

## PART 8C

### REGULATIONS FOR SPECIFIC INDUSTRIAL ZONES

#### 8C.1 LIGHT INDUSTRIAL ZONE (IA, IA1)

##### 1.1 INTENT

- (1) This zone is intended to provide for the location of industrial uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including:
  - (a) processing;
  - (b) fabrication;
  - (c) assembly;
  - (d) treatment;
  - (e) packaging;
  - (f) incidental storage;
  - (g) sales; and
  - (h) distributionof a wide range of industrial products.
- (2) Service establishments related to the industrial activities in the zone may also be allowed.
- (3) The IA1 zone is confined to existing industrial properties located on the fringes of the Inner City; hence, development standards are designed to ensure compatibility with the adjacent Inner City residential areas. [1996/9776]
- (4) Uses that may be offensive by reason of noise, smell or other forms of pollution are excluded. [1992/9250]

##### 1.2 PERMITTED USES

As specified in Table 5.3 of Chapter 5. [1992/9250]

**1.3 DISCRETIONARY USES**

As specified in Table 5.3 of Chapter 5. [1992/9250]

**1.4 DEVELOPMENT STANDARDS**

- (1) As specified in Table 5.8 of Chapter 5.
- (2) Exceptions to the required development standards in Table 5.8 are specified in Part 8B, above. Refer to:
  - (a) Subpart 8B.2 regarding reductions to required yard setbacks;
  - (b) Subpart 8B.4 regarding exceptions to the height requirements; or
  - (c) Subparts 8B.3 and 8B.5 for permitted encroachments on easements and required yards respectively. [1992/9250]

**1.5 ADDITIONAL REGULATIONS****(1) Storage of Goods**

No storage of goods shall be permitted in any side yard.

**(2) General Development Regulations**

The general development regulations in Chapter 4 shall apply to developments in this zone.

**(3) Overlay Zones**

The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.

**(4) Accessory Uses**

Accessory uses in this zone shall be subject to the provisions in Chapter 11.

**(5) Temporary Uses**

Temporary uses in this zone shall be subject to the regulations in Chapter 12.

(6) Non-conforming Uses

Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.

(7) Parking and Loading

Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.

(8) Landscaping and Buffering

Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.

(9) Signs

The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.

(10) Public Amenities

The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.

(11) Development Permits

Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

## **8C.2 MEDIUM INDUSTRIAL ZONE (IB, IB1)**

### **2.1 INTENT**

- (1) This zone is intended to provide for a wide range of manufacturing, processing, assembly, distribution, service and repair activities that carry out some of their operations outdoors or require outdoor storage.
- (2) As a rule, any nuisance associated with outdoor storage should not extend beyond the boundaries of the site. In order to ensure this, outside storage is allowed only if it is enclosed within a wall or other adequate screen, as provided in Chapter 4.

- (3) In order to ensure that the zone is, to the greatest extent possible, separated from any adjacent residential development by industries that are more compatible with residential development, it will be restricted to locations on the interior of industrial areas along collector roadways. [1992/9250]

## **2.2 PERMITTED USES**

As specified in Table 5.3 of Chapter 5. [1992/9250]

## **2.3 DISCRETIONARY USES**

As specified in Table 5.3 of Chapter 5. [1992/9250]

## **2.4 DEVELOPMENT STANDARDS**

- (1) As specified in Table 5.8 of Chapter 5.
- (2) Exceptions to the required development standards in Table 5.8 are specified in Part 8B, above. Refer to:
  - (a) Subpart 8B.2 regarding reductions to required yard setbacks;
  - (b) Subpart 8B.4 regarding exceptions to the height requirements; or
  - (c) Subparts 8B.3 and 8B.5 for permitted encroachments on easements and required yards respectively. [1992/9250]

## **2.5 EXCEPTION TO DEVELOPMENT STANDARDS**

Notwithstanding section 2.4, the minimum required front yard for the following area shall be 7.5 metres:

any development within the Ross Industrial Subdivision, Alliance Industrial Subdivision, all those lands included within Registered Plan No. 70R18593 and Registered Plan No. 72R27589, all of Section 33-17-19-W2nd Meridian, all that portion of Section 28-17-19-W2nd Meridian bounded by the northern boundary of the CPR right-of-way on the south and the eastern boundary of Park Street on the west. [1992/9250]

## **2.6 ADDITIONAL REGULATIONS**

### **(1) General Development Regulations**

The general development regulations in Chapter 4 shall apply to developments in this zone.

(2) Overlay Zones

The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.

(3) Accessory Uses

Accessory uses in this zone shall be subject to the provisions in Chapter 11.

(4) Temporary Uses

Temporary uses in this zone shall be subject to the regulations in Chapter 12.

(5) Non-conforming Uses

Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.

(6) Parking and Loading

Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.

(7) Landscaping and Buffering

Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.

(8) Signs

The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.

(9) Public Amenities

The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.

(10) Development Permits

Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

### **8C.3 HEAVY INDUSTRIAL ZONE (IC, IC1)**

#### **3.1 INTENT**

- (1) This zone is established to accommodate industrial uses which, due to appearance, noise, odour, risk of emission of toxic waste, risk of fire or explosion hazards, or other types of nuisance, are incompatible with commercial, residential and other land uses. As such, new office, business and retail use are limited, and new residential uses are not allowed. In addition, no development shall take direct access to a local residential street or residential collector street.
- (2) Site development regulations are limited to the minimum standards necessary for safe, functional, efficient and scientifically sound development. [1992/9250]

#### **3.2 PERMITTED USES**

As specified in Table 5.3 of Chapter 5. [1992/9250]

#### **3.3 DISCRETIONARY USES**

As specified in Table 5.3 of Chapter 5. [1992/9250]

#### **3.4 DEVELOPMENT STANDARDS**

- (1) As specified in Table 5.8 of Chapter 5.
- (2) Exceptions to the required development standards in Table 5.8 are specified in Part 8B, above. Refer to:
  - (a) Subpart 8B.2 regarding reductions to required yard setbacks;
  - (b) Subpart 8B.4 regarding exceptions to the height requirements; or
  - (c) Subparts 8B.3 and 8B.5 for permitted encroachments on easements and required yards respectively. [1992/9250]

#### **3.5 ADDITIONAL REGULATIONS**

##### **(1) General Development Regulations**

The general development regulations in Chapter 4 shall apply to developments in this zone.

(2) Overlay Zones

The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.

(3) Accessory Uses

Accessory uses in this zone shall be subject to the provisions in Chapter 11.

(4) Temporary Uses

Temporary uses in this zone shall be subject to the regulations in Chapter 12.

(5) Non-conforming Uses

Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.

(6) Parking and Loading

Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.

(7) Landscaping and Buffering

Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.

(8) Signs

The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.

(9) Public Amenities

The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.

(10) Development Permits

Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]