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an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative in nature or may consist of treatment or counselling. Uses may include but are not limited to medical clinics, dental clinics, optometrists, chiropractic and psychiatric or medical counselling services.

**<sup>1</sup>Home Music Instructor/Instruction**

Deleted

**Home Occupation** means the conduct of a business or business related activity from a residential site but does not include Bed and Breakfast operations.

**Hostel** means short term lodging for travellers where patrons pay for accommodation.

**<sup>2</sup>Household** means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities. The development shall be primarily residential in character but may include non-resident staff providing professional care or supervision, which may be in the nature of ongoing medical care, nursing or homemaking services. A household shall not include an Assisted Living Facility or a Temporary Care Facility.

**<sup>3</sup>Immediate Street Context** refers to existing Buildings and Signs along the same street Frontage (both sides of the Street) as

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<sup>1</sup> 3357/S-2019

<sup>2</sup> 3357/C-2007

<sup>3</sup> 3357/A-2016, 3357/GG-2017

the proposed Development or Sign and within the same block.

**<sup>4</sup>Indoor Recreation Facility** means a facility that has been specifically built or adapted for athletic, recreation or leisure activities requiring an industrial scale building.

**<sup>5</sup>Industrial/Commercial Training Facility** means a development that provides the training of personnel in commercial businesses and/or industrial operations.

**<sup>6</sup>Industrial District** means a land use District primarily related to or used for industrial uses.

**<sup>7</sup>Industrial Support Service** means a Development whose principal use is to provide support services to industrial clients. Typical uses include, but are not limited to, duplicating, photocopying and blueprinting services, building security, cleaning or maintenance services, engineering (with dangerous goods), industrial drafting, land surveyors, laboratories, oilfield services, project design and management services, construction trade, information technology support services, financial and insurance service outlets and construction contractors, and exclude Offices. Any retail sales, display or Office areas shall be accessory to the principal Industrial Support Service use. Does not include Cannabis Retail Sales.

**<sup>8</sup>Industrial Trade School** means a facility which provides education or training to

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<sup>4</sup> 3357/M-2019

<sup>5</sup> 3357/M-2019

<sup>6</sup> 3357/B-2018

<sup>7</sup> 3357/C-2016, 3357/L-2018

<sup>8</sup> 3357/L-2011

adults in trades used in an industrial context, including electrical, plumbing, carpentry, welding, mechanics, sheet metal work, vehicle driving, surveying and similar skills.

<sup>1</sup>**Institutional Service Facility** means a facility:

- (a) a facility providing cultural, educational or community services to the public such as libraries, museums, archives, auditoriums, concert halls, colleges, schools, places of worship or assembly;
- (b) a Secured Facility; and
- (c) a facility providing government services or services provided on behalf of government services including hospitals, fire stations, police stations, court houses and detention and correction centres.

**Lane** means a public roadway not exceeding 9.2 m in width, which provides a secondary means of access to a site.

<sup>2</sup>**Landfill** means a Landfill as defined in the Subdivision and Development Regulation, as amended.

<sup>3</sup>**Landfill/Wastewater Treatment Plan Setback** means the area in proximity of a landfill or wastewater treatment plant as established by the Subdivision and Development Regulation within which subdivision for and/or development of certain uses cannot be approved by the Subdivision or Development Authority without the written consent of the Deputy Minister of Environment and Parks to vary the setback distance as per the Subdivision

and Development Regulation, as amended. These areas are shown for illustrative purposes only on the Land Use Constraints Maps in Schedule A. The Subdivision or Development Authority may require the applicant to verify the setback distance as part of the subdivision approval application or development permit application.

<sup>45</sup>**Landscaped Area** means the portions of a lot or development which are modified and enhanced through the use of lawns, garden plots, naturescaping materials, “green roofs”, shrubs, trees, flowers or other ornamentals.

**Lap Dancing** means a live performance by a nude or partially nude person, the main feature of which is the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.

**Late Night Club** means a facility, the primary purpose of which is to host late night events where:

- (a) no alcohol or alcoholic beverages are available on the premises for consumption or for sale;
- (b) 20 or more patrons are assembled at any time between 3:00 a.m. and 6:00 a.m.;
- (c) the event is held for the purpose of gain or profit;
- (d) tickets are sold or an entrance or attendance fee is charged for persons to attend; and
- (e) music, noise or sound of any kind or source, including but not limited to amplified recorded or computer generated music, amplified recorded or

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<sup>1</sup> 3357/C-2007, 3357/T-2015, 3357/A-2017

<sup>2</sup> 3357/G-2018

<sup>3</sup> 3357/G-2018

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<sup>4</sup> 3357/T-2009, 3357/F-2011

<sup>5</sup> 3357/H-2014

computer generated sounds, live music sound or band music is performed or played.

