

## 2.120 BE - Business Employment Zone

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### 1. Purpose

To allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no Nuisance is created or apparent outside an enclosed building. This Zone is intended to be compatible with any Abutting non-industrial Zone, while also serving as a transition Zone to buffer medium and heavy industrial Zones. This Zone is generally located on the periphery of industrial areas, Abutting Arterial and Collector Roads, or along mass transit routes.

### 2. Permitted Uses

#### Industrial Uses

- 2.1. Crematorium
- 2.2. Indoor Self Storage
- 2.3. Minor Industrial

#### Commercial Uses

- 2.4. Bar
- 2.5. Body Rub Centre
- 2.6. Cannabis Retail Store
- 2.7. Custom Manufacturing
- 2.8. Food and Drink Service
- 2.9. Health Service
- 2.10. Indoor Sales and Service
- 2.11. Major Indoor Entertainment
- 2.12. Minor Indoor Entertainment
- 2.13. Liquor Store
- 2.14. Office
- 2.15. Outdoor Entertainment
- 2.16. Outdoor Sales and Service
- 2.17. Vehicle Support Service

#### Community Uses

- 2.18. Child Care Service
- 2.19. Community Service
- 2.20. Special Event

#### Basic Service Uses

- 2.21. Emergency Service
- 2.22. Minor Utility

- 2.23. Recycling Drop-off Centre
- 2.24. Transit Facility

**Agricultural Uses**

- 2.25. Urban Agriculture

**Sign Uses**

- 2.26. Fascia Sign
- 2.27. Freestanding Sign
- 2.28. Major Digital Sign
- 2.29. Minor Digital Sign
- 2.30. Portable Sign
- 2.31. Projecting Sign

### 3. Additional Regulations For Specific Uses

**Industrial Uses**

- 3.1. **Crematoriums** must comply with Section 6.50.
- 3.2. **Minor Industrial**
  - 3.2.1. Minor Industrial Uses must be located within an enclosed building except that loading, waste collection, and storage activities may be located outdoors.

**Commercial Uses**

- 3.3. **Bars, Food and Drink Services, Health Services, and Major Indoor Entertainment**

- 3.3.1. The maximum Floor Area is 500 m2 per individual establishment.

- 3.4. **Body Rub Centres**

- 3.4.1. The maximum Floor Area is 500 m2 per individual establishment.

- 3.4.2. Body Rub Centres must comply with Section 6.20.

- 3.5. **Cannabis Retail Stores**

- 3.5.1. The maximum Floor Area is 500 m2 per individual establishment.

- 3.5.2. Cannabis Retail Stores must comply with Section 6.30.

- 3.6. **Custom Manufacturing**

- 3.6.1. Manufacturing activities must be located within an enclosed building.

- 3.7. **Indoor Sales and Services**

- 3.7.1. The maximum Floor Area is 500 m2 per individual establishment, except that:

- 3.7.1.1. The maximum Floor Area does not apply to an Indoor Sales and Service Use existing as of January 1, 2024, but the Use must not expand its Floor Area.

3.7.1.2. The maximum Floor Area does not apply to warehouse sales establishments used for the wholesale or retail sales of a limited range of bulky goods.

**3.8. Liquor Stores**

3.8.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment.

3.8.2. Liquor Stores must comply with Section 6.70.

**3.9. Outdoor Sales and Services and Outdoor Entertainment**

3.9.1. Outdoor activities that are visible from a Street or are Abutting a Site in a non-industrial Zone must be developed and carried out in a manner that does not create a Nuisance.

3.10. **Vehicle Support Services and Uses with Drive-through Services** must comply with Section 6.110.

**Community Uses**

3.11. **Child Care Services** must comply with Section 6.40.

**3.12. Community Services**

3.12.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment.

3.13. **Special Events** must comply with Section 6.100.

**Basic Service Uses**

**3.14. Recycling Drop-off Centres**

3.14.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.

3.14.2. Perimeter screening using Fences, Landscape Buffers or other similar features, must be provided to screen the view of drop-off areas and bins from Abutting Streets and Sites in non-industrial Zones.

**3.15. Transit Facilities**

3.15.1. Despite the Setbacks specified in Table 4.1, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

**Agricultural Uses**

**3.16. Urban Agriculture**

3.16.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.

3.16.2. The Development Planner may consider a variance to Subsection 3.16.1 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.

**Sign Uses**

3.17. **Signs** must comply with Section 6.90.

