a similar type of species and with a similar calliper width or forfeit the portion of the amount fixed equal to the cost of replacing the affected landscaping materials.
 - (c) The letter of credit will be released when the landscaping and other improvements have been completed to the satisfaction of the Development Authority and the two-year maintenance period has expired.

4. PLANTING STANDARDS

- 4.1 All required yards on the site shall be landscaped in accordance with the approved landscaping plan.
- 4.2 To provide year round colour and interest, a tree mix of approximately 50% coniferous

and 50% deciduous, shall be provided.

- 4.3 50% of required deciduous trees shall be at least 50mm (2.4 in.) calliper and 50% shall be a minimum of 75mm (3.0 in.) calliper above the root ball.
- 4.4 75% of coniferous trees shall be a minimum of 2.0m (6.6 ft.) in height and 25% shall be minimum of 3.5m (11.5 ft.) in height above the root ball.
- 4.5 Trees or shrubs shall be provided in accordance with this Section. The number is determined on the basis of the following:
 - (a) One (1) tree for every 40.0 m² (430.6 ft²) and one (1) shrub for each 20 m² (215.3 ft²) of any required yard or setback;
 - (b) One (1) tree for each 25.0 m² (269.1 ft²) and one (1) shrub for each 10.0 m² (107.6 ft²) of required parking area islands. In no case shall there be less than one tree per required parking area island.
- 4.6 Trees or shrubs should be clustered or arranged in planting beds within the site.
- 4.7 Trees and shrubs shall be evenly placed at regular intervals when used for screening of adjacent development.
- 4.8 As required by the Development Authority, all required yards and all open spaces on the site excluding parking areas, driveways, and outdoor storage and service areas shall be landscaped in accordance with the approved landscaping plan.
- 4.9 Planting beds shall consist of an odd number of trees to approximate a site mix of 50% coniferous and 50% deciduous with shrubs in a mulched medium such as shredded wood, rocks, or similar materials. Mulch shall not be used as a substitute for plant materials.
- 4.10 At a minimum, a planting bed shall be composed of a mix of three (3) coniferous trees, two (2) ornamental deciduous trees and shrubs.
- 4.11 As required by the Development Authority, the undeveloped portion of the site, excluding parking areas, driveways, outdoor storage and service areas must be graded, contoured and seeded.
- 4.12 On the advice of a Landscape Architect or Arborist, planting standards may be altered to suit unique site topography or soils or micro-climatic conditions.
- 4.13 Retained natural vegetation may be applied to satisfy landscape yard requirements. These plantings may be extended with plant material as specified in this section.

5. LANDSCAPE ISLANDS WITHIN PARKING AREAS

- 5.1 Landscape islands shall be required within at-grade parking areas with a capacity of twenty-five (25) or more vehicles. These islands shall be landscaped in accordance with Section 4 – Planting Standards.

- 5.2 Parking islands shall be placed to provide visual relief and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Authority.