<sup>1</sup>**License to Occupy Agreement** means an agreement between the City and a person to permit the use of City owned lands and may include permission for the erection or display of a sign or signs on public property.

<sup>2</sup>**Licensing Agreement** means an agreement between The City and a person to permit the erection or display of a sign overhanging or on public property.

<sup>3</sup>**Live Work Unit** means a dwelling unit where a business other than a permitted home occupation is operated by the resident and up to two employees.

<sup>4</sup>**Low Impact Commercial Use** means the conducting of merchandise sales, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling form in a residential district. **Low Impact Commercial Use** does not include **Cannabis Retail Sales**.

<sup>5</sup>**Machinery Sales** means the retail sale, service, and rental of new or used commercial and industrial vehicles, including farm vehicles and equipment related to the agriculture community. This includes, but is not limited to, heavy duty vehicles, vacuum and welding trucks, tractors, harvesting or threshing machinery, spraying machinery for agricultural use,

grain trucks, and mechanical equipment typically used in Building, roadway, pipeline, oilfield and mining construction.

**Manufactured Home** means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

<sup>6</sup>**Medical Marihuana Facility (MMF)**  
DELETED

<sup>7</sup>**Microbrewery** includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place utilizing no more than 70% of the Gross Floor Area, and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room, Drinking Establishment, or Restaurant but does not include Cannabis Retail Sales.

<sup>8</sup>**Minimum Gravel Parking Standard** means a layer of packed gravel, rock, or crushed concrete or rock which is a minimum of 4 inches in depth.

**Motor Vehicle Sales, Service or Repair** means the sales, servicing and repair of motor vehicles including service stations and car washes.

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<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/B-2018

<sup>3</sup> 3357/BB-2009

<sup>4</sup> 3357/L-2018, 3357/S-2019

<sup>5</sup> 3357/N-2018

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<sup>6</sup> 3357/E-2014, 3357/EE-2018

<sup>7</sup> 3357/AA-2014, 3357/T-2015, 3357/V-2017, 3357/L-2018, 3357/S-2019

<sup>8</sup> 3357/I-2013, 3357/S-2019

<sup>1</sup>**Multi-attached Building** means a residential building containing three or more dwelling units separated by common walls and located either on a single lot or each unit is on its own individual lot, and each dwelling unit having a separate, direct entrance from the exterior. This definition applies to forms of housing that include, but is not limited to, townhouses, row houses, triplexes and fourplexes.

<sup>2</sup>**Multiple Family Building** means a residential building containing three or more dwelling units having shared entrance facilities, in which the dwelling units are arranged in any horizontal or vertical configuration

<sup>3</sup>**Naturescaping** means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials.

**Office** means a development that provides professional, management, administrative, consulting, and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services.

**1:100 Year Flood Elevation** means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for the Canada-Alberta Flood Damage Reduction Program.

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<sup>1</sup> 3357/I-2013  
<sup>2</sup> 3357/I-2013  
<sup>3</sup> 3357/T-2009

<sup>4</sup>**Outdoor Display or Sale of Goods** means the display of goods intended for sale or the sale of goods on any portion of a site, but does not include the sale or display of goods by licensed hawkers. Does not include Cannabis Retail Sales.

<sup>5</sup>**Outdoor Storage** means the storage of goods outside the principal building or buildings on a site but does not include the outdoor display or sale of goods nor accessory buildings and garbage enclosures.

<sup>6</sup>**Parking Pad** means that portion of a lot intended to accommodate part or all of the required off-street parking space(s) for a residential land use where a garage, parking lot or other parking facilities may or may not be otherwise provided and which has been graded, constructed and maintained with dustless materials, including but not limited to concrete, asphalt or paving stone. A Parking Pad does not include a Driveway.

<sup>7</sup>**Patio** means an uncovered horizontal structure with a surface height no greater than 0.6 metres above grade at any point and which is adjacent to a residential dwelling, and intended for use as a private outdoor amenity space;

**Permitted Uses** means the use of land or a building which in a land use district table appears under the heading 'Permitted Uses'.

<sup>8</sup>**Pet Crematorium** means a facility to conduct cremations of pets or companion animals weighing less than 136 kg.

