

7.8 IL – Light Industrial District

7.8.1 IL Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This District is normally applied to sites adjacent to major roadways on the periphery of industrial areas and may serve as a buffer between heavier industrial and other land uses.

7.8.2 IL Permitted and Discretionary Uses

Permitted Uses

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| <ul style="list-style-type: none"> - Accessory development - Billboard sign - Contractor service - Emergency response service - Fascia sign - Freestanding sign - General industrial use* - Greenhouse - Identification sign - Inflatable sign - Kennel - Nature conservation use - Pet care service - Portable sign - Projecting sign - Recycling depot - Research and development facility | <ul style="list-style-type: none"> - Roof sign - Service station - Service station (limited) - Service station, bulk fuel depot - Storage facility - Surveillance suite - Vehicle and equipment storage - Vehicle repair facility - Vehicle repair facility (limited) - Vehicle sales, leasing and rental facility - Vehicle sales, leasing and rental facility (limited) - Vehicle wash - Veterinary clinic - Warehouse distribution and storage - Warehouse sales |
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*General industrial uses with the potential to create significant impacts, adverse effects or nuisance off the site, including but not limited to smoke, gas, odour, sound, vibration or other objectionable impacts, shall be considered as a discretionary use.

Discretionary Uses

- Commercial school
- Communication tower
- Communication tower (limited)
- Community service facility
- Eating and drinking establishment (limited)
- Electronic message sign
- Indoor entertainment facility
- Indoor recreation facility
- Outdoor entertainment facility
- Outdoor recreation facility
- Outdoor storage
- Outdoor storage facility
- Professional, financial and office service
- Retail store (general)
- Wind energy converter system
- Wind energy converter system (limited)
- Those uses which in the opinion of the Development Authority are similar to a permitted or discretionary use, and which conform to the general purpose and intent of this District.

7.8.3 IL Site Subdivision Regulations

	Interior or Corner Site
Site Area	0.2ha (0.49 acres) minimum
Site Width	No minimum
Site Depth	30.0m (98.4ft) minimum

7.8.4 IL Site Development Regulations

	Interior or Corner Site
Front Yard Setback	6.0m (19.7ft) minimum Flanking front yard minimum at the discretion of the Development Authority
Rear Yard Setback	5.0m (16.4ft) minimum May be reduced to 4.5m (4.9ft), at the discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all <i>Safety Code</i> requirements are adhered to.
Side Yard Setback	4.5m (14.8ft) minimum Subject to Alberta Building Code and <i>Safety Codes Act</i> , one side yard setback may be reduced to a minimum of 1.5m (4.9ft) at the discretion of the Development Authority
Height	¹ 15.0m (49.2ft) maximum for building. ² 30.0m (98.4ft) for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 15.0m).
Site Coverage	60% maximum for all buildings

7.8.5 Additional Development Regulations for IL

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.11 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs; and
- (b) ³All development and uses within this Land Use District are subject to the applicable provisions of Section 10.4 - IL Limited Use Overlay.

¹ C19-14

² C19-14

³ C19-14