



102. LI – Light Industrial District

Purpose

To provide for a wide range of low intensive industrial and commercial land uses in the rural areas, which are easily accessible.

Permitted Uses	
(a) Accessory Building	(h) Industrial Manufacturing/Processing
(b) Automotive and Recreational Vehicle Sales and Rentals	(i) Industrial Storage & Warehousing
(c) Cannabis, Micro-Cultivation	(j) Motor Vehicle Servicing, Repair & Storage – Service Station
(d) Cannabis, Micro-Processing	(k) Office
(e) Cannabis, Nursery License	(l) Public Utility Building
(f) Cannabis, Sale License (Medical)	(m) Security Suite
(g) Farm and Industrial Equipment and Machinery Sales and Service	(n) Solar, Private – Ground Mounted
	(o) Veterinary Clinic
Discretionary Uses	
(a) Abattoir	(s) Hazardous/Noxious Uses
(b) Accessory Use(s)	(t) Housing, Employee
(c) Agricultural Processing	(u) Meat Market/Butcher
(d) Agricultural Support Services	(v) Outdoor Storage Facility
(e) Auction Mart	(w) Portable Storage Container
(f) Auction Mart, Livestock	(x) Public or Quasi-public Use
(g) Bulk Fuel Depot	(y) Restaurant
(h) Cannabis, Sale License (Non-Medical)	(z) Recycling Collection Point
(i) Cannabis, Standard Cultivation	(aa) Recycling Depot
(j) Cannabis, Standard Processing	(bb) Sign
(k) Car/Truck Wash	(cc) Truck Stop
(l) Commercial Storage	(dd) Veterinary Hospital
(m) Data Centre	(ee) Warehousing
(n) Drive-through Business	(ff) Wind Energy Conservation System, Private
(o) Eating and Drinking Establishment	(gg) Wrecking Yard
(p) Equipment Rentals	
(q) Gas Bar	
(r) Gas & Oilfield Services Business, Minor	

L
I
G
H
T

I
N
D
U
S
T
R
I
A
L

D
I
S
T
R
I
C
T

(1) Subdivision Regulations

- (a) Minimum Lot Area: 1 acre (0.4 ha)
- (b) Minimum Lot Area Width: 30.5 m (98.4 ft.)

(2) Development Regulations

- | | |
|--|--|
| (a) Minimum Gross Floor Area for Housing, Employee: | 74 m ² (800 ft. ²) |
| (b) Minimum Gross Floor Area for Other uses: | at the discretion of the Development Authority |
| (c) Maximum Lot Coverage: | Sixty Percent (60%) |
| (d) Maximum Height of any Principal or Accessory Structure | 12.0 m (39.4 ft.) |

(3) Siting Regulations

- | | |
|---|------------------|
| (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 Side Yard 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 fence or wall and the planting of trees and may include the planting of shrubs and/or other vegetation and the construction of a landscaped berm.
- (b) Notwithstanding (a) above, at the discretion of the Development Authority, screening may be provided along the rear and side parcel boundaries adjacent to 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 the sight triangle of intersections of roads and approaches as per Section 36.

(5) 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 (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.
- (6) In considering subdivision or development permit applications for industrial uses adjacent to existing residential developments, the Development Authority may impose conditions addressing:
- (a) The provision of proper services and access to the site;
 - (b) Aesthetics;
 - (c) The control of signage;
 - (d) The control of noise;
 - (e) A development agreement, with the need to provide security; and
 - (f) Any other issue deemed necessary by the Development Authority.
- (7) 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.