

INDUSTRIAL – I

INTENT:

To provide one or more areas attractive to and suited for industrial and heavier commercial development while ensuring any development is compatible with other land uses and the quality of life in the community.

1. PERMITTED AND DISCRETIONARY USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses in conjunction with a permitted use
 Automobile Sales and Service
 Business Support Service
 Farm Machinery Sales and Service Outlets
 Greenhouse
 Public Utility Structures
 Sign:
 Canopy
 Fascia
 Portable
 Projecting
 Solar Collector - roof or wall mount
 Warehousing and Indoor Storage Facility

(3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be Similar to a Permitted or Discretionary Use in accordance with Administration Section 24, is a Prohibited Use.

(2) Discretionary Uses

Accessory Buildings, Structures and Uses in conjunction with a discretionary use
 Auto Body Repair and Shop
 Bulk Fertilizer Storage and Sales
 Car and Truck Washing Facility
 Equipment Sales and Service
 Food Processing
 Landscaping Materials Sales and Service
 Livestock Sales Yard
 Lumber Yard/Building Supplies
 Garden Centre
 Mechanical Sales and Service
 Manufactured Home Sales and Service
 Manufacturing and Processing Facility
 Moved-In Building
 Office
 Recycling Facility
 Salvage/Wrecking Yard
 Seed Cleaning Plant
 Service Station/Gas Bar
 Shipping Container
 Shipping Container - temporary
 Sign:
 Freestanding Sign
 Mural
 Roof
 Other
 Small Wind Energy System - Type A and B
 Solar Collector - freestanding
 Storage, Indoor
 Storage, Outdoor
 Telecommunication Towers/Structure

Transportation Depot
 Veterinary Clinic - Small and Large Animal
 Workshop
 Utility

Notes:

¹ See Schedule 5
² See Schedule 4

³ See Section 24
⁴ See Schedule 4

⁵ See Schedule 4
⁶ See Schedule 5

⁷ See Schedule 4
⁸ See Schedule 4

⁹ See Schedule 4

2. MINIMUM LOT SIZE

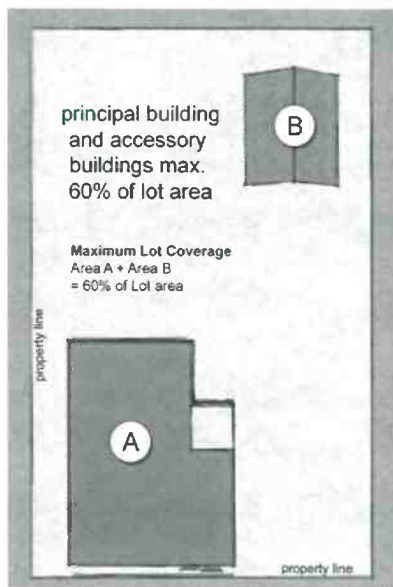
Use	Servicing	Width		Length		Area	
		m	ft.	m	ft.	m ²	sq. ft.
All uses (except outdoor storage and public utilities)	sewer/water	22.8	75	30.5	100	696.0	7,500
	water only	30.5	100	30.5	100	929.0	10,000
	unserviced	30.5	100	30.5	100	929.0	10,000

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
All uses	6.1	20	3.0	10	7.6	25

4. MAXIMUM SITE COVERAGE

Principal buildings <i>and</i> accessory buildings	60%
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Site Coverage means the percentage of the lot area which is covered by all buildings and structures on the lot.

Site Coverage, Principal means the percentage of the lot area which is covered by the principal building including any structure attached to the principal building by an open or enclosed roofed structure, including but not limited to attached garages, carports, verandas, covered balconies, covered decks, and porches.

Site Coverage, Accessory means the percentage of the lot area which is covered by the combined area of all accessory buildings and structures and includes uncovered decks.

Note: See Schedule 6 – Definitions for all applicable definitions.

5. MAXIMUM BUILDING HEIGHT

All buildings	At the discretion of the Municipal Planning Commission
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Building Height means the vertical distance between average grade and the highest point of a building excluding an elevator housing, a roof stairway entrance, a ventilating fan, skylight, steeple, chimney, smoke stack, fire wall or parapet wall, flagpole, or other similar structure.

Note: See Section 6 – Definitions for all applicable definitions.