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<sup>4</sup> 3357/E-2006, 3357/L-2018  
<sup>5</sup> 3357/E-2006  
<sup>6</sup> 3357/G-2018  
<sup>7</sup> 3357/S-2016  
<sup>8</sup> 3357/M-2008

**Planning Department** means the department or agency providing planning services to The City.

**Principal Building** means a building which:

- (a) occupies the major or central portion of a site;
- (b) is the chief or main one amongst the buildings on the site; or
- (c) constitutes, by reason of its use, the primary purpose for which the site is used.

**Professional Engineer** means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the “Engineering, Geological and Geophysical Professions Act.”

**Public and Quasi-Public** means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department establishment by such a body.

<sup>1</sup>**Public Property** means all lands owned or under the control of The City of Red Deer and includes highways, medians, boulevards, sidewalks and parks.

<sup>2</sup>**Raffle Home** means a Dwelling Unit that constitutes a prize in a raffle or lottery open to the public, and may be used as a venue for selling raffle tickets.

**Residential Building** means a building which is designed or used exclusively for one or more dwelling units.

<sup>3</sup>**Residential District** means a land use district primarily related to or used for residential housing (for example, a Detached Dwelling Unit, Multi-attached Building).

**Restaurant** means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a “Class A” Liquor License has been issued and where minors are not prohibited by the terms of the license.

<sup>4</sup>**Secondary Suite** means a self-contained Dwelling Unit that is located within a primary Dwelling Unit, where both Dwelling Units are registered under the same land title.

<sup>5</sup>**Secured Facility** means a facility providing residential accommodation in addition to continuous on-site professional care and supervision to persons whose cognitive or behavioural health needs require increased levels of service and a structure with enhanced safety and security controls such as entrances and exits under the exclusive control of the staff and secured rooms / buildings, fences, and secured windows and doors.

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<sup>1</sup> 3357/E-2006

<sup>2</sup> 3357/T-2015

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<sup>3</sup> 3357/GG-2017

<sup>4</sup> 3357/Z-2009

<sup>5</sup> 3357/A-2017

**Semi-detached Dwelling Unit** means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.

**Service Station** means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.

<sup>1</sup> **Setbacks from ATCO High Pressure Pipelines** mean a setback of 15.0m from the centre of the right-of-way of the high pressure ATCO pipeline shall be applied to any building except accessory buildings exempt from a development permit under Section 1.2(2)(p). The Development Authority may, at its discretion relax the setback after consultation with ATCO.

<sup>2</sup>**Setbacks from TransCanada Pipeline** mean that a setback of 7.0 m to the principle building shall be applied from the high pressure TransCanada pipeline right-of-way. The Development Authority may, at its discretion, relax the setback after consultation with TransCanada.

<sup>3</sup>**Show Homes** means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale or rent, and may be used as a sales office.

<sup>4</sup>**Sign** has the meaning assigned in Section 11.5 where any mention of a Sign is referred to in this Bylaw, such Signs shall have the definition and accompanying development

standards set forth in Part Eleven: Sign Development Standards.

**Site** means any lot or parcel of land as defined in the Act, or, in the case of a shopping centre, the total area on which the shopping centre is located, whether divided into several lots or condominium parcels or not.

<sup>5</sup>**Site, Corner** – DELETED

<sup>6</sup>**Site Coverage** means the area of a Site covered by a Structure with a roof. For example, Principal Building(s) and all Buildings on foundations movable sheds, and covered decks.

<sup>7</sup>**Site Plan** means a plan development for a site including but not limited to, the relationship between buildings, structures and open spaces; the provision and architecture of landscaped open space; parking layout; the layout; dimensions and construction standards of interior roads, sidewalks and street lighting; the location of utility rights of way; provision for emergency services, including access by emergency vehicles and fire suppression; the location, dimension and screening of waste containers. In addition, in the case of a residential bare land condominium development, the term “site plan” also means the configuration, size and dimensions of individual bare land condominium units and the setbacks of building locations from the boundaries of such units.

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<sup>1</sup> 3557/U-2015

<sup>2</sup> 3357/J-2013

<sup>3</sup> 3357/T-2015

<sup>4</sup> 3357/B-2018

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<sup>5</sup> 3357/Q-2016

<sup>6</sup> 3357/Q-2016

<sup>7</sup> 3357/H-2008

**<sup>1</sup>Stacked Town or Row Housing** means a Multi-attached Building which is constructed such that at least 1 dwelling unit is located totally or partially above another multi-attached dwelling unit.

