

1. GENERAL INDUSTRIAL DISTRICT – IND

The purpose of the General Industrial District (IND) is to provide areas for Industrial activities which have moderate potential for conflict with adjacent land uses and rely on access to prime traffic routes.

No person shall within any IND-General Industrial District use any land, or erect, alter, or use any building or structure except in accordance with the following provisions.

1.1 PERMITTED USES

- a. Business and/or professional offices;
- b. Industrial Parks containing a combination of permitted uses;
- c. Indoor repair, rental, servicing, storage, wholesale of any commodity and/or retail sales of any goods, materials and/or commodities excluding any hazardous materials;
- d. Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products that are not noxious;
- e. Service Stations and Commercial Cardlock operations;
- f. Auto body shops;
- g. Construction and other contractors, industrial trades, workshops, yards, plants, and/or offices;
- h. Warehousing and supply depots;
- i. Farm and Industrial machinery equipment and vehicle sales and service;
- j. Trucking operations;
- k. Semi-Trailer and Container Parking Lot including Sea Containers;
- l. Lumber and building supply establishments;
- m. Construction of RTM homes or agricultural building assembly area;
- n. Motor vehicle, recreational vehicle, and/or mobile home sales and servicing and/or storage compound;
- o. Commercial Recycling Depots;
- p. Public works buildings and structures including offices, warehouses, storage, yards, and waste management or sewage facilities.

1.2 DISCRETIONARY USES

The following uses may be permitted in the IND-General Industrial District but only by resolution of Council and only in locations specified in such resolution of Council. Discretionary Use Requirements are provided in Section 5.

- a. Bulk petroleum sales and storage;
- b. Stockyards and auction marts;
- c. Salvage yards and auto wreckers;
- d. Meat Processing Plants/Abattoirs;
- e. Seed Cleaning plants, feed mills and flour mills;
- f. Fertilizer sales and storage;
- g. Cement manufacturing;
- h. Aggregate material storage or handling operations;
- i. Wind Energy Facilities.

1.3 SITE DEVELOPMENT REGULATIONS

Permitted Uses

Minimum site area	557 m ² (5996 ft ²)
Minimum site frontage	18 meters (59 feet)
Minimum front yard	4.5 meters (15 feet)
Minimum rear yard	10% of the depth of the lot
Minimum side yard	3.0 meters (10 feet) on each side
Height	15 meters (49 feet) for Principal buildings

Service Stations and Discretionary Uses

Minimum site area	929 m ² (10,000 ft ²)
Minimum site frontage	30 meters (98 feet)
Minimum front yard	7.5 meters (25 feet)
Minimum rear yard	10% of the depth of the lot
Minimum side yard	3.0 meters (10 feet) on each side
Height	15 meters (49 feet) for Principal buildings

1.4 ACCESSORY BUILDINGS

- a. Setbacks for accessory buildings shall meet the same requirements as the principal use or building.
- b. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a required rear or side yard.
- c. Buildings, structures or uses including one (1) dwelling unit for a caretaker or manager, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary uses, shall be permitted.

1.5 FENCE AND HEDGE HEIGHTS

- a. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for industrial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall over 1.5 meters (5 feet) in height in a side or rear yard and over 0.75 meters (2.5 feet) in a front yard.
- b. No fence in an industrial zone shall exceed 3.0 meters (10 feet).
- c. No barbed wire, or razor wire fences shall be allowed in an Industrial District.

1.6 LANDSCAPING

- a. A landscaped strip of not less than 3.0 meters (10 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- b. On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- c. Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 meters (10 feet) in width throughout which shall not be used for any purpose except landscaping.

1.7 PARKING

Off-street parking requirements shall be provided in accordance with the following:

Warehouses or manufacturing activities	1 parking space for each 90 m ² (968 ft ²) of gross floor area
Principal buildings	1 parking space for each 50 m ² (538 ft ²) of gross floor area, or 1 parking space for each 1.5 employees, whichever is greater.

1.8 LOADING REQUIREMENTS

Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods, or merchandise, adequate space for such vehicles to stand for loading and unloading without restricting access to all parts of the site shall be provided on the site. The minimum area of an individual loading space shall be 17m² (183 ft²).

Gross Floor Area	Minimum Number of Loading Spaces
93 m ² to 1300 m ²	1 space
1300 m ² to 2800 m ²	2 spaces
Greater than 2800 m ²	2+1 for each 5600 m ²

1.9 SIGNAGE

Signs and billboards are prohibited in the IND-Industrial District except for signs advertising the principal use of the premises or the names of the occupants of the premises. Permitted signs shall be subject to the following regulations:

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 4.0 m² (43 ft²);
- b. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- c. Temporary signs not exceeding 1.0 m² (10.7 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted;

- d. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

1.10 OUTSIDE STORAGE

- a. No outdoor storage shall be permitted in the required front yard of any commercial or industrial site.
- b. No yard shall be used for the storage or collection of hazardous material.
- c. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- d. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the property, vehicles or vehicular parts.
- e. All outside storage shall be fenced and where the area abuts a residential area All junk yards or auto wrecking yards shall be totally enclosed by a sturdy fence built to a minimum height of 2.0 meters (6.5 feet) and constructed of material suitable to conceal from view the materials stored on site. No materials shall be stacked above the height of the fence.
- f. All automobile parts, dismantled vehicles, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.

1.11 SUPPLEMENTARY REGULATIONS

1.11.1 Salvage Yards and Auto Wrecker Operations

- a. This includes salvage yards, auto wreckers, auto repair shop, body shops and similar uses, all salvage vehicles and materials, vehicles waiting repair, salvage or removal and similar uses.
- b. No vehicles or parts thereof shall be located in the front yard.
- c. All salvage yards shall be totally hidden from the view of the travelling public, provincial highways ,any public road and adjacent residential development by utilizing any of the following measures:
 - i. distance and careful location;
 - ii. natural or planted vegetation;
 - iii. an earth berm;
 - iv. an opaque fence;
 - v. a building;
 - vi. other appropriate methods approved by Council.

1.11.2 Service Stations

- a. Where service stations occupy a corner site, only one access point shall be located on the flankage, located a minimum of 6.0 meters (20 feet) from the intersection.

- b. Fuel pumps and other accessory equipment shall be located not less than 6.0 meters (20 feet) from any street or site line.
- c. All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council.
- d. Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*.
- e. Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations
- f. Access/egress points shall not be continuous along a street and shall be at least 10.0 meters (33 feet) apart
- g. Off-site traffic circulation shall be accommodated on the site
- h. Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the development officer.

1.12 PERFORMANCE STANDARDS

An industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:

- a. Noise - emit no noise of industrial production audible beyond the boundary of the lot on which the operation takes place;
- b. Smoke - no process involving the use of solid fuel is permitted;
- c. Dust or ash - no process involving the emission of dust, fly ash or other particulate matter is permitted;
- d. Odor - the emission of any odorous gas or other odorous matter is prohibited;
- e. Toxic gases - the emission of any toxic gases or other toxic substances is prohibited;
- f. Glare or heat - no industrial operation shall be carried out that would produce glare or heat noticed beyond the property line of the lot;
- g. External storage - external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the authority having jurisdiction. No storage shall be permitted in the front yard;
- h. Industrial wastes - waste which does not conform to the standards established from time to time by Town Bylaws shall not be discharged into any Town sewers.
- i. The onus of proving to Council's satisfaction that a proposed development does and will comply with these requirements, rests with the developer.

