

## 11.9 Industrial (I) District

### Purpose and Intent

The purpose and intent of this District is to provide for a range of industrial uses that fit within the rural context as well as within hamlets.

### Exempt, Permitted and Discretionary Uses

- a) The following uses shall be Exempt Uses, Permitted or Discretionary with or without conditions provided that the application complies with the regulations of this District and Bylaw:

<b>Exempt Uses (No Development Permit Required)</b>	
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance and other uses refer to Section 3.2: Development Permits Not Required	Personal Recreation Vehicle Storage (maximum of 1)
Accessory building not exceeding 46.45 square metres (500 sq ft)	Personal Use Agriculture
Agricultural Operation	Private Greenhouse (less than 23.2 square metres (250 sq ft) as an accessory building)
Construction Trailer	Propane/Fuel Tanks in compliance with Safety Codes legislation
Construction and maintenance of that part of a utility placed in or upon a public right-of-way or public utility easement;	Retaining Wall (provided the retaining wall is not located within 30 metres of an escarpment and is not more than 1.0 metres at the highest point)
Deck/Patio (provided it complies with lot coverage and setback regulations)	Stripping & Grading (as part of approved development)
Demolition (in accordance with Section 3.2)	Signs Exempt as Per Section 10.2
Direct Market Sales	Solar Collector < 30 kW: attached to a wall or roof of a building
Dugouts, fishponds, driveways	Temporary Sea-Cans in accordance with regulations of Section 9.28
Dwelling – Manufactured located in an industrial or construction camp as defined in the <i>Public Health Act</i> Regulations – Industrial and Construction Camps, when in compliance with a previously approved Development Permit	Telecommunications Tower

Flagpoles, Towers or other poles that don't exceed 5.0m (16.4 ft.)	Temporary Use of Building for Emergency Purposes or Election Purposes
Landscaping that does not impact drainage	

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
Accessory Building	Agricultural Processing – Major
Agricultural Operation	Agriculture (Regulated)
Agricultural Processing – Minor	Alcohol Production
Agricultural Support Services	Alternative/Renewable Energy, Facility
Agricultural/Farm Building	Automotive Test Track
Automotive and Equipment Services	Cannabis Production Facility
Dwelling – Security / Surveillance	Casino
Farm Subsidiary Business	Composting Facility
Greenhouse – Public	Construction Camp
Industrial Training Service	Data Processing Centre
Industrial – Light	Dwelling – Staff Housing
Industrial – Medium	Eating and Drinking Establishment
Livestock Sales Yard	Essential Public Service
Office	Funeral Home
Recycling Depot	Industrial – Heavy
Retail – Minor	Micro-Brewery
Sawmill – Minor	Outdoor Storage
Sea-Can	Public Utility
Service Station	Recreation Facility – Major
Solar Collector < 30kW: free standing	Recreation Facility – Minor
Tradesperson's Business	Recreational Vehicle Storage
Warehouse Storage	Retail – Major
	Salvage Yard
	Sawmill – Major
	Solar Collector > 30kW
	Stripping & Grading
	Temporary Work Camp
	WECS-small
	Veterinary Clinic
	Warehouse Sales
	WECS

### Site Regulations

b) The following regulations shall apply to all approved development within this District:

Minimum Parcel Size	0.4 ha (1.0 ac) for unserved or partially served parcels; and 0.2 ha (0.5 ac) for fully served parcels
Maximum Lot Coverage	No buildings, structures or impervious surfaces shall cover more than 80% of the total lot coverage
Front Yard Setbacks	50 m (164 ft) from the centre-line of a public road
	15.0 m (49.2 ft) from the right-of-way of an internal subdivision road or within a Hamlet
Side Yard Setbacks	3.0 m (9.8 ft) from an adjacent property line, provided the adjacent use is industrial or commercial uses in nature.
	15.0 m (49.2 ft) from an adjacent property line if the adjacent use is not an industrial or commercial use.
	15.0 m (49.2 ft) from the right-of-way of a public road (corner lots)
	10.0 m (32.8 ft) from the right-of-way of an internal subdivision road (corner lots)
Rear Yard Setbacks	7.5 m (24.6 ft) from an adjacent rear property line, provided the adjacent use is industrial or commercial uses in nature.
	15.0 m (49.2 ft) from an adjacent rear property line if the adjacent use is not an industrial or commercial use.
Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation and Economic Corridors or 70.0m (230.0 ft), whichever is greater
Maximum Building Height	For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use at the discretion of the Development Authority

**Special Requirements**

**Landscaping**

- c) Landscaping, screening, buffering and other site design elements related to the landscape shall be completed in accordance with the Landscape section in the General Use Regulations section of this Bylaw.

### **Outdoor Storage**

- d) Outdoor Storage shall be fully screened and buffered within the site and concealed from view from adjacent residential properties or roadways by landscaping, fencing or other suitable screening. Screening shall be completed to the satisfaction of the Development Authority.

### **Safety Requirements**

- e) Safety and risk assessment is an integral component and concern regarding industrial Development Permits. The Development Authority may require an Applicant to retain a Qualified Consultant to provide a concept plan inclusive of a risk assessment report on a proposed development. Additional conditions relating to emergency response planning and requirements for fire, rescue and ambulance care may also be required.

### **Hamlet of Nordegg (for applications within the Hamlet of Nordegg)**

- f) See Part 12: Hamlet of Nordegg Lot and Building Design Regulations for additional regulations that apply to lots with this designation within the Hamlet of Nordegg.