

Section 99 Heavy Industrial District - IH

99.1 Purpose

To provide for large scale industrial uses that may result in some nuisance effects, such as noise, odour, or emissions, on adjacent sites.

99.2 Permitted Uses	
<ul style="list-style-type: none"> No Permitted Uses Listed. All uses are considered Discretionary. (Bylaw C-1260-68 - March 20, 2017) 	
99.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> Accessory Building or Structure Accessory Use Animal Service Facility, Major Automotive and Equipment Repair and Sales, Major Brewery, Distillery and Winery Bulk Chemical and/or Fuel Storage Facility Cannabis Production and Distribution Contractor, General Extensive Agriculture Funeral, Crematory and Interment Services General Industrial Oilfield Support Outdoor Storage Facility (Bylaw C-1260-79 - February 25, 2019) 	<ul style="list-style-type: none"> Rail Yard Recreation Vehicle Storage Recycling Depot Salvage Yard Service Station Small Wind Energy Systems Solar Collector Storage Yard Surveillance Suite/Caretaker's Residence Urban Agriculture Waste Management Warehouse, Distribution and/or Storage (Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-98-December 13, 2021 and Bylaw C-1260-176-July 29, 2024)
99.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> Abattoir Intensive Agriculture 	<ul style="list-style-type: none"> Public Utility (Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)

99.4 Site Standards

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

a)	Lot Width:	50m
b)	Front Yard:	15m
c)	Side Yards:	15m
d)	Rear Yard:	15m

99.5 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. Notwithstanding Section 99.4, the Development Authority may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites. Landscaping and screening requirements within such a setback shall be at the discretion of the Development Authority;
- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required front yard setback;
- e. Notwithstanding Section 99.5d the Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;
- f. 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;
- g. 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 99.6, 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)

- h. In addition to compliance with the Alberta Safety Code and Alberta Fire Code, 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, at the discretion of the Development Authority, 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;
- i. Management of waste shall comply with the Environmental Protection and Enhancement Act and its regulations, particularly the Waste Control Regulation (AR 192/96).

99.6 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 ² 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)