

15.2 GENERAL INDUSTRY DISTRICT

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15.2.1 PURPOSE AND INTENT

To Provide for continued general industrial development within the Highway 2A corridor in accordance with the Highway 2A ASP. Development should be primarily general industrial, low water uses with some forms of accessory commercial uses permitted where deemed appropriate. Interim uses such as storage facilities may be considered prior to feasible servicing being established. An approved Outline Plan may be required in advance of Development Approval in accordance with the Highway 2A ASP. and shall incorporate approved Access Management Planning where required prior to Development Approval.

15.2.2 GENERAL REQUIREMENTS:

- 15.2.2.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 15.2.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

15.2.3 PERMITTED USES	15.2.4 DISCRETIONARY USES
Abattoir, minor Accessory building Accessory uses <i>Agricultural, general</i> <i>Agricultural processing & distribution</i> Agricultural support services Animal care services Auto body Auto repair Auto sales Business office Commercial school or college Commercial storage Contractor, general Contractor, limited Farm equipment sales and service Government services Green material reuse storage site Industrial, storage and warehousing Industry, general Industry, light Lot grading Manufacturing, light Outdoor storage Protective and emergency services Public works Recreational vehicle sales Recreation vehicle storage Signs not requiring a development permit Solar power system, commercial (AUC approved) Storage compound Utility services, minor Warehousing and storage Warehouse sales Wholesale landscape supply	Abattoir, major Auctioneering services Auctioneering services, livestock Bulk fuel depot Cannabis production, micro Cannabis production, nursery <i>Cannabis production, standard</i> Card lock fuel dispensing facility Compost, class I or II Dog park (in FHPO or as interim use) Dwelling, temporary (accessory to principal use) Food service, drive-in Hazardous industry Industry, heavy Industrial manufacturing/processing Intensive vegetation operation Kennel, commercial (in FHPO or as interim use) Park (in FHPO areas) Recycling collection point Recycling depot Recyclable material area Restaurant Retail store, Service station Truck stop Utility services, major Waste incineration energy recovery Waste management facility, minor

Commented [CC1]: *Italicized uses* are uses that existed under DC#2
 Blue uses are those new to both districts

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15.2.5 LAND USE REQUIREMENTS

- 15.2.5.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 15.2.5.2 In order to facilitate the purpose and intent of this district and ensure the sustainable development of general industrial uses within the District, the following applies to applications for subdivision:
- a. Parcel Density:
 - i. Parcel density requirements shall be determined by the Approving Authority, and if applicable, in accordance with the Highway 2A ASP or an approved outline plan.
 - b. Minimum Parcel Size:
 - i. ~~8000 m² (1.98 acres); or~~
 - ii. 929.0 m² (10,000 ft²) for lots serviced by a municipal or communal piped sewer and water system;
 - iii. 1,858 m² (20,000 ft²) for lots serviced by a piped water system, and an advanced package sewage treatment system; or
 - iv. The area on title at the time of passage of this Bylaw, whichever is greater; or as determined by the Approving Authority, in accordance with the Highway 2A Industrial area structure plan and approved outline plan, where applicable.
 - c. Maximum Parcel size:
 - i. The area in title at the time of passage of this Bylaw; or
 - ii. As determined by the Approving Authority, in accordance with the Highway 2A Industrial area structure plan and approved Outline Plan, where applicable.
- 15.2.5.3 Utility Servicing Criteria
- a. Municipal or communal water and wastewater disposal systems;
 - b. Municipal or communal water system, and an advanced package sewage treatment system; or
 - c. On site water storage system on site and/or wastewater pump out tanks if deemed appropriate by the Approving Authority in accordance with the Highway 2a Industrial Area Structure Plan and an approved outline plan where applicable.

Commented [CC2]: Parcel sizes updated similar to Business Park District

15.2.6 DEVELOPMENT REQUIREMENTS

- 15.2.6.1 Maximum Lot Coverage
- a. ~~No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.~~
 - a. The maximum site coverage, including all buildings and impermeable surfaces, is 60% of the total lot area or as supported by a stormwater management plan prepared by an accredited professional.
- 15.2.6.2 Minimum Yard Setbacks Requirements
- a. Front Yard Setbacks:
 - i. 40m (131.23 ft) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
 - ii. ~~48m (157.48 ft) from the centreline of the Municipal road;~~
 - iii. ~~15m (49.69 ft) from the property line from an internal road;~~
 - iv. 6m (19.69 ft) from the property line from an internal road or municipal road;
 - v. Front yard setback may be altered in conformance with an approved Outline Plan in accordance with the Highway 2A Industrial Area Structure Plan for industrial uses.

Commented [CC3]: Added flexibility of lot coverage based on supported Storm Water Management;

Commented [CC4]: Setbacks are updated similar to those imposed for Business Park District – ie. Warner Business Park to meet needs of parcel sizes and align with ASP.

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- b. Side Yard Setbacks:
 - i. 1.5 m (4.92 ft) from the property line; OR in accordance with spatial separations of buildings as per the Building Code enforced at the time of approval, whichever is greater;
 - ii. Where the side yard abuts a residential district:
 - a. In an area identified for *General Design Standards* in accordance with the Highway 2A Design Guidelines, the setback shall be increased by 50%.
 - b. In an area identified for *Enhanced Design Standards* in accordance with the Highway 2A Design Guidelines, the setback shall be a minimum of 6.0 m (19.7 ft) abutting the residential lands.
- c. Rear Yard Setbacks:
 - ~~i. 15m (49.21 ft) from the property line.~~
 - i. 6m (19.69 ft) from the property line;
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

Commented [CC5]: Allows the fire and safety codes department to ensure that the buildings are adequately spaced based on use of the site;

Commented [CC6]: Requires larger setback where enhanced design standards require landscaped buffers.