6. ACCESSORY BUILDINGS AND STRUCTURES

- (1) The minimum setbacks for accessory buildings and structures shall be as required by the Designated Officer or Municipal Planning Commission.
- (2) Accessory buildings shall be located at least 1.2 metres (4 ft.) from the principal building.
- (3) The maximum site coverage shall be in consideration of the coverage combined with other accessory buildings on site and the principal building as outlined in section 4 above.
- (4) Portable garages (fabric buildings) and storage structures are to be considered as permanent accessory buildings or structures and must meet the required setbacks, maximum height, maximum site coverage and other applicable standards of the bylaw.
- (5) In instances where prior permits have been issued for separate accessory buildings or structures on a parcel but the construction or conditions pertaining to those permits have not been completed as required, the Development Authority may issue a notice of violation or take enforcement action applicable to addressing the outstanding conditions of the permit as it determines is necessary.
- (6) If an accessory building or structure is to be altered, changed or is significantly different from what was applied for and approved on a development permit, the applicant must apply for a new development permit approval for the new proposal.

7. STREET CORNER VISIBILITY

On a corner lot, nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street intersections, between 0.9 metre (3 ft.) and 3.0 metres (10 ft.) above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 6.1 metres (20 ft.) from the point of intersection. (see Figures 7.1 and 7.2)

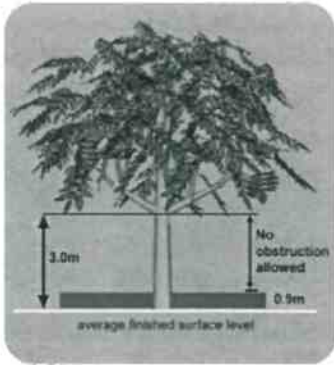


Figure 7.1

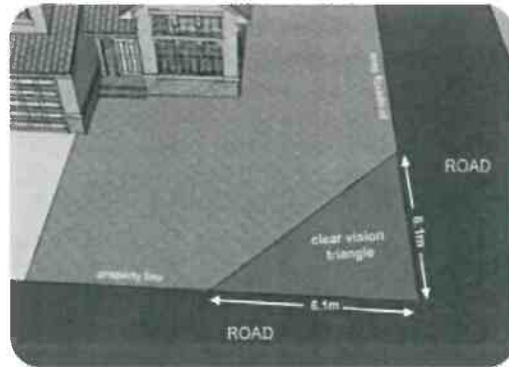


Figure 7.2

8. REAR LANE VISIBILITY

- (1) The Municipal Planning Commission may impose conditions on a development to ensure that adequate visibility and safety of both pedestrians and vehicles is maintained for vehicles entering and exiting rear lanes.
- (2) The Municipal Planning Commission may request that a minimum 1.5 metre (5 ft.) corner visibility triangle be provided for lots backing onto the intersection of a rear lane and public roadway. (see Figure 8.1)

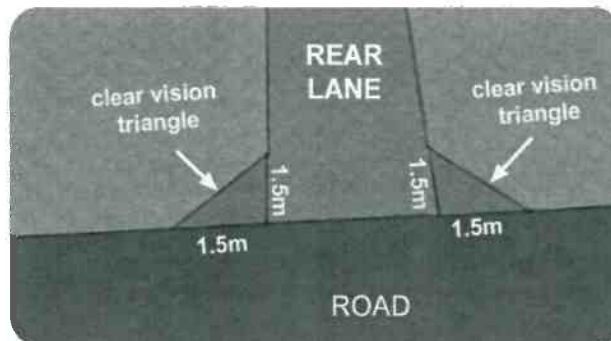


Figure 8.1

9. LANDSCAPING STANDARDS AND SCREENING

- (1) The Designated Officer or Municipal Planning Commission may impose landscaping or screening requirements on a development approval for a permitted or discretionary use if these would serve to improve the quality or compatibility of the proposed development.
- (2) The front yard and corner side yard on corner lots shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the Municipal Planning Commission.
- (3) Where any parcel or part of a parcel adjacent to a road is used for outdoor storage of goods, machinery, vehicles, buildings or waste materials, the Municipal Planning Commission may

require satisfactory screening by buildings, fences, hedges, trees, berming or other landscaping features. (see Figure 9.1)

- (4) Parking lots shall be landscaped and/or screened as required by the Municipal Planning Commission. (see Figure 9.1)

