

14.4. IL – Light Industrial

Table 31: Permitted and Discretionary Land Use Classes IL – Light Industrial

Permitted Uses	Discretionary Uses
Accessory Developments	Air Supported and Fabric Covered Structures
Billboard Sign	Auctioneering Facility
Business Support Service	Commercial School
Contractor Service	Commercial Storage Facility
Drive Through Service	Container, Shipping Container or Sea Can
Emergency Response Service	Eating and Drinking Establishments (Limited)
Equipment Rental	Entertainment Facility, Indoor
Greenhouse	Kennel
Industrial, General	Off-Premise Digital Sign
Off-Premise Temporary Portable Sign	Outdoor Storage
On-Premise Digital Sign	Parking Facility
On-Premise Fascia Sign	Place of Worship
On-Premise Freestanding Sign	Recreation Facility, Indoor
On-Premise Identification Sign	Recreation Facility, Outdoor
On-Premise Inflatable Sign	Retail Store (Neighbourhood)
On-Premise Projecting Sign	Service Station (Bulk Fuel Depot)
On-Premise Roof Sign	Spray Painting Operation
On-Premise Temporary Portable Sign	Temporary Storage
Park	Uses classified in group F, Division 1 of the Alberta Building Code
Radio Communication Facility	Vehicle Repair Facility
Radio Communication Facility (Limited)	Veterinary Clinic
Recycling Depot	Warehouse Sales
Service Station	Uses similar to the permitted and Discretionary Uses listed above
Service Station (Limited)	

Permitted Uses	Discretionary Uses
Surveillance Suite	
Utility	
Vehicle Oriented Service	
Vehicle Repair Facility (Limited)	
Vehicle Sales, Leasing or Rental Facility	
Vehicle Sales, Leasing or Rental Facility (Limited)	

Table 32: IL Site Subdivision Regulations

Site Subdivision Regulations	
IL – Light Industrial	
SITE AREA MINIMUM	0.2 ha
SITE AREA MAXIMUM	At the discretion of the Subdivision or Development Authority.
SITE WIDTH MINIMUM	40.0 m
SITE DEPTH MINIMUM	At the discretion of the Subdivision or Development Authority.
Site Development Regulations	
IL – Light Industrial	
FRONT YARD MINIMUM SETBACK	6.0 m; unless a greater distance is deemed necessary by the Development Authority; and this Front Yard may be varied where a berm with intensive Landscaping is proposed.
FRONT YARD MAXIMUM SETBACK	At the discretion of the Subdivision or Development Authority.
REAR YARD MINIMUM SETBACK	5.0 m where Abutting a railway line; and elsewhere at the discretion of the Development Authority.
SIDE YARD MINIMUM SETBACK	6.0 m on one side of the Building; 1.5 m on the other side of the Building; and for a Building over 4.5 m in Height there shall be an additional 0.3 m of Setback for every additional meter of Height up to a maximum Setback of 6.0 m.
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Site Triangle Provisions
BUILDING HEIGHT MAXIMUM	14.0 m
SITE COVERAGE MAXIMUM	60%

14.5. Specific Development Regulations for IL

14.5.1. Adverse Effects or Nuisances for Proposed Development

14.5.1.1. Industrial, General developments shall not have any significant adverse effect or nuisance created or apparent outside the principal building.

14.5.1.2. Buildings that have been brought to the Site prebuilt shall be visually compatible with the site, in the opinion of the Development Authority, and may require a Development Permit.

14.5.2. Container, Shipping Container and Sea Can Sea and Shipping Containers

14.5.2.1. All Container, Shipping Container and Sea Can Developments shall be in accordance with the regulations in Section 21.3.2 and will only be permitted as an accessory building to the principal building for storage only. The containers shall not be stacked one upon the other. The exterior finish shall match or compliment the exterior finish of the principal building.

14.5.3. Air Supported and Fabric-Covered Structures

14.5.3.1. Air Supported and Fabric-Covered Structures will only be permitted on property located to the East of the CP Railroad in accordance with the regulations in Section 21.3.3 and providing it is an:

- 1) accessory building; or
- 2) a building used for recreational purposes.

14.5.4. Prebuilt Buildings

14.5.4.1. Buildings that have been brought to the Site prebuilt shall be visually compatible with the Site, in the opinion of the Development Authority.

14.5.5. Despite Table 31: Permitted and Discretionary Land Use Classes IL – Light Industrial, any use classed as Industrial – General under this Bylaw where the industrial activity occurs both inside and outside the Principal Building shall be treated as a Discretionary Use within the IL land use district.

14.5.6. Discretionary Uses referred to in s. 14.5.5. shall not create significant adverse effects or nuisances such as noise, effluent, odour or emissions beyond the Site.