

PART 7 – INDUSTRIAL LAND USE DISTRICTS

General Regulations for All Industrial Land Use Districts

7.1 Accessory Developments in Industrial Districts

- ¹7.1.1 Where an accessory building is attached to the principal building by an open or enclosed roofed structure it shall be considered a part of the principal building and subject to the setbacks required for the principal building.
- ²7.1.2 Where a Land Use District does not specify a height or setback, the height and setbacks for industrial accessory buildings shall be at the discretion of the Development Authority, and subject to the Alberta Building Code.
- ³7.1.3 Notwithstanding Subsection 7.1.2 above, accessory buildings in Industrial Land Use Districts shall not be located in front of the principal building.
- 7.1.4 Where permitted, Air Supported or Fabric Covered structures shall:
- (a) Not exceed the maximum height permitted in the Land Use District in which they are located;
 - (b) Not be located in front of the principal building; and
 - (c) Be subject to the Alberta Building Code.
- ⁴7.1.5 Shipping containers shall be considered an accessory building in Industrial Land Use Districts.
- ⁵7.1.6 Shipping Containers shall not be stacked in the IL – Light Industrial District.
- 7.1.7 Shipping containers located in the IM – Medium Industrial District and IH – Heavy Industrial District may be stacked to the maximum height permitted in the Land Use District in which they are located.
- 7.1.8 Shipping containers shall be used for storage purposes only, excluding any dangerous or hazardous goods or containers.

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7.2 Fences, Walls and Hedges in Industrial Districts

- 7.2.1 The maximum height of fencing on an industrial site shall be at the discretion of the Development Authority.
- 7.2.2 Where a fence is permitted to exceed 1.8m (6.0ft) in height, no barbed wire shall be permitted below a height of 1.8m (6.0ft).
- 7.2.3 No electrification of fences shall be permitted.

7.3 Interface with Non-Industrial Land Uses

- 7.3.1 Where a proposed industrial use will be located on a site adjacent to a non-industrial use or Land Use District, the Development Authority may require mitigation of potential development impacts on the adjacent lands, including but not limited to:
 - (a) Provision of noise attenuating walls;
 - (b) Increased landscaping, including a landscaped buffer;
 - (c) Relocation of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
 - (d) Screening or relocating on-site lighting to avoid spillage onto residential sites;
 - (e) Restricting the location of outdoor speakers; and
 - (f) Changing the proposed structure to mitigate noise, light or glare impacts.

7.4 Landscaping Requirements for Industrial Land Uses

- ¹7.4.1 To ensure visual aesthetic quality in the area is not diminished, landscaping for industrial sites shall include a minimum of one tree for each 3.0 m (9.4 ft) of lot width planted adjacent to the public roadway frontage. The Development Authority may, in consideration of meeting the intent, reduce this requirement, or require an alternative arrangement of trees, taking into consideration the merits of the application, site conditions, traffic, and area context.
- ²7.4.2 In addition to the requirements of Section 4.8 General Landscaping Requirements, all yards of industrial sites shall be landscaped with a variety of trees, shrubs, and planted ground cover in accordance with a landscaping plan approved by the Development Authority. To create a soft transition between the parking area and the principal

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building, the Development Authority may require a portion of the required landscaping to be located adjacent to the principal building.

¹²7.4.3 Landscaped buffers and areas shall be developed as follows:

- (a) Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0 m (9.8 ft) in width.
- (b) Landscape areas adjacent to principal buildings, if required under section 7.4.2, shall be a minimum of 2.5 m (8.2 ft) in width.
- (c) Landscaped areas between parking, loading or other hard surfaced areas and adjacent residential sites shall be a minimum of 6.0 m (19.7 ft) in width and include shrubs or hedges, fencing and/or berms in order to interfere with vehicle headlights shining across property lines, to the satisfaction of the Development Authority.

³7.4.4 The entire site shall be maintained in a neat, tidy manner including trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.

7.4.5 In addition to the requirements above, the Development Authority may require other types of screening such as masonry walls, earth berms or a combination thereof.

7.4.6 If existing mature trees of at least 15.0 cm (5.9 in) calliper are retained on a development site, they may count as double towards the final number of trees required for the development.

7.5 Outdoor Storage

⁴7.5.1 Outdoor Storage Use shall only be permitted on a permanent basis in conjunction with another listed permitted or discretionary use in the district.

7.5.2 Outdoor storage areas shall be screened from view of adjacent public roadways and non-industrial sites. Screening shall be designed to provide a visual buffer from grade to a minimum height of 1.8 m (5.9 ft) with fencing, landscaping or a combination of both fencing and landscaping. Fencing may be wood, vinyl, or galvanized steel chain link with slat inserts.

