

# INDUSTRIAL HEAVY: IH

## SECTION 1 PURPOSE

The purpose of this land use district is to provide for a variety of industrial developments typically referred to as *heavy*, as in having the potential to create significant on-site impacts such as but not limited to noise, odour, outdoor storage requirements, and vibration.



## SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure Alternative energy, Solar roof or wall mounted Auctioneering facilities Autobody and paint shop Automotive repair shop Bulk fuel station Commercial school Equipment sales and service, Light Freight and cartage services Kennel, Minor Lumber yard Manufacturing, General Manufacturing, Light Outdoor display Storage, Outdoor Recycling facility Repair and service shop Shipping container (temporary) Sign: Canopy Fascia Temporary Window	Accessory use Alternative energy, Solar ground mounted Asphalt operations Custodial quarters Equipment sales and service, Heavy Greenhouse Moved-in building Kennel, Major Research establishment Sandblasting facility Shipping container (permanent) Sign: Freestanding Projecting Surveillance suite	Abattoir Alternative energy, Wind Auto wrecking facility Breweries, distilleries and wineries Cannabis production facility Construction staging area Data mining operation Industrial agriculture Manufacturing, Heavy Salvage and scrap yard Truck stop

## SECTION 3 MINIMUM LOT SIZE

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

## 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 IH 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 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 19: Data Mining Operation
  - Section 20: Condominium Conversion Application
  - Section 22: Sandblasting, Welding and Fabrication Facilities

- (d) Overlays: **Schedule 6**

- Section 3: Gateways Overlay

- (e) Signage: **Schedule 7**