

LI – Light Industrial District

1. 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 building and/or approved 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 transition from heavier industrial development to other land uses.

2. LI – Permitted and Discretionary Development

i. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:

- a. Within Single Structure Commercial Pad, the activity of Child Care Facility is prohibited.
- b. Hospital is prohibited.

Building Typologies	Permitted or Discretionary Development
Commercial Office Building	D
Indoor Assembly	D
Industrial Flex Building	P
Large Scale Retail Centre	D
Light Industrial Building	P
Light Industrial Development	P
Office Industrial Building	P
Park & Natural Area	D
Renewable Energy Installation	D
Sign	D
Single Structure Commercial Pad	D
Urban Agriculture	D
Utility Service (Major)	D
Utility Service (Minor)	D

3. LI – Site Subdivision Regulations

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

4. LI – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 4.5m
Rear Yard Setback	Min. 4.5m
	Min 9.0m where property is adjacent to public utility lots, residential or reserve parcels
Side Yard Setback	Min. 4.5m Subject to the 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
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 16.0m for building
	Max. 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)
	Max. 16.0m for any building or structure adjacent to public utility lots or residential parcels
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. Landscaping

- a. A 3.0m wide landscaping buffer shall be provided on-site along the entire length of any rear property boundary within 20.0m of a residential parcel. 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.
- b. Outdoor Storage areas visible from a road or residential parcel must be landscaped and situated in such a way as to be compatible with the surrounding development.

6. LI – Additional Development Regulations

- a. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- b. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - i. Other applicable provincial legislation that may apply to industrial development.