

### 15.11 I-H Industrial Heavy District

**Purpose**

15.11.1 The general purpose of the I-H district is to provide opportunities for those industrial and manufacturing uses which may have the potential of having a detrimental effect on surrounding land uses.

**Regulations**

15.11.2 Permitted and discretionary uses within the I-H district are outlined in Table 15.11.1.

15.11.3 Development standards for the I-H district are outlined in Table 15.11.2.



Table 15.11.1 I-H Permitted and Discretionary Uses

Use	Permitted	Discretionary
<a href="#">Agriplex</a>	P	
<a href="#">Auctioneering Establishment</a>	P	
<a href="#">Auto Wrecking Yard</a>	P	
<a href="#">Equipment Rental, Sales and Service Establishment</a>	P	
<a href="#">Fleet Services</a>	P	
<a href="#">Industrial, General</a>	P	
<a href="#">Manufacturing Establishment</a>	P	
<a href="#">Outdoor Storage</a>	P	
<a href="#">Public Utility</a>	P	
<a href="#">Recycling Depot</a>	P	
<a href="#">Shipping Container</a>	P	
<a href="#">Vehicle Impoundment Yard</a>	P	
<a href="#">Warehousing</a>	P	

Use	Permitted	Discretionary
<a href="#">Auctioneering Establishment, Livestock</a>		D
<a href="#">Industrial, Hazardous</a>		D
<a href="#">Kennel</a>		D

**Development Regulations**

15.11.4 A minimum of one (1) on-site loading space for each loading door, with a minimum of two (2) spaces shall be provided.

15.11.5 Any industrial operation including production, processing, cleaning, testing, repair, warehousing, storage, receiving, trans-shipment, or distribution of any material, shall conform to the following performance standards at all times:

- a) Smoke, dust, ash, odour, toxic gases and substances - These shall only be released to the atmosphere in such amounts and under such conditions and safeguards as shall have been approved by the Provincial Government;

Table 15.11.2 I-H Development Standards for Principal and Accessory Buildings/Structures

Regulation	Standard
<b>Lot Dimensions, Minimum</b>	Width: 30.0m (98.4ft)
<b>Parcel Area, Minimum</b>	930.0m <sup>2</sup> (10,010.4ft <sup>2</sup> )
<b>Parcel Coverage, Maximum</b>	Total: 80%
<b>Front Setback, Minimum</b>	6.0m (19.7ft)  Where a <a href="#">lot</a> fronts on a highway, the minimum required front setback <a href="#">shall</a> be 30.0m (98.4ft). If a service <a href="#">road</a> right-of-way exists adjacent to the highway, the minimum required <a href="#">front yard may</a> be reduced to 7.5m (24.6ft); and  Where a <a href="#">lot</a> fronts on a <a href="#">road</a> other than a service <a href="#">road</a> adjacent to a parallel highway, the minimum required front setback <a href="#">shall</a> be 10.5m (34.4ft).
<b>Side Setback, Minimum</b>	4.5m (14.8ft). Additional setback <a href="#">may</a> be required at the discretion of the <a href="#">Development Authority</a> subject to factors such as location, type of industry, adjacent <a href="#">development</a> and other safety factors.
<b>Rear Setback, Minimum</b>	4.5m (14.8ft). Additional setback <a href="#">may</a> be required at the discretion of the <a href="#">Development Authority</a> subject to factors such as location, type of industry, adjacent <a href="#">development</a> and other safety factors.
<b>Height</b>	30.0m (98.4ft) 8 <a href="#">storeys</a>

- b) Glare, heat, noise, or vibration - No industrial operation [shall](#) be carried out which would produce any of these so as to be [offensive](#) beyond the boundary of the I-H district in which the [lot](#) is located; and
- c) Industrial waste - The [developer shall](#) not discharge any wastes into any sewer or drainage system which does not conform to the standards established from time to time by Alberta Environment or a bylaw of the Town or both.

15.11.6 The onus of proving to the [Development Authority's](#) satisfaction that a proposed [development](#) does and [will](#) comply with these standards rests with the [applicant](#), land [owner](#) or develop or any or all of them; and

15.11.7 In considering an application for [development](#), the [Development Authority shall](#) have regard to the intent of this section, which is to establish [use](#) on the basis of:

- a) Appropriate performance standards;
- b) The methods, equipment, and techniques of the [use](#); and
- c) The [use](#) of neighbouring land and districts and the compatibility of the proposed [use](#) with neighbouring lands and districts.