**Storey, first** means the floor of a building closest to grade at the front elevation and having its ceiling more than 1.7 m above grade.

**Street** means a registered street or public roadway and does not include a lane and walkway.

**Structure** means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas.

**<sup>2</sup>Supervised Consumption Services** means a location where, pursuant to an exemption granted for medical purposes by the federal government, a person may consume a controlled substance that was obtained in a manner not authorized under the Controlled Drugs and Substances Act in a supervised and controlled environment.

**<sup>3</sup>Supporting Merchandise Sales** means a use where the sale of products produced and packaged on the premises takes place utilizing no more than 30% of the Gross Floor Area. Does not include Cannabis Retail Sales.

**Tandem Parking** means parking spaces laid out in such a way that one or more vehicles

block another vehicle or vehicles from entering or exiting a parking space. Tandem parking is not the same as parallel parking.

**<sup>4</sup>Targeted Grazing** means the temporary placement of livestock on a Site as a form of low impact weed control to manage plant communities and invasive plant species and to accomplish landscape management goals. Targeted Grazing may include temporary fencing.

**Temporary Building** means a building without any foundation below grade and includes a soft-sided or other structure designed to serve as a temporary garage, storage shelter or greenhouse, but does not include an “Accessory Building”.

**<sup>5</sup>Temporary Care Facility** means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.

**<sup>6</sup>Temporary Home Stay Accommodations** means the sale of overnight accommodation in a Dwelling Unit in a Residential District, with or without a breakfast meal.

**Tourist** means a person on vacation away from that person’s ordinary place of residence.

**Trailer** means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

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<sup>1</sup> 3357/I-2013

<sup>2</sup> 3357/II-2017

<sup>3</sup> 3357/M-2019

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<sup>4</sup> 3357/N-2018

<sup>5</sup> 3357/C-2007

<sup>6</sup> 3357/S-2019



- (a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
- (b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.

**Transportation, Communication or Utility Facility** means a facility for bus depots, trucking, taxi or courier firms, telephone, radio or television production or transmission, and water, sewer or electrical energy transmission, or railway right of way.

**Utilities** mean public utilities as defined in the Act, with the exception of waste management.

<sup>1</sup>**Warehouse** means a building for the indoor storage of goods or merchandise but does not include a building the principle use of which is the sale of goods. This definition does not include Cannabis Retail Sales.

<sup>2</sup>**Wastewater Treatment Plant** means a Wastewater Treatment Plant as defined in the Subdivision and Development Regulation, as amended.

<sup>3</sup>**Yard** means the open space on the same Site as a Building and unoccupied by Buildings or Structures.

**Yard, Front** means that part of a site which extends across the full width of a site between the front boundary and the nearest

wall or supporting member of a building.

**Yard, Rear** means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

**Yard, Side** means that part of a site which extends from a front yard to the rear yard between the side boundary of a site and the nearest wall or supporting member of a principal building.

<sup>4</sup>**Xeriscaping** means a method of landscaping that uses plants that can survive dry periods on their own without reliance on watering, fertilizer or other maintenance.

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<sup>1</sup> 3357/L-2018

<sup>2</sup> 3357/G-2018

<sup>3</sup> 3357/S-2019

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<sup>4</sup> 3357/H-2014

## 1.4 Establishment of Districts

(1) The city is divided into the following land use districts and such other land use districts as may be set out in this bylaw from time to time:

<b>A1</b>	Future Urban Development District
<b>A2</b>	Environmental Preservation District
<b>C1</b>	Commercial (City Centre) District
<b>C1A</b>	Commercial (City Centre West) District
<b>C2A</b>	Commercial Regional (Shopping Centre) District
<b>C2B</b>	Commercial District (Shopping Centre) District
<b>C3</b>	Commercial (Neighbourhood Convenience) District
<b>C4</b>	Commercial (Major Arterial) District
<b>C5</b>	Commercial (Mixed Use) District
<b>DC</b>	Direct Control District (which may be subdivided into sub-districts designated by number)
<b>I1</b>	Industrial (Business Service) District
<b>I1A/BSR</b>	(Light Industrial and Business Service–Residential) District
<sup>100</sup> <b>I1B/AD</b>	Industrial (Business Service and Automobile Dealership) District
<b>I2</b>	Industrial (Heavy Industrial) District
<sup>101</sup> <b>IC</b>	Industrial/Commercial (Mixed Use) District
<b>P1</b>	Parks and Recreation District
<b>PS</b>	Public Service (Institutional or Governmental) District
<b>R1</b>	Residential (Low Density) District
<b>R1A</b>	Residential (Semi-Detached Dwelling) District
<b>R1C</b>	Residential (Carriage Home) District
<sup>102</sup> <b>R1G</b>	Residential (Small Lot) District
<b>R1N</b>	Residential (Narrow Lot) District
<b>R1WS</b>	Residential (Wide/Shallow Lot) District
<sup>103</sup> <b>RL-C</b>	Riverlands Commercial District
<sup>104</sup> <b>RL-PR</b>	Riverlands Primarily Residential District
<sup>105</sup> <b>RL-TD</b>	Riverlands Taylor Drive District
<b>R2</b>	Residential (Medium Density) District
<b>R2T</b>	Residential (Town House) District
<b>R3</b>	Residential (Multiple Family) District
<b>R4</b>	Residential (Manufactured Home) District
<b>RLW</b>	Residential (Live-Work) District

