

# INDUSTRIAL GENERAL: IG

## SECTION 1 PURPOSE

The purpose of this land use district is to accommodate a range of primarily industrial uses while allowing for the development of uses that may require larger lots, special siting and/or servicing, or which may be considered noxious or hazardous.



## SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory structures	Alternative energy, private	Breweries, distilleries and wineries
Accessory uses	Auctioneering facilities	Bulk fuel stations
Autobody and paint shops	Community resource facility	Cannabis production facility
Automotive repair shops	Custodial quarters	Daycares
Commercial schools	Kennels:	Entertainment establishments
Contractor, general	Minor	Grain elevators and seed cleaning
Contractor, limited	Major	Gravel crushing operations
Delivery service	Manufactured home sales and service	Natural resources extraction
Equipment sales and service	Moved-in buildings	Parking facilities
Fabrication shops	Public or private utilities	Signs:
Freight and cartage services	Recycling facilities	Mural
Funeral services	Restaurants	
Garden centres	Shipping containers	
Greenhouses	Signs:	
Light manufacturing	Freestanding	
Lumber yards	Projecting	
Manufacturing	Surveillance suites	
Offices		
Recreational vehicle sales and service		
Service stations		
Shipping containers:		
Temporary		
Signs:		
Canopy		
Fascia		
Temporary		
Window		
Storage, indoor		
Storage, outdoor		
#Structural alterations to an approved use		
Truck wash		
Veterinary clinics		

Warehouses	
Notes	<i>*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.</i>
	<i>†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.</i>
	<i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u>. See Section 4.9 of Administration.</i>

### SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	1393.5 m <sup>2</sup> (15000 ft <sup>2</sup> )	45.7 m (150 ft)	30.5 m (100 ft)
Notes	<i>Minimum lot sizes do not preclude individual units to be separated by condominium subdivision.</i>		

### SECTION 4 SETBACKS

#### 4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

#### 4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	7.5 m (24.9 ft)
Rear	7.5 m (24.9 ft)
Side	3 m (9.8 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

### Accessory Building(s)/Structure(s)

To the discretion of the Development Authority, with consideration for required setbacks and minimum distance separations based on the materials stored in accessory structures.

Notes	<i>Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.</i>
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>
	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.</i>

### SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings and structures

### SECTION 6 MINIMUM GREEN SPACE

- (1) Minimum green space: 10% or as required by the Development Authority

### SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 10.7 m (35 ft)

### SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the IG land use district include but are not limited to:

- (a) General Standards of Development: **Schedule 3**
  - Section 1: Accessory Buildings and Structures
  - Section 2: Access Requirements
  - Section 4: Corner Lots
  - Section 5: Decks and Patios
  - Section 6: Design Standards
  - Section 7: Exceptions to Building Height
  - Section 8: Fences, Privacy Walls and Gates
  - Section 9: Gateways
  - Section 10: Grading, Excavation, Stripping and Stockpiling
  - Section 11: Infill Development
  - Section 12: Interface Areas
  - Section 13: Landscaping
  - Section 14: Mixed-use Development
  - Section 15: Moved-in Buildings
  - Section 16: Nuisance, Pollution and Hazard Control
  - Section 17: Outdoor Lighting

Section 18: Outdoor Storage and Display  
Section 19: Parking and Loading  
Section 20: Prohibitions  
Section 21: Projections into Setbacks  
Section 22: Screening  
Section 23: Site Drainage and Stormwater Management  
Section 25: Vehicle-oriented Development

(b) Use-specific Standards of Development:

**Schedule 4**

Section 1: Alternative Energy Sources  
Section 3: Childcare Facilities  
Section 6: Industrial Performance Standards  
Section 7: Kennels  
Section 12: Natural Resource Extraction and Processing  
Section 15: Cannabis Regulation