

2.7 INDUSTRIAL DISTRICT

2.7.1 General Purpose

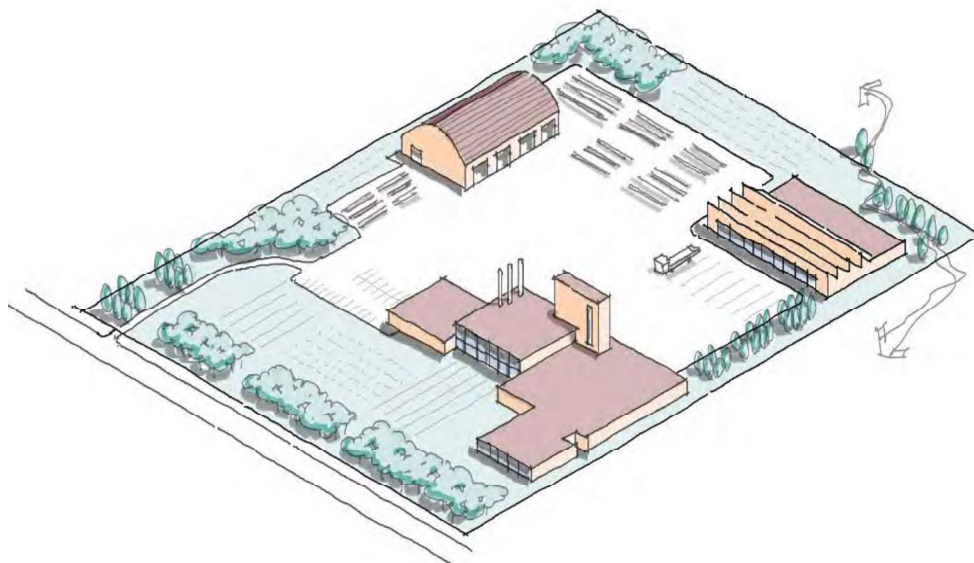
To regulate and provide for heavy industrial uses, generally in proximity to major transportation corridors.

2.7.2 Appropriate Land Uses in this District

This district is appropriate for the majority of non-residential land uses. The largest, capital-intensive industrial operations which are generally characterized by large-scale undertakings, large areas of land, high costs, and high barriers to entry are appropriate in this district. Due to the status of these developments as employment centers, commercial, agricultural and institutional land uses may also be appropriate. While additional residential development may be inappropriate in this district, existing residential uses may be allowed to continue.

2.7.3 Range of Potential Land Use Impacts

This land use district is intended to encompass uses that generate the largest impacts. Land use impacts in this district are likely to extend beyond the property line. Due to the scale of these operations and their potential impacts, mitigation measures may be implemented to reduce the frequency and intensity of these impacts.



2.7.4 Permitted and Discretionary Uses

| Use Class | P/D |
|---------------------------------|----------|
| Agricultural | |
| General Agriculture | P |
| Intensive Agriculture | D |
| Agricultural Processing | P |
| Residential | |
| Single Detached Dwelling | D |
| Manufactured Home | D |
| Duplex | - |
| Multi-unit Housing | - |
| Manufactured Home Community | - |
| Supportive Housing | - |
| Secondary Suite Internal | P |
| Secondary Suite External | P |
| Recreational Cabin | - |
| Commercial | |
| Commercial Storage | P |
| Drive Through | P |
| Gas Station | D |
| Kennel | D |
| Large Format Retail and Service | D |
| Neighbourhood Shop and Service | D |
| Restaurant | D |
| Restricted Substance Retail | D |
| Vehicle Repair and Sales | P |
| Lodging | |
| Campground | - |
| Hotel/Motel | - |
| Recreation Resort | - |
| Short Term Accommodation | D |
| Staff Accommodation | D |
| Bed and Breakfast | - |
| Work Camp | D |

| Use Class | P/D |
|---|----------|
| Industrial | |
| Light Industrial | P |
| Medium Industrial | P |
| Heavy Industrial | D |
| Natural Resource Extraction & Processing | D |
| Outdoor Storage | P |
| Salvage Establishment | P |
| Dangerous Goods Storage | D |
| Waste Management Facility | - |
| Institutional | |
| Public Services | P |
| Cemetery | - |
| Community Facility | D |
| Recreation Extensive | D |
| Recreation Intensive | D |
| Public Utility | P |
| Alternate Energy Facility | D |
| Accessory Uses | |
| Accessory Building | P |
| Storage Container | P |
| Home Business Small | P |
| Rural Business | - |
| Home Business Medium | P |
| Home Business Large | P |
| P = Permitted Use D = Discretionary Use - = Not Allowed | |