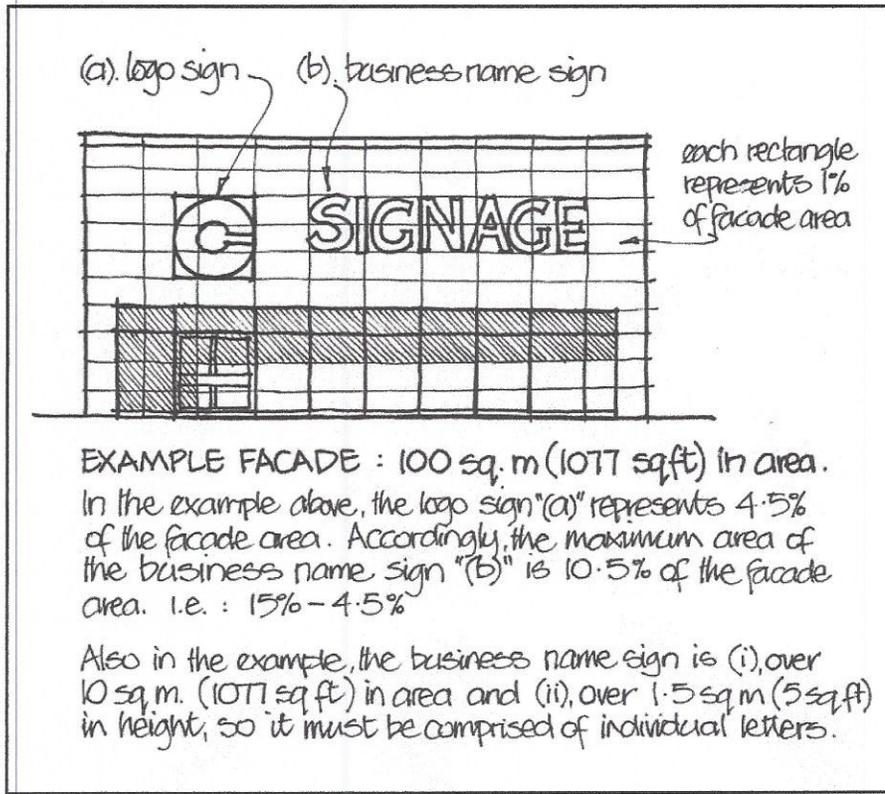
6. ADDITIONAL AESTHETIC REGULATIONS

- 6.1 The Development Authority may require the application of additional aesthetic regulations, if in the opinion of the Development Authority:
- (a) There is a likelihood that the proposed development will generate undesirable impacts on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter, or dust;
 - (b) There is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development;
- 6.2 The additional aesthetic regulations that may be required at the discretion of the Development Authority may include, but are not limited to, the following:
- (a) Additional separation space between incompatible use classes;
 - (b) The use of trees, shrubs, opaque fences, walls, and berms to buffer or screen uses of negative impact;
 - (c) The use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.

7. SIGNS

- 7.1 Signs shall identify on site developments or facilities only. Signs advertising off-premises developments or facilities (billboards) are not permitted within the overlay district.
- 7.2 Where more than one business occupies a building, additional signage shall be located in accordance with a comprehensive signage package prepared for the building, and submitted as part of the required landscape plan.
- 7.3 One freestanding identification sign per lot shall be allowed. The sign shall not exceed 9.13 metres (30.0 ft.) in height with no dimension exceeding 4.5 metres (14.76 ft.)
- 7.4 Illuminated freestanding signs shall not exceed 7.62 m (25.0 ft.) in height.
- 7.5 Moving or animated signs and electronic message boards that may distract adjacent highway users are not permitted within the overlay district.
- 7.6 Where buildings abut the highway corridor, signs facing and visible from that corridor may be considered by the Development Authority if they comply with the following principles:
- (a) One illuminated logo sign per visible façade. The maximum dimension of such sign shall not exceed 3.0m (9.8 ft.) in vertical and horizontal direction, parallel to the façade of the building, nor exceed a depth of 0.305m (1.0 ft.)
 - (b) One illuminated business name sign per visible façade shall not exceed 15% of the area of the façade of the building or business premises, whichever governs and shall in no case exceed 40.0 m² (430.6 ft²) (less the area of any logo sign: see a above).
 - (c) To discourage the use of building facades as billboards a business sign exceeding an area of 10.0 m² (107.7 ft²) and 1.5m (5.0 ft.) in height, shall be limited

to individual letters or shapes.



8. LIGHTING

- 8.1 Outdoor lighting provided for security, display or attraction purposes for any development shall be arranged so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of adjacent traffic, and shall comply with the following provisions:
- No light structure shall exceed a height of 7.62m (25.0 ft.);
 - No light shall be attached to a structure above a height of 7.62m (25.0 ft.) along that structure;
 - The developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments; and,
 - No flashing or strobe, or revolving lights, which may impact the safety of motorists using adjacent public roadways, shall be installed on any structure or site.