### Uses with Total Area and Floor Area Restrictions

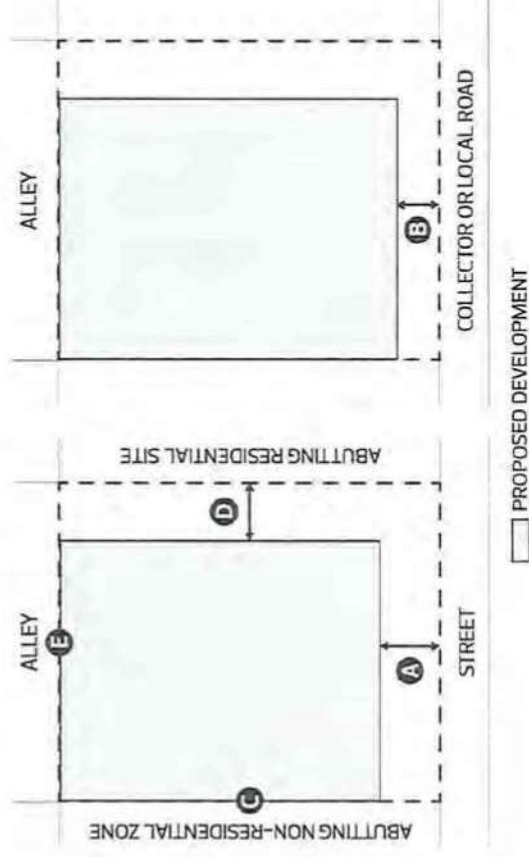
- 3.18. The Development Planner may consider a variance to the maximum total area or Floor Area of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting non-Industrial Uses, including:
- 3.18.1. measures specified in Subsection 2 of Section 5.120;
  - 3.18.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 3.18.3. other similar measures.

## 4. Site and Building Regulations

- 4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
<b>Height</b>			
4.1.1.	Maximum Height	16.0 m	-
<b>Floor Area Ratio</b>			
4.1.2.	Maximum Floor Area Ratio	1.6	-
<b>Setbacks Abutting Streets</b>			
4.1.3.	Minimum Setback	6.0 m	A
<b>Unless the following applies:</b>			
4.1.4.	Minimum Setback Abutting a Collector Road or a Local Road	4.5 m	B
<b>Setbacks Abutting Sites</b>			
4.1.5.	Minimum Setback	0 m	C
<b>Unless the following applies:</b>			
4.1.6.	Minimum Setback Abutting a Site in a residential Zone	6.0 m	D
<b>Setbacks Abutting Alleys</b>			
4.1.7.	Minimum Setback	0 m	E

Diagram for Table 4.1



## 5. General Regulations

### Building Design Regulations

- 5.1. Where a building wall faces a Street or Site in a non-industrial Zone and is:
  - 5.1.1. associated with Indoor Self Storage; or
  - 5.1.2. greater than 25.0 m in length,

the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; using a combination of finishing materials; windows at regular intervals, or other similar techniques or features.

- 5.2. All mechanical and electrical equipment, transformers, ducts, cooling towers, materials handling equipment or other similar exposed projections must be screened from view from Abutting Streets and Sites in non-industrial Zones.

### Safe Urban Environment

- 5.3. In addition to the regulations in Section 5.110, developments must incorporate design elements that promote a safe urban environment for portions of development accessible to the public, including the following:
  - 5.3.1. Main entrances for public access to a building must be visible from a Street or Surface Parking Lot.

- 5.3.2. A maximum of 10% of Ground Floor windows facing a Street or Surface Parking Lot may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.
- 5.3.3. Landscaping must be arranged to ensure clear sightlines into Ground Floor storefronts that are visible from a Street.

**Parking, Loading, and Storage**

- 5.4. Surface Parking Lots, and loading, waste collection, storage, service, and display areas must not be located within a Setback.
- 5.5. Despite Subsection 5.4, Surface Parking Lots and display areas may project into a Setback Abutting a Site in a residential Zone where a minimum 3.0 m Landscape Buffer is provided within the Setback.
- 5.6. Outdoor display areas visible from a Street must be located and Landscaped to be compatible with surrounding developments.
- 5.7. Outdoor display areas visible from an Abutting Site in a residential Zone must be located, screened, and Landscaped to be compatible with surrounding developments.
- 5.8. Loading, waste collection, storage, and service areas must not be located between a building and a Street and must be screened from view from Abutting Streets and Abutting Sites in non-industrial Zones using methods such as Landscaping, Fencing, or other similar measures.