

8.9. IL - LIGHT INDUSTRIAL DISTRICT

8.9.1. IL Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This district is also intended to provide for offices, research and development activities, and specialized light industrial and manufacturing establishments. This District is normally applied to sites adjacent to major roadways on the periphery of industrial areas and may serve as a buffer between heavier industrial and other land uses.

8.9.2. IL Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 8.9.2 (b) and (c) shall ensure:

- i. General Industrial Uses that have the potential to create significant impacts, adverse effects or nuisance off the site, including but not limited to smoke, gas, odour, sound, vibration or other objectionable impacts, shall be considered as a Discretionary Use.
- ii. That notwithstanding 8.9.2(b) and (c), the following Uses are neither Permitted nor Discretionary Uses if located within the IL Limited Use Overlay:

- A. Kennel
- B. Service Station
- C. Service Station, Bulk Fuel Depot

(b) IL Permitted	
<ul style="list-style-type: none"> - Breweries, Wineries, and Distilleries - Bulk Fuel Depot - Business Support Service - Cannabis Production and Distribution Facility - Contractor Service - Custom Manufacturing Establishment - Emergency Response Service - General Industrial Use - Greenhouse - Kennel - Pet Care Service - Professional, Financial and Office Service - Recycling Depot - Recycling Drop-off - Research and Development Facility - Service Station - Service Station (Limited) - Sign, Billboard 	<ul style="list-style-type: none"> - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Storage Facility - Surveillance Suite - Vehicle and equipment storage - Vehicle Repair Facility - Vehicle Repair Facility (Limited) - Vehicle sales, leasing and rental facility - Vehicle sales, leasing and rental facility (Limited) - Vehicle Wash - Veterinary Clinic - Warehouse Distribution and Storage - Warehouse Sales

<ul style="list-style-type: none"> - Sign, Billboard (Limited) - Sign, Electronic Message - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding 	Accessory development to any use listed in subsection 8.9.2(b)
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(c) IL Discretionary	
<ul style="list-style-type: none"> - Commercial School - Community Service Facility - Eating and Drinking Establishment - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Health Service - Outdoor Storage 	<ul style="list-style-type: none"> - Outdoor Storage Facility - Recreation Facility, Indoor - Recreation Facility, Indoor (Restricted) - Recreation Facility, Outdoor - Retail Store (General) - Renewable Energy Device - Renewable Energy Device (Limited) <p>Accessory development to any use listed in subsection 8.9.2(c)</p>

8.9.3. IL Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	0.2ha minimum
(b) Site Width	No minimum
(c) Site Depth	30.0m minimum

8.9.4. IL Site Development Regulations

	Interior or Corner Site
(a) Front Yard Setback	<p>6.0m minimum</p> <p>Flanking front yard minimum at the discretion of the Development Authority</p>
(b) Rear Yard Setback	<p>5.0m minimum</p> <p>May be reduced to 4.5m at the discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all <i>Safety Code</i> requirements are adhered to.</p>

(c) Side Yard Setback	4.5m minimum Subject to Alberta Building Code and <i>Safety Codes Act</i> , one side yard setback may be reduced to a minimum of 1.5m at the discretion of the Development Authority
(d) Height	15.0m maximum for building. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 15.0m).
(e) Site Coverage	60% maximum for all buildings

8.9.5. Additional Development Regulations for IL

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 - Industrial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) All development and uses within this Land Use District are subject to the applicable provisions of Section 12.4 - IL Limited Use Overlay.