

## Section 98 General Industrial District - IG

### 98.1 Purpose

To provide for industrial businesses that may carry out a portion of their operation outdoors or require large outdoor storage areas, such that no nuisance is created or apparent beyond the site. This district should generally not be located adjacent to residential districts.

98.2 Permitted Uses	
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Accessory Use</li> <li>• Animal Service Facility, Major</li> <li>• Auctioneering Facility</li> <li>• Automotive and Equipment Repair and Sales, Major</li> <li>• Automotive and Equipment Repair and Sales, Minor</li> <li>• Brewery, Distillery or Winery and Accessory Use</li> <li>• Broadcasting Studio</li> <li>• Cannabis Production and Distribution</li> <li>• Commercial Recreation Facility, Indoor</li> <li>• Commercial Storage</li> <li>• Contractor, General</li> <li>• Contractor, Limited</li> <li>• Dispatch Office</li> <li>• Drinking Establishment, Minor</li> <li>• Dry Cleaning Plant</li> <li>• Equipment Rental and Repair</li> <li>• Essential Public Service</li> <li>• Family/Fast Food Restaurant</li> <li>• Fleet Service</li> <li>• Funeral, Crematory and Interment Services</li> <li>• Gas Bar</li> <li>• General Industrial</li> </ul>	<ul style="list-style-type: none"> <li>• Greenhouse</li> <li>• Industrial Business Center</li> <li>• Office, Major</li> <li>• Office, Minor</li> <li>• Oilfield Support</li> <li>• Outdoor Storage Facility</li> <li>• Parking Lot or Building</li> <li>• Recycling Depot</li> <li>• Restaurant</li> <li>• Restaurant &amp; Drinking Establishment, Minor</li> <li>• Service Station</li> <li>• Shipping/Storage Container</li> <li>• Solar Collector</li> <li>• Storage Yard</li> <li>• Taxidermy</li> <li>• Truck and/or Manufactured Home Sales and/or Rental</li> <li>• Vehicle Wash, Major</li> <li>• Vehicle Wash, Minor</li> <li>• Warehouse, Distribution and/or Storage</li> <li>• Warehouse Sales</li> </ul> <p><b>(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-79-Feb 25, 2019, Bylaw C-1260-128-Feb 8, 2021, Bylaw-C-1260-130-Feb 8, 2021, Bylaw C-1260-166-Nov 28, 2022, Bylaw C-1260-165-Apr 17, 2023, Bylaw C-1260-191-Jan 13, 2025)</b></p>
98.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> <li>• Automotive and/or Recreational Vehicle Sales, Rental and Service</li> <li>• Brewery, Distillery and Winery</li> <li>• Bulk Chemical and/or Fuel Storage Facility</li> <li>• Carnival</li> <li>• Casino</li> <li>• Commercial Recreation Facility, Outdoor</li> <li>• Commercial School</li> <li>• Community Recreation Facility</li> <li>• Education, Private</li> </ul>	<ul style="list-style-type: none"> <li>• Late Night Club</li> <li>• Retail Store, Cannabis</li> <li>• Retail Store, Convenience</li> <li>• Small Wind Energy Systems</li> <li>• Surveillance Suite/Caretaker's Residence</li> <li>• Urban Agriculture</li> </ul> <p><b>(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018 Bylaw C-1260-79-Feb 25, 2019, Bylaw C-1260-124-Oct 19, 2020 Bylaw C-1260-128-Feb 8, 2021, Bylaw C-1260-98-Dec 13, 2021 and Bylaw C-1260-176-July 29, 2024)</b></p>

98.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Adult Entertainment Facility</li> </ul> | <ul style="list-style-type: none"> <li>• Public Utility<br/>(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)</li> </ul> |
|--|--|

98.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Size:	0.24ha
b)	Site Width:	30m
c)	Front Yard:	6.1m
d)	Rear Yard:	None except 3.0m abutting a public road other than a lane
e)	Side Yard:	None except 3.0m abutting a public road other than a lane
f)	Building Height: (maximum)	25m

98.5 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
- b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
- c. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required front yard setback;
- d. Notwithstanding Section 98.5c, the Development Authority may allow open storage in a required front yard. However, additional screening and/or berming of any such open storage area may be required by the Development Authority;
- e. In reviewing an application for a General Industrial use, the Development Authority shall ensure that the General Industrial use complies with the purpose statement of this District;
- f. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 98.6, to the satisfaction of the Development Authority and in accordance with Part Eight. As well, a solid screened fence of at least 1.9m in height shall be provided;

**(Bylaw C-1260-31 - August 10, 2015)**

- g. In addition to the required compliance with the Alberta Safety Code and Alberta Fire Code, and at the discretion of the Development Authority, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E – Small Quantity Exemptions for Dangerous Goods may require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:
  - i) Risk-Based Land Use Planning Guidelines;
  - ii) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and,
  - iii) MIACC Lists of Hazardous Substances.

## 98.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)
All Development	5% of Total Lot Area	1 per 800m <sup>2</sup> of Total Lot Area

Where the calculation for the required number of trees results in a fraction, the next lower number shall be taken.

**(Bylaw C-1260-31 - August 10, 2015)**