

PART 7 – INDUSTRIAL LAND USE DISTRICTS

General Regulations for All Industrial Land Use Districts

7.1 Accessory Developments in Industrial Districts

- 7.1.1 Where an accessory development is attached to the principal building by an open or enclosed roofed structure it shall be considered a part of the principal building and subject to the setbacks required for the principal building.
- 7.1.2 Where a Land Use District does not specify a height or setback, the height and setbacks for industrial accessory developments shall be at the discretion of the Development Authority, and subject to the Alberta Building Code.
- 7.1.3 Notwithstanding Subsection 7.1.2 above, accessory developments in Industrial Land Use Districts shall not be located in front of the principal building.
- 7.1.4 Where permitted, Air Supported or Fabric Covered structures shall:
 - (a) Not exceed the maximum height permitted in the Land Use District in which they are located;
 - (b) Not be located in front of the principal building; and
 - (c) Be subject to the Alberta Building Code.
- 7.1.5 Shipping containers shall be considered an accessory development in Industrial Land Use Districts.
- 7.1.6 A maximum of four shipping containers are permitted per site in the IL – Light Industrial District.
- 7.1.7 Shipping containers located in the IM – Medium Industrial District and IH – Heavy Industrial District may be stacked to the maximum height permitted in the Land Use District in which they are located.
- 7.1.8 Shipping containers shall be used for storage purposes only, excluding any dangerous or hazardous goods or containers.

7.2 Fences, Walls and Hedges in Industrial Districts

- 7.2.1 The maximum height of fencing on an industrial site shall be at the discretion of the Development Authority.
- 7.2.2 Where a fence is permitted to exceed 1.8m (6.0ft) in height, no barbed wire shall be permitted below a height of 1.8m (6.0ft).

7.2.3 No electrification of fences shall be permitted.

7.3 Interface with Non-Industrial Land Uses

7.3.1 Where a proposed industrial use will be located on a site adjacent to a non-industrial use or Land Use District, the Development Authority may require mitigation of potential development impacts on the adjacent lands, including but not limited to:

- (a) Provision of noise attenuating walls;
- (b) Increased landscaping, including a landscaped buffer;
- (c) Relocation of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
- (d) Screening or relocating on-site lighting to avoid spillage onto residential sites;
- (e) Restricting the location of outdoor speakers; and
- (f) Changing the proposed structure to mitigate noise, light or glare impacts.

7.4 Landscaping Requirements for Industrial Land Uses

7.4.1 Landscaping for industrial sites shall include a minimum of one tree for each 3.0m (9.4ft) of lot width planted adjacent to the public roadway frontage.

7.4.2 In addition to the requirements of Section 4.8 General Landscaping Requirements, all yards of industrial sites shall be landscaped with a variety of trees, shrubs, and planted ground cover in accordance with a landscaping plan approved by the Development Authority. The entire site shall be maintained in a neat, tidy manner including trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.

7.4.3 Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0m (9.8ft) in width. Landscaped areas between parking, loading or other hard surfaced areas and adjacent residential sites shall be a minimum of 6.0m (19.7ft) in width and include shrubs or hedges, fencing and/or berms in order to interfere with vehicle headlights shining across property lines, to the satisfaction of the Development Authority.

7.4.4 In addition to the requirements above, the Development Authority may require other types of screening such as masonry walls, earth berms or a combination thereof.

7.4.5 If existing mature trees of at least 15.0cm (5.9in) are retained on a development site, they may count as double towards the final number of trees required for the development.

7.5 Outdoor Storage

¹7.5.1 Outdoor Storage Use shall only be permitted on a permanent basis in conjunction with another listed permitted or discretionary use in the district.

7.5.2 Outdoor storage areas shall be screened from view of adjacent public roadways and non-industrial sites. Screening shall be designed to provide a visual buffer from grade to a minimum height of 1.8m (6.0ft) with fencing, landscaping or a combination of both fencing and landscaping. Fencing may be wood, vinyl, or galvanized steel chain link with slat inserts.

7.6 Setbacks for Industrial Land Uses

²7.6.1 The minimum setback requirements may be reduced at the discretion of the Development Authority subject to:

- (a) Fire Regulations;
- (b) Alberta Building Code; and
- (c) Development permitted or existing on adjacent sites.

7.7 Site Planning and Design for Industrial Sites

7.7.1 To the extent reasonably feasible, industrial sites shall be designed to:

- (a) Minimize the visual impact on adjacent public roadways by locating mechanical equipment, waste collection areas, outdoor storage areas, work operations and vehicle servicing areas in rear or side yards to the maximum extent feasible and screening these areas from adjacent non-industrial sites; and
- (b) Take advantage of coordinated planning, access and screening with adjacent industrial development, to the extent reasonably feasible.

¹ C19-14

² C19-14