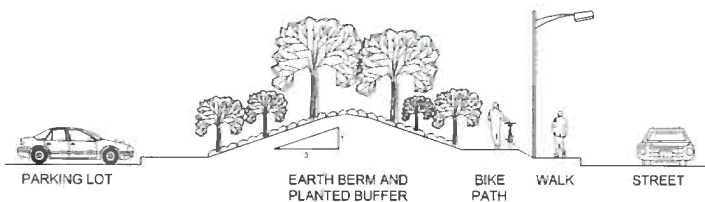


Figure 9.1

10. DECKS AND AMENITY SPACES

– See Schedule 4

11. FENCES

- (1) No fence, wall, hedge or any combination thereof shall extend more than 0.9 metre (3 ft.) above the ground in any front yard area as illustrated in Figure 10.1 without a development permit approved by the Municipal Planning Commission. (see Figure 10.1)
- (2) Fences in the secondary front, rear and side yards shall be 2.4 metres (8 ft.) or less in height. (see Figure 11.1)
- (3) Where a permit is required, the Municipal Planning Commission may regulate the types of materials and colours used for a fence.
- (4) Fences are prohibited from encroaching into municipal property, including roads, lanes and rights-of-way, unless permission is granted from the municipality.

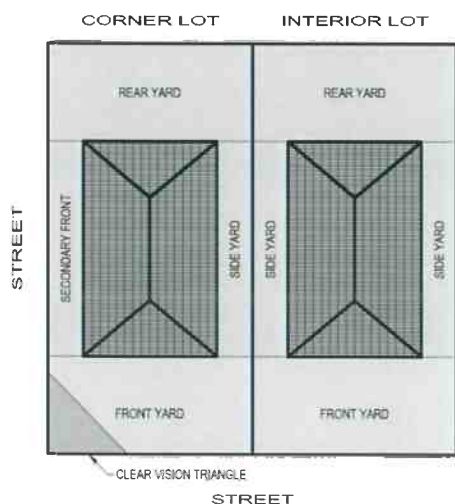


Figure 11.1

Fence Height Provisions

Green area = fence height 3 ft. or less

Blue area = fence height 8 ft. or less

12. SATELLITE DISHES, RADIO AND TELEVISION ANTENNAE

– See Schedule 4

13. RETAINING WALLS, GRADING AND DRAINAGE

The Municipal Planning Commission may require:

- (a) the construction of a retaining wall, including submittal of a certified engineered design as a condition of development if significant differences in grade exist or will exist between the lot to be developed and adjacent parcels;
- (b) the provision of engineered grading and drainage plans for the development;
- (c) special grading and/or paving to prevent drainage problems with neighbouring lots as a condition of a development permit.

14. ROAD ACCESS

All new development must have access to a public road to the satisfaction of the designated officer or Municipal Planning Commission.

15. EXTERIOR BUILDING FINISHES

The Municipal Planning Commission may require that specific finishing materials and colour tones be utilized to maintain the compatibility of any:

- (a) proposed development with surrounding or adjacent developments;
- (b) proposed additions or ancillary structures with existing buildings on the same lot.

16. EXPOSED FOUNDATIONS

The maximum allowable height above the average finished surface level of the surrounding ground of the exposed portion of a concrete or block foundation may be regulated by the Municipal Planning Commission.

17. SITE LIGHTING

Site lighting may be required as a condition of development and any such lighting shall be located, oriented and shielded so as not to adversely affect adjacent properties.

18. REFUSE COLLECTION AND STORAGE

- (1) Refuse and garbage shall be kept in a suitably-sized enclosure for each use within each land use district.
- (2) Refuse and garbage areas shall be effectively screened until such time as collection and disposal is possible.
- (3) All refuse on any construction site shall be properly screened or placed in an approved enclosure until removed for disposal.

19. HAZARDOUS CHEMICAL STORAGE

The storage of bulk hazardous chemicals, as defined in the *Occupation Health and Safety Act*, shall not be permitted within the Village. The municipality is exempt from this section if the hazardous chemicals are required for public works, services or utilities carried out by or on behalf of the municipality or other public authorities and are stored on land which is publicly owned or controlled.

20. SERVICING

All development requiring servicing as deemed necessary by the municipality shall be required to connect to both the municipal water supply and sewerage system.

21. DEVELOPMENT AGREEMENTS

Where a development is proposed in any land use district which would require servicing and additional improvements beyond that which the municipality might normally supply, the Municipal Planning Commission shall require that a development agreement which would establish the responsibilities of each of the involved parties be entered into by the developer(s) and the municipality, registered by caveat against the title at the expense of the developer.