<sup>100</sup> 3357/M-2019

<sup>101</sup> 3357/M-2019

<sup>102</sup> Correction #29

<sup>103</sup> 3357/Q-2016

<sup>104</sup> 3357/Q-2016

<sup>105</sup> 3357/Q-2016

(2) The following subdistricts are established, which may qualify or limit the uses in a land use district:

- D Density (dwelling units per hectare) District
- HP Historical Preservation District
- HS Historical Significant District
- V Vertical Height District

**Part Six: Industrial Districts and Regulations**

Part Six: Industrial Districts and Regulations ..... 1

**6.1 I1 Industrial (Business Service) District ..... 2**

    1. I1 Permitted and Discretionary Uses Table ..... 2

    2. I1 Industrial (Business Service) District Regulations..... 3

**6.2 I2 Industrial (Heavy Industrial) District ..... 5**

    1. I2 Permitted and Discretionary Uses Table ..... 5

    2. I2 Industrial (Heavy Industrial) District Regulations ..... 5

    3. Site Location ..... 6

**6.3 I1A/BSR (Light Industrial and Business Service-Residential) District ..... 7**

    1. I1A/BSR Permitted and Discretionary Uses Table ..... 7

    2. I1A/BSR (Light Industrial and Business Service-Residential) Regulations ... 9

    3. Site Development ..... 10

**6.4 I1B/AD Industrial (Business Service and Automobile Dealership) District..... 11**

    1. I1B/AD Permitted and Discretionary Uses Table ..... 11

    2. I1B/AD Development Standards ..... 12

**6.5 IC Industrial/Commercial (Mixed Use) District..... 13**

    1. IC Permitted and Discretionary Uses Table ..... 13

**6.6 General Industrial District Regulations ..... 15**

    1. Site Development ..... 15

    2. Industrial Standards Definitions ..... 15

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    4. Projection Over Yards ..... 17

    5. Vehicular Access to Lots from Public Roadways ..... 17

    6. Outdoor Storage in Industrial Districts..... 18

**6.1 I1 Industrial (Business Service) District**



General Purpose

<sup>1</sup>The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.6 subsection (2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

**1. I1 Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	<sup>2</sup> Building Sign; and
(v)	<sup>3</sup> Freestanding Sign.
(vi)	Industrial support services.
(vii)	<sup>4</sup> DELETED
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(ix)	Service stations.
(x)	<sup>5</sup> Warehousing.
(xi)	<sup>6</sup> Outdoor storage.
<b>(b) Discretionary Uses</b>	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).
(iv)	<sup>7</sup> Billboard Sign;

<sup>1</sup> 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/B-2018

<sup>3</sup> 3357/B-2018

<sup>4</sup> 3357/B-2018

<sup>5</sup> 3357/E-2006

<sup>6</sup> 3357/E-2006

<sup>7</sup> 3357/B-2018

Regulations	Requirements
Maximum	
Front Yard Minimum	6.0 m, except Edgar Industrial Drive “and I1 <sup>1</sup> zoned lands located within an Eco Industrial Park Overlay District” which is 9 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m <sup>2</sup>
Frontage Minimum	22.0 m

(b) <sup>2</sup>I1 District is subject to any applicable industrial regulations listed within section 6.6.

(c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

<sup>1</sup> 3357H-2014

<sup>2</sup> 3357/N-2019, 3357/M-2019

**6.2 I2 Industrial (Heavy Industrial) District**



General Purpose

<sup>1</sup>The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards, of section 6.6 subsection (2)(b) in which nuisance factors have a high probability of occurring.