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7.6 Setbacks for Industrial Land Uses

¹7.6.1 The minimum setback requirements may be reduced at the discretion of the Development Authority subject to:

- (a) Fire Regulations;
- (b) Alberta Building Code; and
- (c) Development permitted or existing on adjacent sites.

7.7 Site Planning and Design for Industrial Sites

7.7.1 To the extent reasonably feasible, industrial sites shall be designed to:

- (a) Minimize the visual impact on adjacent public roadways by locating mechanical equipment, waste collection areas, outdoor storage areas, work operations and vehicle servicing areas in rear or side yards to the maximum extent feasible and screening these areas from adjacent non-industrial sites; and
- (b) Take advantage of coordinated planning, access and screening with adjacent industrial development, to the extent reasonably feasible.

²7.8 Surveillance Suites

7.8.1 A maximum of one (1) surveillance suite is permitted per site in Industrial Land Use Districts.

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7.9 IL – Light Industrial District

7.9.1 IL Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This District is normally 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.

7.9.2 IL Permitted and Discretionary Uses

(a) IL Permitted Uses	
- ¹ (Deleted)	- Sign, Inflatable
- Billboard sign	- Sign, Portable
- ² Cannabis Production and Distribution Facility	- Sign, Projecting
- Contractor service	- Sign, Roof
- ³ Custom Manufacturing Establishment	- Storage facility
- Emergency response service	- Surveillance suite
- General industrial use*	- Vehicle and equipment storage
- Greenhouse	- Vehicle repair facility
- Kennel	- Vehicle repair facility (limited)
- Nature conservation use	- Vehicle sales, leasing and rental facility
- Pet care service	- Vehicle sales, leasing and rental facility (limited)
- Recycling depot	- Vehicle wash
- ⁴ Recycling drop-off	- Veterinary clinic
- Research and development facility	- Warehouse distribution and storage
- Service station	- Warehouse sales
- Service station (limited)	- ⁵ Accessory development to any use listed in subsection 7.9.2(a)
- Service station, bulk fuel depot	
- Sign, Fascia	
- Sign, Freestanding	
- Sign, Identification	

*General industrial uses with the potential to create significant impacts, adverse effects or nuisance off the site, including but not limited to smoke, gas, odour, sound, vibration or other objectionable impacts, shall be considered as a discretionary use.

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(b) IL Discretionary Uses	
<ul style="list-style-type: none"> - Commercial school - Communication tower - Communication tower (limited) - Community service facility - Eating and drinking establishment (limited) - Electronic message sign - Indoor entertainment facility - ¹Indoor recreation facility (Unrestricted) - Outdoor entertainment facility - Outdoor recreation facility - Outdoor storage 	<ul style="list-style-type: none"> - Outdoor storage facility - Professional, financial and office service - Retail store (General) - Wind energy converter system - Wind energy converter system (limited) - ²(Deleted) - ³Accessory development to any use listed in subsection 7.9.2(b)

7.9.3 IL Site Subdivision Regulations

	Interior or Corner Site
a) Site Area	0.2ha (0.49 acres) minimum
b) Site Width	No minimum
c) Site Depth	30.0m (98.4ft) minimum

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7.9.4 IL Site Development Regulations

	Interior or Corner Site
a) Front Yard Setback	6.0m (19.7ft) minimum Flanking front yard minimum at the discretion of the Development Authority
b) Rear Yard Setback	5.0m (16.4ft) minimum May be reduced to 4.5m (14.8 ft), at the discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all <i>Safety Code</i> requirements are adhered to.
c) Side Yard Setback	4.5m (14.8ft) minimum Subject to Alberta Building Code and <i>Safety Codes Act</i> , one side yard setback may be reduced to a minimum of 1.5m (4.9ft) at the discretion of the Development Authority
d) Height	¹ 15.0m (49.2ft) maximum for building. ² 30.0m (98.4ft) for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 15.0m).
e) Site Coverage	60% maximum for all buildings

7.9.5 Additional Development Regulations for IL

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.11 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs; and
- (b) ³All development and uses within this Land Use District are subject to the applicable provisions of Section 10.4 - IL Limited Use Overlay.

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7.10 IM – Medium Industrial District

7.10.1 Purpose

This District is generally intended to establish an area of industrial uses where site regulations require a high standard of site design, open space and landscaping. Storage areas shall either be enclosed on all sides or shall be entirely out of the view of the general public. This District will accommodate uses that do not cause any external, objectionable or dangerous conditions beyond the outer limit of the site and will normally be applied as a District to buffer heavier industrial Land Use Districts from other Land Use Districts. This District shall be served by adequate industrial roads.

