

13.9. **CBO – Commercial Business Oriented**

Table 29: Permitted and Discretionary Land Use Classes CBO – Commercial Business Oriented

Permitted Uses	Discretionary Uses
Accessory Developments	Bars and Neighbourhood Pubs
Cinema	Community Service Facility
Commercial School	Custom Manufacturing Establishment
Contractor Service	Emergency Response Service
Drive Through Service	Entertainment Facility, Indoor
Eating and Drinking Establishment (Limited)	Entertainment Facility, Outdoor
Government Service	Farmers/Flea Market
Health Service	Gaming Establishment
Light Business Facility	Greenhouse
Off-Premise Temporary Portable Sign	Hotel
On-Premise Banner Sign	Industrial, General
On-Premise Digital Sign	Kennel
On-Premise Fascia Sign	Minor Impact Utility Service
On-Premise Freestanding Sign	Motel
On-Premise Identification Sign	Off-Premise Fascia Sign
On-Premise Inflatable Sign	Pet Care Service
On-Premise Projecting Sign	Place of Worship
On-Premise Roof Sign	Recreation Facility, Indoor
On-Premise Temporary Portable Sign	Recycling Depot
Parking Facility	Research and Development Facility
Personal Service	Retail Store (General)
Professional, Financial and Office Service	Retail Store (Liquor)
Radio Communication Facility	Retail Store (Secondhand)
Radio Communication Facility (Limited)	Service Station
Retail Store (Neighbourhood)	Surveillance Suite
Service Station (Limited)	Vehicle Repair Facility (Limited)
Utility	Vehicle Sales, Leasing or Rental Facility

Permitted Uses	Discretionary Uses
Vehicle Oriented Service	Veterinary Clinic
Vehicle Sales, Leasing or Rental Facility (Limited)	Warehouse Sales
	Uses similar to the permitted and Discretionary Uses listed above

Table 30: CBO Site Subdivision Regulations

Site Subdivision Regulations	
CBO – Commercial Business Oriented	
SITE AREA MINIMUM	1300.0 m ²
SITE AREA MAXIMUM	At the discretion of the Subdivision or the Development Authority
SITE WIDTH MINIMUM	30.0 m
SITE DEPTH MINIMUM	34.0 m
Site Development Regulations	
CBO – Commercial Business Oriented	
FRONT YARD MINIMUM SETBACK	6.0 m
FLANKING FRONT YARD MINIMUM SETBACK	4.5 m
REAR YARD MINIMUM SETBACK	5.0 m
SIDE YARD MINIMUM SETBACK	1.2 m (An additional 1.0 m shall be added for every additional Storey over six (6) Storeys or 21.0 m).
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Site Triangle Provisions
BUILDING HEIGHT MAXIMUM	4 Storeys or 14.0 m (the maximum Height may be increased up to six (6) Storeys or 21.0 m at the discretion of the Subdivision or Development Authority.
SITE COVERAGE MAXIMUM	The minimum total Site coverage shall be 30%. The maximum total Site coverage shall not exceed 60%.

13.10. Excluded Discretionary Uses for CBO

13.10.1. Only those Industrial – General uses where:

- 1) all activities are confined primarily within an enclosed building; and

- 2) no significant adverse effect or nuisance is created or apparent outside the principal building

shall be considered as Discretionary Uses within the CBO land use district.

14.0 Industrial Land Use Districts

14.1. Purpose

14.1.1. IL – Light Industrial

- 14.1.1.1. The Light Industrial District is intended to provide for light industrial uses that do not adversely affect Adjacent Land Uses by permitting uses where there are no significant, external, objectionable or dangerous conditions outside of any Building on the site. This District can be applied to sites Adjacent to major roadways on the periphery of industrial areas and may serve as a buffer between heavier industrial and other Land Uses.

14.1.2. IM – Medium Industrial

- 14.1.2.1. The Medium Industrial District establishes an area of industrial uses where Site regulations require a high standard of Site design, open space and Landscaping. This District accommodates indoor and outdoor industrial uses where there are no significant, external, objectionable or dangerous conditions beyond the IM Land Use District. This District will be separated from Commercial and Residential Districts by the Light Industrial District. The Medium Industrial District must be served by adequate industrial roads.

14.2. Specific Development Regulations for Industrial Districts

14.2.1. Applicability

- 14.2.1.1. All Developments shall be subject to the Edmonton International Airport Vicinity Protection Area (Provincial) Regulations.

14.2.1.2. Deleted.

14.2.2. Applicant Requirements

- 14.2.2.1. The Applicant is required to ensure:
 - 1) that the proposal meets the provincial and /or federal government environmental legislation and standards as set out in Section 1.4 Compliance with Other Legislation of this Bylaw;
 - 2) the reliability and record of the methods, equipment and techniques in controlling or mitigating the adverse effect or nuisance; and