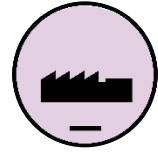


## 9.5 Industrial General District (IG)



### Purpose and Intent

The purpose is to provide for light or medium industrial development that has minimal to no impact on adjacent landowners in terms of a nuisance effect.

### Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

| Permitted   | Discretionary                                     |
|---|---|
| Accessory Building / Structure                        | Agricultural Processing - Major                   |
| Agricultural Operation                                | Alcohol Production                                |
| Agricultural Processing - Minor                       | Auction Mart                                      |
| Agricultural Support Services                         | Automotive and Equipment Services                 |
| Cannabis Cultivation                                  | Composting Facility                               |
| Cannabis Production Facilities                        | Dwelling, Employee                                |
| Commercial Storage                                    | Industrial, Medium                                |
| Contractor Service                                    | Mechanical Repair Shop                            |
| Essential Public Service                              | Signs requiring a Development Permit <sup>^</sup> |
| Food and Beverage Production                          | Solar Facility <sup>2</sup>                       |
| Greenhouse, Public                                    | Tower   |
| Industrial, Light                                     | Warehouse Sales                                   |
| Office  | WECS (Category 2) <sup>2</sup>                    |
| Outdoor Storage                                       |   |
| Recreational Vehicle Storage                          |   |
| Service Station                                       |   |
| Shipping Container                                    |   |
| Signs not requiring a Development Permit <sup>1</sup> |   |
| Solar Panel, Ground Mount <sup>1</sup>                |   |
| Solar Panel, Structure Mount <sup>1</sup>             |   |
| Stripping and Grading <sup>1</sup>                    |   |
| Stockpile   |   |
| Veterinary Clinic                                     |   |
| Warehouse Storage                                     |   |
| WECS (Category 1) <sup>1</sup>                        |   |
| WECS (micro) <sup>1</sup>                             |   |

- Notes: 1 - See Development Permits Not Required Section  
 2 - See Specific Use Regulations Section  
 ^ - See Signage Section for Signage that does not require a permit

## Site Regulations

b) The following regulations and policies shall apply to every development in this district:

|   |   |
|---|---|
| <b>Minimum Parcel Size</b>  | <p>2. For the creation of new parcels the following minimum parcel sizes shall be required:</p> <p>h) Fully serviced parcels with water and wastewater piped servicing: 0.2 ha (0.5 ac); and</p> <p>i) Unserviced parcels: 0.4 ha (1.0 ac).</p> |
| <b>Maximum Parcel Size</b>  | No maximum parcel size  |
| <b>Maximum Lot Coverage</b>   | No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than 90% percent of the lot area.  |
| <b>Setback Between Buildings / Structures</b>                               | A minimum of 1.52 m (5.0 ft)  |
| <b>Front Yard Setback</b>   | A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road.  |
|   | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road.   |
|   | A minimum of 3.05 m (10.0 ft) from the property line in all other cases.  |
|   | A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road  |
| <b>Side Yard Setback</b>  | A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road.  |
|   | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road.   |
|   | A minimum of 3.05 m (10.0 ft) from the property line in all other cases.  |
|   | A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road  |
| <b>Rear Yard Setback</b>  | A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road.  |
|   | A minimum of 3.05 m (10.0 ft) from the property line in all other cases.  |
|   | A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road  |
| <b>Yards Setbacks from Existing and Proposed Highways and Service Roads</b> | Discretion of Alberta Transportation  |
| <b>Other Setbacks</b>   | See the <b>Special Setback Requirements</b> section of this Bylaw for additional setback requirements that may apply.   |
| <b>Building Heights</b>   | For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use.   |
|   | WECS (micro), Category 1, and Solar Panel, Ground Mount: See height restrictions for 'Development Permits Not Required,' section.   |