**1. I2 Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>	
(i)	All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.
<b>(b) Discretionary Uses</b>	
(i)	Auction Mart, including livestock.
(ii)	All uses listed as discretionary in the I1 Industrial (Business Service) District.
(iii)	<sup>2</sup> Cannabis Production Facility (CPF)

**2. I2 Industrial (Heavy Industrial) District Regulations**

(a) Table 6.2 I2 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	15.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	3.8 m one one side
Rear Yard Minimum	3.0 m
Landscaped Area	20 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	1.2 hectares unless otherwise approved by the Commission
Frontage Minimum	n/a

<sup>1</sup> 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/N-2014, 3357/S-2019

- (b) <sup>1</sup>I1 District is subject to any applicable industrial regulations listed within section 6.6.

### 3. Site Location

- (a) The location of any discretionary use on a site within the land use district and the relationship of the site to the rest of the city and surrounding environs, shall be subject to approval by the Commission.

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<sup>1</sup> 3357/N-2019, 3357/M-2019



and/or car washes) approved prior to July 15, 2003.

(x) <sup>1</sup>DELETED

(xi) The following uses are permitted on the lands indicated, provided that they are in existence as of July 15, 2003 and provided that they continue to meet the conditions listed below:

- (1) Lot 1, Block N, Plan 1861KS as a trophy, award, and plaque production, production of promotional products, and associated retail sales.
- (2) Lot 22 & 29, Block 17, Plan 7604S, as storage and warehouse.
- (3) Lots 18-21, Block 17, Plan 7604S as automotive repair and parts sales.
- (4) Lot 24, Block 17, Plan 7922177 as production of bottled water, water distribution and related sales.
- (5) Block H, Plan 5296HW as tire and scrap metal storage and tire repair shop and automotive parts sales.
- (6) Lot 25, Block 17, Plan 7922177 as indoor air cleaning business.
- (7) Block N, Plan 3051HW as paint supply, mixing of paint, sale and distribution of automotive related finishes and parts, are deemed henceforth to be permitted uses on that site in a building in existence as of July 15, 2003, provided that the use meets all of the following conditions:
  - (a) The use does not extend further throughout the existing building to include a larger area of floor space of the building than it did as of July 15, 2003.
  - (b) The use is continuous. An existing use may continue in operation provided that it is not discontinued for a period of six consecutive months or more. For this purpose, a discontinuance means a discontinuance in fact, whether intended by the land owner or occupant or not. Notwithstanding the foregoing, the Development Authority may issue one or more six month extensions to the period of discontinuance, but no cumulative extensions totally over eighteen months will be granted.
  - (c) <sup>2</sup>The operation of which meets the performance standards set out in sections 6.6 subsection (2) and 6.6 subsection (3)(a) and (b), of this bylaw, and which does not create nor emit noises, odours, dusts, fumes, or otherwise create a nuisance.
  - (d) Use on part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot.

(xii) Notwithstanding the above conditions, where a legally approved industrial building within this District in existence at the time of the passing of this Bylaw, is partially or fully destroyed by fire or other accidental means, it may be replaced for the same use and building size as that which was destroyed.

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/N-2019, 3357/M-2019

<b>(b) Discretionary Uses</b>
<ul style="list-style-type: none"> <li>(i) <sup>1</sup>Freestanding Sign.</li> <li>(ii) Merchandise sales and or rentals, excluding motor vehicle sales, machinery sales, fuel sales, sales of adult oriented merchandise, and/or sale of liquor, beer, or wine.</li> <li>(iii) Offices (professional and medical).</li> <li>(iv) <sup>2</sup>Industrial trade/commercial schools.</li> <li>(v) Service and repair of goods traded in the District (excludes service stations and/or car washes).</li> <li>(vi) <sup>3</sup>Show Home or Raffle Home.</li> <li>(vii) <sup>4</sup>Accessory Building, subject to Section 3.5 Accessory Building Regulations.</li> </ul>

**2. I1A/BSR (Light Industrial and Business Service-Residential) Regulations**

<sup>5</sup>I1A/BSR District is subject to any applicable regulations listed within 6.6. The C3 Commercial (Neighbourhood Convenience) District shall be used as a guideline to determine the site regulations within this district including minimum site area, frontage, setbacks, front yard, side yard, and rear yards, as well as minimum parking, loading, and landscaping requirements, except where otherwise specified below and except in cases where these have been varied by the Development Authority. With regard to building height, the Development Authority may consider approval of up to four storeys in special circumstances based on the requirements of the Area Redevelopment Plan. Comments from the Community Association shall be considered.

