

7.11 IR – Industrial Reserve District

7.11.1 Purpose

This District is generally intended to reserve those areas of the City which are rural in character or land use but intended for future industrial development until such time as a plan of subdivision has been accepted in principle or approved for other specific uses not permitted in this District. The reclassification of land to other Land Use Districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council and subsequent to the approval of the subdivision proposed.

7.11.2 IR Permitted and Discretionary Uses

(a) IR Permitted Uses	(b) IR Discretionary Uses
<ul style="list-style-type: none"> - ¹(Deleted) - Agriculture - Billboard Sign - Natural Conservation Use 	<ul style="list-style-type: none"> - ²Communication Tower - Outdoor Storage Facility - Wind Energy Converter System - Wind Energy Converter System (limited) - ³(Deleted) - ⁴Accessory development to any use listed in subsection 7.11.2(a) and (b)

7.11.3 IR Site Subdivision and Development Regulations

All subdivision and development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or those non-industrial lands adjacent to the site.

7.11.4 Additional Regulations for IR

- (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

¹ C19-15

² C19-15

³ C19-15

⁴ C19-15

- (b) On-site water and sewer services shall comply with all applicable Alberta *Safety Codes Act* requirements and Provincial Legislation.