

Business Commercial/Light Industrial District⁷⁶

1.1 Purpose

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.

1.2 Permitted Uses	1.3 Discretionary Uses
Business Commercial Eating and Drinking Establishment Hotel Institutional Use Light Industrial Motel Public Utility Personal Service Shops Travel Information Centre Accessory Building Accessory Structure Signs	Bulk fuel Storage and distribution Rural Industrial Surveillance Suite Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

Site Regulations

1.4 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.
(b) Minimum Lot Width	30.0m
(c) 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
(d) 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.
(e) Maximum Height	15.0 m (49 ft.) or to the satisfaction of the Development Authority.
(f) Maximum Site Coverage	45%

⁷⁶ Added Business Commercial/Light Industrial District; Bylaw 10.10 adopted 9-February 2010

Additional Regulations

- 1.5 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.
- 1.6 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.
- 1.7 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.
- 1.8 **The provisions of the Highway 16 Corridor Overlay shall be applied.**

Business Commercial: means uses that are low intensity businesses and service commercial uses and activities located in a planned business centre or office park that is located in highly visible and accessible location, and displays a high standard of appearance. Types of uses include, but may not be limited to: auction mart, gas bar, service stations, casino, commercial recreation facility, RV park, community facility, crematorium, financial institution, funeral home, government service, office, retail store, warehouse store.

Light Industrial: means development used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, the cleaning, servicing or repairing of materials, goods and equipment normally associated with business or household use; terminals for the storage or trans-shipping of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, commercial businesses for their direct use; and the training of personnel in general industrial operations.