(c) Table 6.3 I1A/BSR Regulations

<b>Regulations</b>	<b>Requirements</b>
Building Height	Maximum 3 storeys subject to section 6.3(2)
Garbage/Recycling	To be fully screened with a solid fence

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/L-2011

<sup>3</sup> 3357/T-2015

<sup>4</sup> 3357/A-2017

<sup>5</sup> 3357/N-2019, 3357/M-2019

## **<sup>1</sup>6.4 I1B/AD Industrial (Business Service and Automobile Dealership) District**

### **<sup>2</sup>General Purpose**

The general purpose of this District is to provide for development in the Queens Business Park for those Sites identified as light industrial with a vehicle dealership component in the *West QE2 Major Area Structure Plan*. Development provides for a limited range of light industrial, Warehousing, storage, Industrial Support Services, and vehicle sales and related uses such as Service and Repair. Development will be within the performance standards of section 6.6 subsection (2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this District will provide for development that is complimentary to adjacent industrial uses and recognizes highway exposure.

### **1. I1B/AD Permitted and Discretionary Uses Table**

#### **(a) Permitted Uses**

- (i) Accessory Buildings or Accessory Uses (excluding sales)
- (ii) Accessory Use - sales related to manufacturing, processing, and/or distribution of any good (excluding Motor Vehicle, Trailer and Machinery Sales, Service and Repair)
- (iii) Building Sign
- (iv) Freestanding Sign
- (v) Industrial Support Services
- (vi) Manufacture, processing, distribution, repair, servicing, and/or rental of any goods (excluding Motor Vehicle, Trailer and Machinery Sales, Service and Repair)
- (vii) Outdoor Storage not in association with Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (viii) Service Stations
- (ix) Warehousing

#### **(b) Discretionary Uses**

- (i) Above ground storage tanks for motor fuel products including propane and used oil
- (ii) Accessory Use - Outdoor Display or Sale of Goods
- (iii) Alternative/Renewable Energy Facility on Sites designated in an Eco Industrial Park Overlay District
- (iv) Animal Services
- (v) Auction marts (excluding livestock)
- (vi) Crematorium
- (vii) Dynamic Fascia Sign

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<sup>1</sup> 3357/N-2019

<sup>2</sup> 3357/M-2019

- (viii) Dynamic Freestanding Sign
- (ix) Dangerous Goods Occupancy
- (x) Industrial Trade Schools (maximum capacity of 60 persons)
- (xi) Manufactured Homes Sales
- (xii) Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (xiii) Outdoor Storage in association with Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (xiv) Pet Crematorium
- (xv) Restaurant
- (xvi) Transportation, Communication or Utility Facility
- (xvii) Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales
- (xviii) Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales

## 2. I1B/AD Development Standards

- (a) Table 6.4 I1B/AD Development Standards

<b>Development Standards</b>	<b>Requirements</b>
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum Front Yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Spaces	Subject to section 3.7
Site Area Minimum	929.0 m <sup>2</sup>
Frontage Minimum	22.0 m

- (b) <sup>1</sup>The I1B/AD District is subject to any applicable development standards listed within section 6.6 General Industrial District Regulations.
- (c) All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District.
- (d) Dynamic Signs shall not face a Major Corridor, as defined in section 7.15.2(b)

<sup>1</sup> 3357/M-2019

## <sup>1</sup>6.5 IC Industrial/Commercial (Mixed Use) District

### General Purpose

The general purpose of the IC Industrial/ Commercial District is to allow for light industrial, commercial and recreational uses that are compatible and complementary to one another, the operation of which create or emit little to no noises, odours, dust, fumes or other factors which are regarded as nuisances. The IC District is intended for the Riverside Light Industrial area or other areas as identified in an area structure plan.

