

IR – Industrial Reserve District

1. Purpose

This District is generally intended to preserve those areas within the City’s Industrial Heartland which are rural and agricultural in character from premature fragmentation or development until such time as the logical extension of development is warranted. The re-districting of these lands to another Land Use District will normally occur in accordance with the adopted Area Structure Plan and Neighbourhood Structure Plan where one is required by Council.

2. IR – Permitted and Discretionary Development

i. Fundamental Use Provision

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

- a. None.

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Renewable Energy Installation	D
Sign	P
Urban Agriculture	D
Utility Service (Major)	D
Utility Service (Minor)	D

3. IR – Site Subdivision and Development Regulations

- i. All subdivision regulations are at the discretion of the Subdivision Authority, and all 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.

4. IR – Additional Development Regulations

- ii. 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.