

INDUSTRIAL HEAVY: *IH*

SECTION 1 PURPOSE

The purpose of this land use district is to provide for a variety of industrial developments typically referred to as *heavy*, as in having the potential to create significant on-site impacts such as but not limited to noise, odour, outdoor storage requirements, and vibration.



SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory structures Accessory uses Asphalt operations Auctioneering facilities Autobody and paint shops Automotive repair shops Bulk fuel stations Commercial schools Fabrication shops Farm supplies and service Freight and cartage services General manufacturing Light manufacturing Lumber yards Outdoor storage Recycling facilities Sand and gravel storage and sales Shipping containers: Temporary Signs: Canopy Fascia Temporary Window ‡Structural alterations to an approved use	Custodial quarters Shipping containers Signs: Freestanding Projecting Surveillance suites	Auto wrecking facilities Breweries, distilleries and wineries Bulk fertilizer storage and sales Cannabis production facility Grain elevators and seed cleaning Gravel crushing operations Heavy manufacturing Natural resources extraction Salvage and scrap yards
Notes	*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.	
	†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.	

‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and do not require any variances. See Section 4.9 of Administration.

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	1393.5 m ² (15000 ft ²)	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. 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>

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.

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.

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 IH 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 6: Industrial Performance Standards

Section 12: Natural Resource Extraction and Processing

Section 15: Cannabis Regulation