

### 5.3 IND 2 GENERAL INDUSTRIAL DISTRICT

#### Purpose

The purpose of this District is to provide for a range of industrial uses which allow for intensive and efficient use of Canmore’s industrial land base in accordance with policies in the Municipal Development Plan. Non-industrial uses are appropriate only in the limited circumstances and locations where such uses do not displace current industrial uses or utilize land or buildings with potential for general industrial development.

#### 5.3.1 Permitted Uses

Accessory Building  
Arts and Craft Studio [2020-16]  
Brewery/Distillery  
Contractor Service and Repair  
Laboratory  
Laundry Facility, Industrial  
Light Manufacturing  
Lumber Yard  
Public Building  
Warehouse

#### 5.3.2 Discretionary Uses

Administrative/Sales Office  
Agriculture, Intensive  
Athletic and Recreational Facility, Indoor  
Automotive and Equipment Repair  
Automotive Sales and Rentals  
Bulk Fuel Station  
Car Wash  
Crematorium  
Eating and Drinking Establishment  
Educational Institution  
**[Repealed by Bylaw 2024-08]**  
Industrial Sales and Rentals  
Kennel  
Logging Operation  
Office (above the ground floor) [2022-24]  
Open Space  
Outdoor Storage  
Pet Care Facility  
Printing Establishment  
Recycling Depot  
Retail Sales  
Storage Facility  
Transportation Terminal  
Trucking Establishment

### 5.3.3 Regulations

- 5.3.3.1 The minimum lot area shall be 557 m<sup>2</sup>.
- 5.3.3.2 The minimum lot width shall be 15.0 m.
- 5.3.3.3 The minimum front yard setback shall be 15.0 m adjacent to Bow Valley Trail and 7.5 m on all other sites.
- 5.3.3.4 The minimum side yard setback shall be 3.0 m abutting any residential district; 3.0 m on the street side of a corner site; and zero at other locations,
- 5.3.3.5 The minimum rear yard setback shall be zero except where the site abuts a residential district, in which the minimum rear yard setback shall be 6.0 m.
- 5.3.3.6 The maximum building height shall be 11.0 m.

### 5.3.4 Restrictions on Non-Industrial Uses and Developments

- 5.3.4.1 In order to ensure that this District meets its purpose as a general industrial area, non-industrial uses will only be approved where such uses do not displace current industrial uses nor utilize land or buildings with potential development for general industrial purposes.

### 5.3.5 Additional Regulations

- 5.3.5.1 The maximum GFA of an Automotive Sales and Rentals development shall be 4,000 m<sup>2</sup>.
- 5.3.5.2 An Eating and Drinking Establishment may be considered and approved in this District only where the proposed location is not generally suitable for industrial uses.
- 5.3.5.3 The maximum GFA of an Eating and Drinking Establishment shall be 93.0 m<sup>2</sup>.
- 5.3.5.4 An Office development shall only be located above the ground floor of a building. **[2022-24]**
- 5.3.5.5 Environmental Issues
  - a. At the discretion of the Development Authority, uses which involve the storage of hazardous materials may be considered where the Authority is satisfied contaminants can be safely contained on site.
  - b. Industrial uses which emit airborne pollutants or noxious odours or which have unacceptable fire or explosive risks shall not be allowed within this District.
  - c. An application for approval of a use employing flammable chemical materials must be accompanied by the plan approved by the Provincial Fire Marshall.
  - d. A storage vessel with a volume exceeding 7,570 litres and which contains liquefied petroleum products shall:
    - i. Meet all applicable Federal or Provincial safety standards;
    - ii. Be set back at least 15.0 m from all property lines; and
    - iii. Be at least 121 m from any place used or which may be used for public assembly such as schools, Hospitals, theatres, and residential areas.

5.3.5.6 Landscaping and Screening

- a. Outdoor Storage shall be screened and fenced to the satisfaction of the Development Authority.
- b. A Kenne| or Pet Care Facility shall have adequate separation from residential areas and must be designed, constructed and operated in a manner to prevent a nuisance to any residential area in regard to such factors as noise, odours and waste.
- c. The front yard setbacks shall not apply to freestanding or projecting Signs.
- d. All outdoor areas for the purpose of conducting Industrial Operations, storage areas, and waste handling areas shall be screened from view from roadways and park reserves, to the satisfaction of the Development Authority.
- e. Development on all sites adjacent to a residential district shall be screened from the view of the residential district, to the satisfaction of the Development Authority.
- f. All apparatus on the roof shall be screened to the satisfaction of the Development Authority.

**5.3.6 [Repealed by Bylaw 2024-08]**

**5.3.6.1 [Repealed by Bylaw 2024-08]**