

Section 99B Highway Industrial - IHRSA

99B.1 Purpose

To provide for industrial development adjacent to the highway with a high standard of appearance/design and landscaping.

99B.2 Area of Application

The Highway Industrial District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

99B.2 Permitted Uses	
<ul style="list-style-type: none"> • Automotive and/or Recreational Vehicles Sales, Rental and Service • Gas Bar • General Industrial 	<ul style="list-style-type: none"> • Public Utility • Retail Store, Convenience
99B.3 Discretionary Uses - Development Officer	
<ul style="list-style-type: none"> • Accessory Building or Structure • Animal Service Facility, Major • Animal Service Facility, Minor • Automotive and Equipment Repair and Sales, Major • Business Support Service • Child Care Facility • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Community Recreation Facility • Contractor, Limited • Dispatch Office • Equipment Rental and Repair • Family/Fast Food Restaurant • Farmers/Flea Market • Financial Building • Fleet Service 	<ul style="list-style-type: none"> • Health Facility, Major • Health Facility, Minor • Hotel • Motel • Office, Major • Office, Minor • Oilfield Support • Outdoor Storage Facility • Restaurant • Retail Store, General • Service Station • Truck and/or Manufactured Home Sales and/or Rentals • Vehicle Wash, Major • Vehicle Wash, Minor • Warehouse, Distribution and/or Storage • Warehouse Sales
99B.4 Discretionary Uses - Committee	
<ul style="list-style-type: none"> • Commercial Recreation Facility, Outdoor; 	

99B.4 Site Standards

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

		Serviced	Unserviced
a)	Minimum Lot Area	4,000m ²	10,000m ²
b)	Site Width:	20m	50m
c)	Front Yard:		
	i) Adjacent to Provincial Highway	40m	40m
	ii) Arterial Roads	30m	30m

	iii)	Adjacent to All Other Roads	15m	15m
d)		Rear Yard:	7.5m	7.5m
e)		Side Yard	7.5m	7.5m
f)		Building Height: (Maximum)	12 storeys for hotels and 3 storeys for all other development.	
g)		Site Coverage: (Maximum)	50%	40%

99B.5 Front Yard

Notwithstanding any other provisions of this Bylaw, the yard abutting a highway shall be deemed the front yard. The building frontage shall be oriented towards the front yard, facing the highway. If, in the opinion of the Development Officer, it is not feasible to effectively develop a site with the building facing the highway, this requirement may be waived; however the building façade that is facing the highway shall have a high standard of design to the Development Officer’s satisfaction.

99B.6 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements in 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. 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 requirement of Section 99B.7, to the satisfaction of the Development Officer. As well, a solid screened fence of at least 1.9m in height shall be provided;
- d. All outdoor storage and trash collection areas shall be concealed from view from the street by a fence or other suitable screening. All sites abutting residential districts shall be screened from view from the residential district to the satisfaction of the Development Authority. All outdoor storage shall be located to the rear of the main building and shall not be located in the front or exterior side yard. All outdoor storage shall be an accessory use to the main use or building; and
- e. The storage of hazardous goods and materials is permitted within this district. The storage of hazardous materials or goods must wholly be contained within an enclosed building. All applications for development permits shall clearly indicate if any hazardous goods or materials are to be stored on site. The nature and quantity of the hazardous material must be identified. The Development Authority may establish special conditions to govern the safe storage of hazardous materials.

99B.7 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)	Number of Shrubs (Minimum)
All Development	10% of Total Lot area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

(Bylaw C-1260-98 - December 13, 2021)