22. DEMOLITION

No person shall commence or cause to be commenced the removal, relocation, or demolition of any building or structure, or portion thereof, unless a removal, relocation or demolition permit has first been obtained from the authorized jurisdiction.

23. PARKING REQUIREMENTS

Off-Street Parking Area Requirements

- (1) Parking areas shall be accessible, designed and delineated in a manner which will provide for orderly parking.
- (2) Parking areas shall be constructed in a manner which will permit adequate drainage, snow removal, and maintenance.
- (3) The Municipal Planning Commission may require that parking areas or portions thereof be paved.
- (4) Off-street parking may be located in the front yard.
- (5) In lieu of providing off-street parking, an owner of land to be developed may, subject to the approval of Council, pay to the municipality such amount of money on such terms as the Municipal Planning Commission considers reasonable in return for the equivalent public parking space to be provided by the municipality elsewhere in close proximity to the development.
- (6) All parking spaces provided shall be on the same lot as the building or use, except that the Municipal Planning Commission may permit parking spaces to be on a lot within 152.4 metres (500 ft.) of the building or use if determined impractical to provide parking on the same lot with the building or use.

Specific Requirements

(7) The following shall be used to calculate the off-street parking spaces required for a proposed development:

Use	No. of Stalls Required
Service stations	1 per employee and 2 per service bay
Retail stores	1 per 55.7 m ² (600 sq. ft.) of gross floor area
Offices	1 per 65.0 m ² (700 sq. ft.) of gross floor area
All other uses	As required by the Municipal Planning Commission

Note: Calculation of parking requirements resulting in a fractional number shall be rounded to the next highest number

Loading Area Requirements

- (8) All loading areas shall provide a doorway into a building sufficient to meet the needs of the use within the building.
- (9) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow, or parking.
- (10) The Municipal Planning Commission may consider a joint loading area for two or more uses if, in their opinion, such a loading area would facilitate orderly development or relieve congestion in the immediate area.
- (11) The Municipal Planning Commission may require additional loading areas or doors if, in his or their opinion, such additional areas or doors are deemed necessary.

Notes: For detailed parking requirements for all districts – See *Schedule 4, Section 17 – Parking Requirements*.

USE SPECIFIC STANDARDS

- 24. Moved-In Buildings
 - Small Wind Energy Systems – See Schedule 4
 - Shipping Containers – See Schedule 4
 - Solar Collectors – See Schedule 4
 - Sign Regulations – See Schedule 5

24. MOVED-IN BUILDINGS

Moved-In Building means a conventional, previously occupied building which is physically removed from one site, transported and re-established on another site for use as a building, but does not include modular or prefabricated buildings.



All moved-in buildings shall comply with the following:

- (1) Every application to relocate a building shall be accompanied by:
 - (a) details of the purpose for which it is to be used;
 - (b) details of the building's size, age and structural condition;
 - (c) a minimum of four (4) recent colour photographs showing all sides of the building;
 - (d) a plan of the proposed site showing the future location of the building;
 - (e) a report from a qualified building inspector or engineer that the building meets, or can be readily renovated to meet or exceed Alberta Uniform Building Standards.
- (2) The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.
- (3) Any costs incurred for building inspections prior to the issuance of a development permit shall be at the expense of the applicant.
- (4) The building, when completed, should meet or exceed Alberta Uniform Building Standards.
- (5) The building should comply with all provincial and municipal health and fire regulations.
- (6) The quality of the completed building shall be equal to or better than the quality of the other buildings in the area.
- (7) The Municipal Planning Commission may require a bond or irrevocable letter of credit of a minimum of 50 percent of the estimated value of the structure or \$5,000.00, whichever is greater, to ensure the conditions of the development permit are met.
- (8) Return of the posted bond or irrevocable letter of credit is contingent on the Designated Officer or Municipal Planning Commission verifying the completion of all the conditions of this schedule and the development permit.
- (9) A copy of the occupancy permit shall be submitted to the Village office prior to occupancy.
- (10) A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Municipal Planning Commission at the time of the approval of the application.

Notes: The suggested time limit for completion is 90 days from the date of permit approval. Completion shall include, but not be limited to: hook-up of all utilities, completion of landscaping improvements and grading and any necessary skirting of the dwelling.