

INDUSTRIAL GENERAL: /G

SECTION 1 PURPOSE

The purpose of this land use district is to accommodate a range of primarily industrial uses while allowing for the development of uses that may require larger lots, special siting and/or servicing, or which may be considered noxious or hazardous.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure Alternative energy, Solar roof or wall mounted Autobody and paint shop Automotive repair shop Commercial school Contractor, General Contractor, Limited Delivery service Equipment sales and service, Light Freight and cartage services Funeral services Garden centre Kennel, Minor Lumber yard Manufacturing, Light Outdoor display Office Private recreation Recreational vehicle sales and service Repair and service shop Service station Shipping container (temporary) Sign: Canopy Fascia Temporary Window Storage, Indoor Storage, Outdoor Truck and car wash Veterinary clinics Warehouse Warehouse store Workshop	Accessory use Alternative energy, Solar ground mounted Auctioneering facilities Community resource facility Custodial quarters Equipment sales and service, Heavy Greenhouse Kennel, Major Manufactured home sales and services Manufacturing, General Moved-in building Private utilities Public utilities Recycling facility Research establishment Restaurant Shipping container (permanent) Sign: Freestanding Projecting Surveillance suite	Breweries, distilleries and wineries Bulk fuel station Cannabis production facility Childcare facility, Daycares Construction staging area Entertainment establishment Industrial agriculture Parking facility Pawn shop Salvage and scrap yard Sandblasting facility Sign: Mural Truck stop

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	1393.5 m ² (15000 ft ²)	45.7 m (150 ft)	30.5 m (100 ft)
Notes	Minimum lot sizes do not preclude individual units to be separated by condominium subdivision.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Administration Section 3.6; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	7.5 m (24.9 ft)
Rear	7.5 m (24.9 ft)
Side	3 m (9.8 ft)
Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i> <i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)	
To the discretion of the Development Authority, with consideration for required setbacks and minimum distance separations based on the materials stored in accessory structures.	
Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i> <i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i> <i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.</i>

SECTION 5 MAXIMUM LOT COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings and structures

SECTION 6 MINIMUM GREEN SPACE

- (1) Minimum green space: 10% or as required by the Development Authority

SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 10.7 m (35 ft)

SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the IG land use district include but are not limited to:

(a) General Standards of Development: **Schedule 3**

Section 1: Accessory Buildings and Structures
Section 2: Access Requirements
Section 3: Industrial Performance Standards
Section 4: Corner Lots
Section 5: Decks and Patios
Section 6: Easements
Section 7: Fences, Privacy Walls and Gates
Section 8: Grading, Excavation, Stripping and Stockpiling
Section 9: Infill Development
Section 10: Nuisance, Pollution and Hazard Control
Section 11: Outdoor Storage and Display
Section 12: Parking and Loading
Section 14: Projections into Setbacks
Section 15: Site Drainage and Stormwater Management

(b) Design Standards of Development: **Schedule 4**

Section 1: General Design Standards
Section 2: Interface Areas
Section 3: Landscaping
Section 4: Outdoor Lighting
Section 5: Screening
Section 6: Vehicle-oriented Development

(c) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources
Section 3: Childcare Facility
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 7: Kennels
Section 14: Breweries, Distilleries and Wineries
Section 15: Cannabis Regulation
Section 16: Shipping Container
Section 20: Condominium Conversion Application
Section 22: Sandblasting, Welding and Fabrication Facilities

(d) Overlays: **Schedule 6**

Section 1: Downtown Overlay
Section 3: Gateways Overlay

(e) Signage:

Schedule 7