

Section 99A Rural Industrial District - IR

99A.1 Purpose

To provide an industrial district that reflects a rural standard of industrial development by allowing for rural road cross-sections. This district will generally be applied to new development areas that have been comprehensively planned through the adoption of an Outline Plan.

99A.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Animal Service Facility, Major • Auctioneering Facility • Automotive and Equipment Repair and Sales, Major • Automotive and Equipment Repair and Sales, Minor • Automotive and/or Recreational Vehicle Sales, Rental and Service • Broadcasting Studio • Cannabis Production and Distribution • Commercial Recreation Facility, Indoor • Commercial Recreation Facility, Outdoor • Commercial School • Commercial Storage • Contractor, General • Contractor, Limited • Equipment Rental and Repair • Essential Public Service • Extensive Agriculture • Fleet Service 	<ul style="list-style-type: none"> • Gas Bar • General Industrial • Greenhouse • Industrial Business Centre • Oilfield Support • Outdoor Storage Facility • Public Utility • Rail Yard • Recreation Vehicle Storage • Recycling Depot • Service Station • Small Wind Energy Systems • Solar Collector • Storage Yard • Taxidermy • Truck and/or Manufactured Home Sales and/or Rental • Vehicle Wash, Major • Vehicle Wash, Minor • Warehouse, Distribution and/or Storage • Warehouse Sales <p>(Bylaw C-1260-94 - June 18, 2018)</p>
99A.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Bulk Chemical and/or Fuel Storage Facility • Carnival • Casino • Drinking Establishment, Minor • Family/Fast Food Restaurant 	<ul style="list-style-type: none"> • Restaurant • Retail Store, General • Salvage Yard • Surveillance Suite <p>(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)</p>
99A.3.1 Discretionary Uses-Infrastructure and Protective Services Committee (Bylaw C-1260-84-December 4/17)	
<ul style="list-style-type: none"> • Abattoir 	<ul style="list-style-type: none"> • Adult Entertainment Facility <p>(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)</p>

99A.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine; the following standards shall apply:

a)	Site Area	4,000 m ²
b)	Site Width	40.0 m
c)	Front Yard	10.0 m

d)	Rear Yard	8.0 m
e)	Side Yard, Interior	8.0 m
f)	Side Yard, Exterior	8.0 m
g)	Building Height (max.)	15.0 m
h)	Lot Coverage (max.)	60 percent
i)	Deleted by Bylaw C-1260-31 - August 10, 2015	

99A.5 Additional Requirements

- a. Signs shall be in accordance with the requirement of the IH District;
- b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
- c. **Deleted by Bylaw C-1260-31 - August 10, 2015;**
- d. No parking, loading, storage, trash collection, outdoor service or displays area shall be permitted within the required front yard setback;
- e. All outdoor storage areas shall be fenced and may be required to be screened from view from the street by the fence or other suitable screening;
- f. Outdoor storage may only be permitted in a front yard or exterior side yard at the discretion of the Development Authority. However, additional screening and/or berming of any such open storage area may be required by the Development Authority;
- g. Outdoor storage shall comply with the setbacks in Section 99A.4;
- h. This district shall not abut a residential district;
- i. In addition to the required compliance with the Alberta Safety Code and Alberta Fire Code, and at the discretion of the Development Authority, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E - Small Quantity Exemption for Dangerous Goods may require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:
 - i) Risk-Based Land Use Planning Guidelines;
 - ii) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and
 - iii) MIACC Lists of Hazardous Substances.

(Bylaw C-1260-7 - May 20, 2014)

99A.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)
All Development	5% of Total Lot Area	1 per 800m ² of Total Lot Area

Where the calculation for the required number of trees results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)