#### 1. IC Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>	
(i)	Any development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019
(ii)	Accessory buildings or uses (excluding sales)
(iii)	Accessory sales related to manufacturing, processing &/or distribution of any article
(iv)	Accessory sales of used trucks, automobiles, and used vehicles whose function is for recreation, providing that collectively there are not more than three units for sale on the site at any one time.
(v)	Building Sign
(vi)	Freestanding Sign
(vii)	Industrial Support Services
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles
(ix)	Service Stations
(x)	Warehousing
(xi)	Outdoor Storage
<b>(b) Discretionary Uses</b>	
(i)	Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019 Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal Services
(iii)	Auction Marts (excluding livestock)
(iv)	Dynamic Fascia Sign
(v)	Dynamic Freestanding Sign
(vi)	Crematorium
(vii)	Dangerous goods occupancy
(viii)	Restaurant
(ix)	Sale of large trucks over 10,000 KG, Manufactured Homes, heavy construction equipment & machinery

<sup>1</sup> 3357/M-2019

(x)	Sale of horse, stock & light flat deck & cargo trailers
(xi)	Transportation, communication or utility facility
(xii)	Industrial Trade Schools (max. capacity of 60 persons))
(xiii)	Accessory outdoor display or sale of goods
(xiv)	Pet Crematorium
(xv)	Indoor Recreation Facility
(xvi)	Industrial/Commercial Training Facility up to 929m <sup>2</sup> of the gross leasable area of the lot on which it is located
(xvii)	Microbrewery
(xviii)	Office up to 929m <sup>2</sup> of the gross leasable area of the lot on which it is located
(xix)	Supporting Merchandise Sales

## 2. IC Development Standards

### (a) Table 6.5 IC Development Standards

<b>Regulations</b>	<b>Requirements</b>
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m
Side Yard Minimum	6.0 m
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum Front Yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Spaces	Subject to section 3.7
Site Area Minimum	929.0 m <sup>2</sup>
Frontage Minimum	22.0 m

- (b) The IC District is subject to any applicable development standards listed within section 6.6 General Industrial District Regulations.
- (c) All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District.
- (d) Dynamic Signs shall not face a Major Corridor, as defined in section 7.15.2(b)

## <sup>1</sup>6.6 General Industrial District Regulations

### 1. Site Development

- (a) <sup>2</sup>For Development within the I1 A/BSR, I1B/AD, IC, I1 and I2 Districts all Site Plans, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to the approval by the Development Authority.
- (b) It is intended that consultation with the Riverside Meadows Community Association will occur with regard to all new development or redevelopment proposals.

### 2. Industrial Standards Definitions

#### (a) Industrial Standard I

- (i) Industrial Standard I means any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards:
- (1) emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place,
  - (2) no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority,
  - (3) no process involving the emission of dust, flying ash or other particulate material is permitted,
  - (4) emission of any odour or gas is prohibited,
  - (5) the emission of toxic gases or other toxic substances is prohibited,
  - (6) no industrial operation shall be carried out that would produce glare of heat discernible beyond the property line of the lot concerned,

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<sup>1</sup> 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/N-2019, 3357/M-2019

- (7) <sup>1</sup>outdoor storage of goods or material is permitted if kept in a neat and orderly manner subject to regulations listed in section 6.6 subsection (6),
- (8) no waste which does not conform to the standards established by The City Utility Bylaw shall be discharged into any sewer.

**(b) Industrial Standard II**

- (i) “Industrial Standard II” means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.

**3. General Industrial Performance Standards**

- (a) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial district rests with the applicant.
- (b) <sup>2</sup>In addition to meeting the requirements of section 6.6 subsection (2), development of an industrial site shall comply with the following:
  - (i) the minimum front yard of a site in any industrial district may be used only for:
    - (1) landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations, shall comprise not less than 40% of the area of the minimum front yard,
    - (2) driveways having access to a street or streets at locations to be approved by the Commission,
    - (3) subject to the approval of the Commission loading and parking areas having a combined area not exceeding 60% of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street,
    - (4) display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Authority.

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<sup>1</sup> 3357/E-2006, 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/N-2019, 3357/M-2019



(ii) if the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:

(1) paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority, or

(2) landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or

(3) a combination of (1) and (2) hereof.

(c) If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by The City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to The City to complete such works. The City may register a caveat on the title to the site to protect the agreement.

#### **4. Projection Over Yards**

(a) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.

(i) On sites in industrial districts, a canopy if:

(1) the canopy is at least 3.6 m above the surface of the yard, and

(2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

#### **5. Vehicular Access to Lots from Public Roadways**

(a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.

## 6. <sup>1</sup>Outdoor Storage in Industrial Districts

- (a) Where the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste is permitted or approved on a site, such storage shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street or lane.
- (b) Outdoor storage areas shall be fenced or screened as determined by the Development Authority.
- (c) Outdoor storage shall not be located within the front yard setback of any site.
- (d) Lumber yards approved as an accessory use in Industrial districts shall comply with the outdoor display or sale of goods regulations listed in section 5.7 (10).

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<sup>1</sup> 3357/E-2006