7.10.2 IM Permitted and Discretionary Uses

(a) IM Permitted Uses	
- ¹ Cannabis Production and Distribution Facility	- Vehicle and equipment storage
- Contactor Service	- Vehicle repair facility*
- ² Custom Manufacturing Establishment	- Vehicle repair facility (limited)*
- Emergency response service*	- Vehicle sales, leasing or rental facility*
- General industrial uses	- Vehicle sales, leasing or rental facility (limited)*
- Kennel*	- Vehicle wash*
- Natural conservation use	- Veterinary clinic*
- Outdoor storage	- Warehouse, distribution and storage
- Outdoor storage facility	- Warehouse sales
- Recycling depot	- ⁴ Accessory development to any use listed in subsection 7.10.2(a)
- Research and development facility	
- Service station, bulk fuel depot	
- Sign, Billboard	
- Sign, Fascia	
- Sign, Freestanding	
- Sign, Identification	
- Sign, Portable	
- Sign, Projecting	
- Sign, Roof	
- Storage facility	
- ³ Surveillance Suite	

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(b) IM Discretionary Uses	
<ul style="list-style-type: none"> - Agriculture - Auctioneering facility - Commercial school - Communication tower - Communication tower (limited) - Greenhouse - Outdoor entertainment facility - Professional, financial and office service - Service Station - Service Station (limited) - Sign, Electronic Message 	<ul style="list-style-type: none"> - ¹(Deleted) - Wind energy converter system - Wind energy converter system (limited) - ²(Deleted) - ³Accessory development to any use listed in subsection 7.10.2(b)

(c) ⁴IM Discretionary Uses within Highway 15 Vicinity Overlay*	
<p>In addition to those uses identified in 7.9.3 (a) and 7.9.3 (b), the Development Authority may consider the following uses as Discretionary within the Highway 15 Vicinity Overlay:</p> <ul style="list-style-type: none"> - Business Support Service - Emergency Response Service - Kennel - Pet Care Service 	<ul style="list-style-type: none"> - Vehicle Repair Facility - Vehicle Repair Facility (Limited) - Vehicle Sales, Leasing or Rental Facility - Vehicle Sales, Leasing or Rental Facility (Limited) - Vehicle Wash - Veterinary Clinic - Accessory development to any use listed in subsection 7.10.2(c)

⁵*Where a use is listed in both 7.10.2(a), Permitted Uses, and 7.10.2(c), IM Discretionary Uses within Highway 15 Overlay, Section 7.10.2(c) shall prevail provided that the Overlay applies.

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7.10.3 IM Site Subdivision Regulations

	Interior or Corner Site
a) Site Area	0.4ha (1.0 acre) minimum The minimum site area may be reduced to 0.2ha (0.5 acres) where the parcel frontage is at least 33.0 m (108.3ft) and, in the opinion of the Development Authority, there will be no adverse effect on adjacent parcels
b) Site Width	At the discretion of the Development Authority
c) Site Depth	At the discretion of the Development Authority

7.10.4 IM Site Development Regulations

	Interior Site	Corner Site
a) Front Yard Setback	9.0m (29.5ft) minimum	Flanking: at the discretion of the Development Authority
b) Rear Yard Setback	5.0m (16.4ft) minimum ¹ May be reduced to 1.5m (4.9ft) at the discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all federal or provincial requirements are adhered to	
c) Side Yard Setback	6.0m (19.7ft) minimum on one side and 1.5m (4.9ft) minimum on the other side for buildings up to 4.5m (14.8ft) in height For buildings over 4.5 (14.8ft) in height, the 1.5m (4.9ft) minimum side yard shall be increased by 0.3m (1.0ft) for each additional 1.0m (3.3ft) of building height	
d) Height	² 18.0m (59.1ft) maximum for building.	

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	¹ 30.0m (98.4ft) for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 18.0m).
e) Site Coverage	60% maximum for all buildings

7.10.5 Additional Development Regulations for IM

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.12 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (b) Proposed developments may be subject to a Risk Assessment to ensure compatibility with adjacent heavy industrial uses. Such assessments shall be carried out in accordance with Major Industrial Accidents Council of Canada (MIACC);
- (c) ²At the discretion of the Development Authority or based on the recommendations of a Risk Assessment, additional safety measures may be required by the-Development Authority in order to consider a proposed development;
- (d) ³For development adjacent to Heavy Industrial Uses, all sites and buildings, except for renovations or additions of less than 10% of the existing gross floor area, shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident; and
- (e) ⁴All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.

