

IG – GENERAL INDUSTRIAL DISTRICT

(1) Purpose:

- a. This district is generally intended to establish an area of general industrial uses, and those commercial uses which provide service to industrial uses. The uses in this District are not intended to cause any objectionable or dangerous conditions beyond the confines of the building and the site upon which they are located.

(2) Permitted Uses:

- a. Accessory buildings;
- b. Accessory use industrial office;
- c. Contracting services – minor;
- d. Greenhouse or plant nursery;
- e. Manufacturing, processing, packaging or assembly of goods or materials;
- f. Mini storage with or without outside storage areas;
- g. Oilfield support services;
- h. Truck and Equipment Storage and Repair Shops;
- i. Warehouse;
- j. Veterinary clinic or kennel.

(3) Discretionary Uses:

- a. Any uses permitted or discretionary as listed in the CH District;
- b. Auction mart;
- c. Bunkhouse, as an accessory building (one per parcel on a temporary basis);
- d. Contracting services – major;
- e. Salvage establishment;
- f. Trucking establishment; and
- g. Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general intent of this district.

(4) Parcel Coverage:

- a. Commercial Uses – As per the requirements of the CH District.
- b. All other developments shall not exceed 0.60 time the site area.

a. Minimum Parcel Area

- a. Commercial uses – As per the requirements of the CH District.
- b. For all other uses the minimum parcel area shall be 700 m². A larger minimum parcel area may be required, where in the opinion of the Development Officer or

Municipal Planning Commission a greater area is required in order to provide for improved on-site traffic circulation, off-street parking, setbacks, and on-site storage.

(5) Minimum Setback Regulations

a. Front Yard:

- (i) The minimum front yard setback shall be 6 m, except where a greater distance is deemed necessary by the Development Officer and Municipal Planning Commission. There shall be no area for loading, storage or display of goods located in the minimum front yard setback area and such area shall be landscaped to the carriageway. Notwithstanding the above mentioned regulations, patron and employee parking may be permitted, at the Development Officer's or Municipal Planning Commission's discretion, 3 m back from the front property line.
- (ii) The standard with respect to building setback may be varied at the discretion of the Development Officer or Municipal Planning Commission for corner or double fronting parcels pursuant to section 6.2 of this Bylaw.
- (iii) The front yard setback shall not prohibit the use of a portion of the front yard for walks and driveways.

b. Side Yard

- (i) No side yard setback is required, unless in the opinion of the Development Officer or Municipal Planning Commission a setback is required in order to provide separation distance between uses or as may be required pursuant to the Alberta Building Code.
- (ii) Notwithstanding subsection (7)(b)(i), where a site has vehicular access from the public roadway only, one side yard setback of not less than 5 m shall be provided in order to gain access to the rear of the site.

c. Rear Yard – The minimum rear yard setback shall be no less than 6 m, or where in the opinion of the Development Officer or Municipal Planning Commission a greater setback is required in order to provide for off street parking, on-site traffic circulation, storage or separation between adjacent land uses.

d. Notwithstanding section (7) the setback regulations for service stations, gas bars, bulk oil stations, car wash establishments and drive-through businesses shall be as follows: front yard 6 m, Side yard 3 m, Rear yard 3 m.

(6) Building Height

a. The maximum building height shall be three storeys.

(7) Parking

a. The minimum number of off-street parking stalls required for each use of building or development shall be as follows:

- (i) Commercial: As per the requirements of the CH District.

- (ii) Places of Assembly: As per the requirements of the CH District.
- (i) Industrial:

All uses	1 stall/100 m ² of gross floor area
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General Provisions

- b. Where a building is enlarged, or altered, or a change in use occurs in such a manner as to cause a more intensive use of the building, provisions shall be made for the additional parking spaces required under the parking provisions of this Bylaw. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to the parking spaces that may have been removed due to the enlargement or alteration.
 - c. The number of parking stalls required may be reduced where, in the opinion of the Development Officer or Municipal Planning Commission, the parking required by various users on the site will vary according to time so that all needs as defined in this Bylaw can be met at any given time by the reduced number of stalls.
 - d. In the case of a use not specified in subsection (a), the number of stalls provided shall be the same for a similar use as determined by the Development Officer or Municipal Planning Commission.
 - e. Where a development on a parcel falls within more than one use of a building or development, the required number of spaces shall be the sum of the requirements for each of the uses as specified under subsection (a).
 - f. Where there is a fractional number of parking spaces required by this Bylaw, the next highest number of stalls shall be provided.
- (8) Off-street Loading
- a. Shall be provided in accordance with section 6.16 of this Bylaw.
- (9) General Requirements Applicable to Every Development in a IG District
- a. The design, siting, external finish, architectural appearance of all buildings, including any accessory buildings or structures and signs, shall be to the satisfaction of the Development Officer for a permitted use and the Municipal Planning Commission for a discretionary use in order that there shall be conformity in such matters with respect to adjacent buildings and that there may be adequate protection afforded to the amenities of the adjacent residential properties.

(10) Outside Storage and Display

- a. There shall be no outside storage of goods, products, materials or equipment permitted within the front yard setback of this district.
- b. Outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Officer.
- c. When part of the parcel is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such display shall be arranged and maintained in a neat and tidy manner, and shall not, in the opinion of the Development Officer,
 - (i) Unduly interfere with the amenities of the district, or
 - (ii) Materially interfere with or affect the use, enjoyment or value of neighbouring properties.

(11) Landscaping

- a. All areas of the parcel not covered by buildings, storage, parking or vehicular manoeuvring areas shall be landscaped to the satisfaction of the Development Officer or Municipal Planning Commission.
- b. As a condition of a development permit, the Development Officer or Municipal Planning Commission may require a letter of guarantee or an irrevocable letter of credit in order to secure performance of the landscaping requirements.