2.7.5 Subdivision Standards

| | | |
|-----|--------------------------|---|
| (a) | Minimum Lot Area | At the discretion of the Subdivision Authority. |
| (b) | Minimum Lot Width | 50.0 m (164.0 ft.) |
| (c) | Residential Developments | No new subdivision for residential developments shall be considered within this district. |

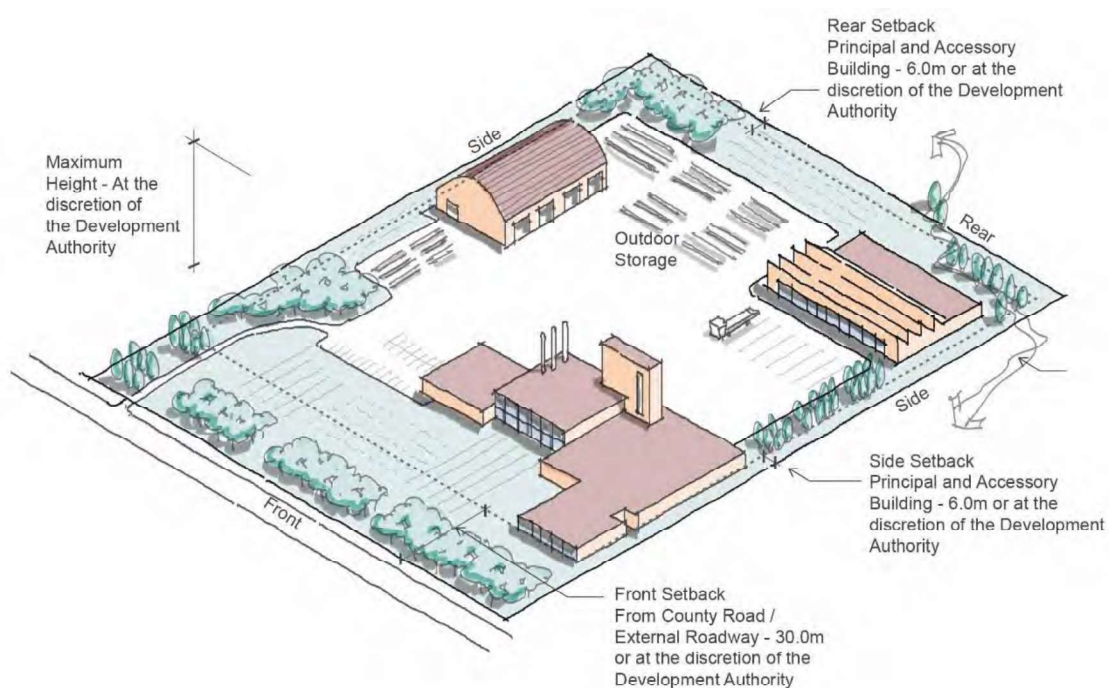
2.7.6 Development Standards

Minimum Setbacks

| | | |
|-----|--|---|
| (a) | From Provincial Highway Right-of-Way | To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater. |
| (b) | From External Roadway | 30.0 m (98.4 ft.) or at the discretion of the Development Authority |
| (c) | From Internal Subdivision Road- Front | 10.0 m (32.8 ft.) or at the discretion of the Development Authority. |
| (d) | From the Property Line – Side and Rear | 6.0 m (19.7 ft.) or at the discretion of the Development Authority. |

Height

| | | |
|-----|----------------|---|
| (e) | Maximum Height | At the discretion of the Development Authority. |
|-----|----------------|---|



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