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7.11 IH – Heavy Industrial District

¹7.11.1 Purpose

This District is generally intended to establish an area for industrial uses that may cause objectionable or dangerous conditions beyond the boundary of the site. This District will be applied in areas where there will be no adverse effects upon other Land Use Districts.

7.11.2 IH Permitted and Discretionary Uses

(a) IH Permitted Uses	(b) IH Discretionary Uses
<ul style="list-style-type: none"> - Emergency response service - General industrial use - Heavy industrial use - Natural conservation use - Natural Resource Processing - Outdoor storage - Outdoor storage facility - Sign, Billboard - Sign, Fascia - Sign, Freestanding - Sign, Identification - Sign, Portable - Sign, Projecting - Sign, Roof - ²Accessory development to any use listed in subsection 7.11.2(a) 	<ul style="list-style-type: none"> - Agriculture - Communication Tower - Communication Tower (limited) - Natural Resource Development - Sign, Electronic Message - Surveillance Suite - Warehouse Distribution and Storage - Wind Energy Converter System - Wind Energy Converter System (limited) - ³(Deleted) - ⁴Accessory development to any use listed in subsection 7.11.2(b)

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7.11.3 IH Site Subdivision and Development Regulations

All subdivision and development regulations shall be at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or those non-industrial lands adjacent to the site;

7.11.4 Additional Development Regulations for IH

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.12 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (b) ¹Where any source within a major new heavy industrial development may present a risk of fire, explosion or chemical release within 3.5km (2.2 miles) from the property line of the industrial use, the risk should be quantitatively assessed by the proponent and mitigated to reduce the cumulative risk to an acceptable level at the location of the residence. Such assessments should be carried out in accordance with Major Industrial Accidents Council of Canada (MIACC), US Environmental Protection Agency (EPA) and Canada Standards Association (CSA) or similar procedures as deemed appropriate by the Alberta Energy Regulator (AER), or applicable regulatory agency;
- (c) Where any source within a major new heavy industrial development may create an impact associated with noise, light, odour or other nuisance to an existing, permitted dwelling within 3.5km (2.2 miles) from the property line of the industrial use, the level of nuisance should be quantitatively assessed and mitigated to reduce the cumulative impact of each nuisance factor to a level below a standard which, in the opinion of the Development Authority, does not represent a significant impediment to the residential use and enjoyment of property at the location of the residence;
- (d) ²All sites and buildings, except for renovations or additions of less than 10% of the existing gross floor area, shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident; and

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- (e) ¹All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.

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7.12 IR – Industrial Reserve District

7.12.1 Purpose

This District is generally intended to reserve those areas of the City which are rural in character or land use but intended for future industrial development until such time as a plan of subdivision has been accepted in principle or approved for other specific uses not permitted in this District. The reclassification of land to other Land Use Districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council and subsequent to the approval of the subdivision proposed.

7.12.2 IR Permitted and Discretionary Uses

(a) IR Permitted Uses	(b) IR Discretionary Uses
<ul style="list-style-type: none">- ¹(Deleted)- Agriculture- Natural Conservation Use- Sign, Billboard	<ul style="list-style-type: none">- ²Communication Tower- Outdoor Storage Facility- Wind Energy Converter System- Wind Energy Converter System (limited)- ³(Deleted)- ⁴Accessory development to any use listed in subsection 7.12.2(a) and (b)

7.12.3 IR Site Subdivision and Development Regulations

All subdivision and development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or those non-industrial lands adjacent to the site.

7.12.4 Additional Regulations for IR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.12 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 - Signs; and

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- (b) On-site water and sewer services shall comply with all applicable Alberta *Safety Codes Act* requirements and Provincial Legislation.

7.13 IB – Industrial Buffer District

7.13.1 Purpose

This District is intended to act as a buffer between industrial and non-industrial development within the City. This District is distinct from the IR – Industrial Reserve District in that the lands are not intended for future industrial development.

7.13.2 IB Permitted and Discretionary Uses

(a) IB Permitted Uses	(b) IB Discretionary Uses
- ¹ (Deleted) - Agriculture - Natural Conservation Use - Sign, Billboard	- ² (Deleted) - ³ Accessory development to any use listed in subsection 7.13.2(a) and (b)

7.13.3 IB Site Subdivision and Development Regulations

All subdivision and development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or non-industrial lands adjacent to the site;

7.13.4 Additional Regulations for IB

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.12 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 - Signs; and
- (b) On-site water and sewer services shall comply with all applicable Alberta *Safety Codes Act* requirements and Provincial Legislation.

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