- 15.2.6.3 Corner Parcel Restrictions:
 - a. In accordance with Section 9.27.9 - 9.27.12.

- 15.2.6.4 Other Minimum Setback Requirements:

- a. All development shall comply with the applicable Provincial legislation and approvals with respect to setbacks to Municipal Utilities and Services unless the setback is varied by the Approving Authority with the written consent of the Deputy Minister of Environment.
- b. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.
- c. The Approving Authority may require a greater building setback for any industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

Commented [CC7]: There are some Provincial setback requirements to things such as waste facilities that must be adhered to.

- 15.2.6.5 Maximum Height of Structure
 - a. Buildings - 12m (39.37 ft);
 - b. Accessory site equipment - 16m (52.49 ft).

15.2.7 SPECIAL REQUIREMENTS

- 15.2.7.1 Lands within Flood Hazard Protection Overlay
 - a. A Development Permit is required for all development on lands where all or a portion of the land is located within the Flood Hazard Protection Overlay, except as exempt under Section 4.2.1.7;
 - b. Where all or a portion of lands zoned General Industry District are situated within the Flood Hazard Protection Overlay District, all uses shall be considered discretionary uses for the purpose of applying for Development Permit approval;
 - c. Development may be considered in areas contained within the Flood Hazard Protection Overlay if proof is submitted to the satisfaction of the Development Authority, that the land subject to the proposed development was not impacted in any way by the June 2013 flood event and is not located within a Provincially designated floodway;
 - d. New development may be considered by the Development Authority in the Flood Hazard Protection Overlay area, where proof is provided that no other lands are available to locate the development within the lot that are outside of the overlay area.. Should other lands be available on the lot that are outside of the overlay area, the new development within the overlay area will not be permitted.
 - e. The Development Authority shall not issue a Development Permit on lands within the Flood Hazard Protection Overlay until it is satisfied through the submission of engineering reports that adequate flood proofing exists.

Commented [CC8]: New provisions allowing us to rezone the lands to General Industry District while still protecting what uses are approved in Flood Overlay and guiding being clear on what is required .

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- f. Where lands are located within the Flood Hazard Protection Overlay, no inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials than cannot readily be removed in the event of a flood shall be allowed;
- g. Development may be considered at the discretion of the Development Authority where the lands are within the Flood Hazard Protection Overlay, based on the following plans, studies and information which are to be included in addition to the standard Development Permit application information:
 - i. Appropriate engineering and technical studies supporting the safety of any development to be located within the Flood Hazard Protection Overlay certified by a qualified and registered professional engineer;
 - ii. Detailed drainage studies and plans prepared by a qualified professional drawn to metric scale showing the nature, location, dimensions, elevation of the site and the location of existing or proposed structures, fill, storage of materials, and drainage facilities including how basement drainage will be addressed if applicable;
 - iii. Detailed description and plans for any structure proposed including habitable rooms, electrical panels and heating units and operable windows showing flood-proofing where required, as specified in Alberta Building Code;
 - iv. Information on grade elevation in relation to the 1:100 year flood elevation and/or the elevation of the 2013 flood event;
 - v. Materials demonstrating compliance with the Canadian Mortgage and Housing Corporation guidelines for building in flood susceptible areas;

15.2.7.2 Landscaping and Screening:

- a. Landscaping and screening shall be completed in accordance with the Foothills County Screening Standards (2021);
- b. Levels and methods of screening of the site shall be completed in accordance with the Foothills County Screening Standards (2021).

15.2.7.3 Design Guidelines:

- a. All development located within the Highway 2A Industrial Area Structure Plan (H2AI ASP) area shall comply with the Highway 2A Corridor Design Guidelines (2021), as may be amended, or replaced by Council from time to time.

15.2.7.4 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

15.2.7.5 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works, and Engineering;
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

15.2.7.6 Access Management Planning:

- a. An Access management strategy may be required as a condition of the Development Permit to the satisfaction of the Director of Public Works;

15.2.7.7 Other:

- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above-mentioned uses listed for this district through approval of a Multiple Potential Use Development Permit and each use shall be considered as a separate use.
- b. Cannabis Production shall be in accordance with 10.15 of this Bylaw (amendment required to Section 10.15 updating the land use district referenced);

Commented [CC9]: Access Management Planning is required in some areas were not already considered as part of an approved plan;

Commented [CC10]: Multiple Potential Use Permits now allowed

Commented [CC11]: We have a section of the LUB that deals with Cannabis Production – will require updates but no need to reiterate all provisions.

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15.2.8 EXCEPTIONS:

- 15.2.8.1 Development Permits approvals granted and in good standing, (meaning all conditions met and in compliance with all approvals) under the Direct Control District #2 prior to rezoning the parcel to General Industry District, including, but not limited to, specific uses, lot setbacks, and building heights on specific properties, are considered in compliance.

Commented [CC12]: Existing development, where it is approved and in operation in compliance with approvals, will continue under provisions approved until such time as they expand or change, they may need brought up to current standards.