

LI – LIGHT INDUSTRIAL DISTRICT

1. LI Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses and cause any external impacts beyond the development area within site boundaries. This district is also intended to provide for offices, research and development activities, specialized light industrial and manufacturing establishments, and a variety of commercial opportunities. This District is normally applied to sites to buffer heavier industrial development from other land uses.

2. LI Permitted and Discretionary Uses

a. LI Permitted:

- i. Industrial Flex Building
- ii. Light Industrial Building
- iii. Light Industrial Development
- iv. Office Industrial Building

b. LI Discretionary

- i. Commercial Office Building
- ii. Indoor Assembly
- iii. Large Scale Retail Centre
- iv. Open Space
- v. Public Service Building
- vi. Public Utility
- vii. Renewable Energy Installation
- viii. Sign
- ix. Single Structure Commercial Pad
- x. Urban Agriculture

c. Prohibited Activities

- i) Aquaponic gardens
- ii) Auditoriums
- iii) Childcare facility
- iv) Exhibition Rooms
- v) General retail
- vi) Halls
- vii) Health Services
- viii) Hen House
- ix) Hospitals
- x) Kennel
- xi) Meeting or Lecture Halls
- xii) Theatres

3. LI Site Subdivision Regulations

Interior or Corner Site	
Site Area	0.2ha minimum
Site Width	At the discretion of the Subdivision Authority
Site Depth	30.0m minimum

4. LI Site Development Regulations

Interior or Corner Site		
a. Front Yard Setback	Front Yard	4.5 m minimum
	Flanking Yard	Discretion of the Development Authority
b. Rear Yard Setback	4.5 m minimum	
c. Side Yard Setback	4.5m minimum Subject to Alberta Building Code and Safety Codes Act, one side yard setback may be reduced to a minimum of 1.5m at the discretion of the Development Authority	
d. Principal Building Height	16.0m maximum for building	
	30.0m 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 16.0m)	
e. Site Coverage	60% maximum for all buildings. Discretion of the Development Authority for any Use without a building.	

5. Additional Development Regulations for LI

- All development and uses within this Land Use District are subject to the applicable provisions of Part 5 – General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 – Industrial Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs;
- Outdoor Storage areas visible from a road must be landscaped and situated in such a way as to be compatible with the surrounding development;
- Outdoor Storage areas visible from a residential property must be screened, landscaped and situated in such a way as to be compatible with the surrounding development;
- A 3.0m wide landscaping buffer shall be provided on-site along the entire length of any rear property boundary adjacent to park lands, public utility lots, residential or reserve parcels. The landscaped buffer area shall be grassed or mulched area, containing coniferous tree plantings at a rate of one tree per 3.0 linear metres along the buffer length, spaced at equal intervals;
- Any property adjacent to parklands, public utility lots, residential or reserve parcels shall have a rear yard setback of 9.0m minimum; and

- f. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - i. The policies and objectives contained within the municipality's statutory plans;
 - ii. Other City plans, standards, and guidelines;
 - iii. Other factors such as sunlight and privacy, where possible; and
 - iv. Other applicable provincial legislation that may apply to industrial development.

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