

103. I –Industrial District

Purpose

To provide for a wide range of industrial uses suitable for rural areas.

Permitted Uses	
(a) Abattoir	(l) Farm and Industrial Equipment and Machinery Sales and Service
(b) Accessory Building	(m) Gas Bar
(c) Agricultural Processing	(n) Industrial Manufacturing/Processing
(d) Agricultural Support Services	(o) Industrial Storage & Warehousing
(e) Auction Mart	(p) Motor Vehicle Servicing, Repair & Storage – Service Station
(f) Auction Mart, Livestock	(q) Office
(g) Automotive and Recreational Vehicle Sales and Rentals	(r) Portable Storage Container
(h) Bulk Fuel Depot	(s) Public Utility Building
(i) Car/Truck Wash	(t) Security Suite
(j) Commercial Storage	(u) Solar, Private – Ground Mounted
(k) Drive-through Business	
Discretionary Uses	
(a) Accessory Use(s)	(l) Restaurant
(b) Commercial Aquaculture	(m) Recycling Collection Point
(c) Compost Facility, Commercial	(n) Recycling Depot
(d) Eating and Drinking Establishment	(o) Sign
(e) Equipment Rentals	(p) Truck Stop
(f) Gas & Oilfield Services Business, Minor	(q) Warehousing
(g) Hazardous/Noxious Uses	(r) Waste Management Facility, Major
(h) Housing, Employee	(s) Waste Management Facility, Minor
(i) Natural Resource Extractive Industry	(t) Wind Energy Conversion System
(j) Outdoor Storage Facility	(u) Wind Energy Conversion System, Private
(k) Public or Quasi-public Use	(v) Wrecking Yard

INDUSTRIAL DISTRICT

(1) Subdivision Regulations

(a) Minimum Lot Area: 1.0 ac (0.4 ha)

(2) Development Regulations

(a) Minimum Gross Floor Area for Housing, Employee: 74 m² (800 ft.²)

(b) Minimum Gross Floor Area for Other uses: at the discretion of the Development Authority.

(c) Minimum Density: 1 lot per quarter section.

(3) Siting Regulations

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| (a) Minimum Yard, Front Setback from the rights-of-way of a primary highway or as required by Alberta Transportation: | 41.1 m (135 ft.) |
| (b) Minimum Yard, Front Setback from the rights-of-way of a road other than a primary highway. | 30.5 m (100 ft.) |
| (c) Minimum Yard, Side Setback | 7.6 m (25 ft.) |
| (d) Minimum Yard, Rear Setback | 7.6 m (25 ft.) |

(4) Landscaping Requirements

- (a) Notwithstanding requirements listed in Part IX, Landscaping, Fencing and Screening, a minimum 3.0 m (10 ft.) wide landscaped buffer shall be provided along the rear and side parcel boundaries adjacent any residential land use. Landscaping shall be provided to the satisfaction of the Development Authority and may include construction of a 1.8 m (6 ft.) solid screened fence or the planting of trees and may include the planting of shrubs and/or other vegetation and the construction of a landscaped berm.
- (b) Notwithstanding Subsection (4)(a) above, at the discretion of the Development Authority, screening may be provided along the rear and side parcel boundaries adjacent non-industrial use land uses and may include the construction of a 1.8 m (6 ft.) tall solid screened fence and the planting of trees, shrubs and other vegetation.
- (c) Landscaping requirements within the front yard shall be at the discretion of the Development Authority.
- (d) Landscaping must not impede sight triangle of intersections of roads and approaches as per Section 36.

(5) Parking (Minimum Standards)

- (a) Parking requirements shall be determined by the Development Authority based on the evaluation of each individual application.

(6) Special Requirements for Rural Industrial Development

- (a) Industrial uses and rural industrial parks shall be located within a reasonable distance of:
 - i. a primary highway to which the planned use or park has access; or
 - ii. a railway to which the park has access, or both.
- (b) Rural industrial parks (containing 3 or more lots) must be contained within an approved Area Structure Plan.
- (c) Industrial uses and rural industrial parks shall be located and designed so as not to create conflicts with adjacent or surrounding land uses through unsightly appearance, emission of noise or pollutants, creation of dust or similar disturbances.
- (d) Industrial uses and rural industrial parks shall not locate on lands having a potential for flooding, erosion, subsidence, steep slopes or otherwise containing adverse physical features.

- (e) Industrial uses and rural industrial parks shall have adequate sewage disposal systems and available water supplies as required by appropriate authorities.
- (7) In considering subdivision or development permit applications for industrial uses adjacent existing residential developments, the Development Authority may impose conditions addressing:
 - (a) Providing proper services and access to the site;
 - (b) Screening, aesthetics and landscaping;
 - (c) Control of signage;
 - (d) Noise control;
 - (e) A development agreement, with the need to provide security; and
 - (f) Any other issue deemed necessary by the Development Authority.
- (8) Special Requirements
 - (a) All outdoor storage shall be adequately screened from adjacent sites to the satisfaction of the Development Authority.
- (9) In addition to the regulations listed above, other regulations may apply. These include Part VII – General Land Use Regulations, Part VIII – Specific Land Use Regulations, Part IX – Landscaping, Fencing and Screening, Part X – Parking and Loading Regulations, and Part XI – Sign Regulations.