

# RURAL INDUSTRIAL – RI

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**PURPOSE:** *To allow industrial uses to be located in rural areas provided they do not pose a threat to the environment or create a potential nuisance for residents.*

## SECTION 1 USES

### 1.1 Permitted Uses

Accessory building, structure or use  
Additions to existing buildings  
Contractor, limited  
Industrial, light  
Office  
Shipping container (e)  
Sign, Category 1 (e)  
Soft shelled building (e)  
Utilities (e)  
Warehousing and storage, general

### 1.2 Discretionary Uses – MPC

Abattoir  
Agricultural processing  
Agricultural repair shop  
Airport  
Airstrip  
Anhydrous ammonia storage/facility  
Animal care service, large  
Auction market  
Auto recycling and salvage yard  
Auto repair and paint shop  
Auto sales and service  
Bulk fertilizer storage and sales  
Bulk fuel storage and sales  
Business support service  
Cannabis production facility  
Cardlock fuel dispensing facility  
Commercial truck wash  
Compost facility type 1 and type 2  
Contractor, general  
Crop spraying operation and facility  
Data Processing Operation  
Farm/industrial machinery sales, rental and service  
Feed mills/Grain terminals  
Fleet and transportation services 1 and 2  
Freight terminal  
Hangar  
Industrial, heavy

### Discretionary Uses – DO

Sign, Category 2 and 3

**Discretionary Uses – MPC (continued)**

- Livestock truck and trailer wash
- Lumber yard/building supply store
- Manufactured dwelling sales and service
- Manufacturing and fabrication operation
- Mini-storage facility
- Moved-in building
- Natural resource extraction and processing
- Oilfield contractor services
- Oilfield/pipe equipment and storage
- Outdoor storage
- Pre-fabricated building manufacturer
- Recycling facility
- Renewable energy, commercial/industrial
- Renewable energy, individual
- Residential use in conjunction with an approved industrial use
- Retail
- Sandblasting facility
- Seed cleaning plant
- Security suite
- Truck transportation dispatch/depot
- Warehousing and storage, industrial
- Waste management site
- Welding shop
- Work camp, long term
- Work camp, short term
- Work/lay down camp

*(e) means “Exempt” and development will not require a development permit if it meets all the provisions of this Bylaw and is in accordance with any applicable requirements in Schedule 3.*

**SECTION 2 MINIMUM LOT SIZE**

2.1

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
All uses	61.0	200	66.4	218	4,046.9	43,560

**SECTION 3 MINIMUM SETBACK FROM PROPERTY LINES**

3.1 All structures and buildings shall be setback 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway.

**SECTION 4 MINIMUM SETBACKS FROM ROADS**

4.1 No part of a building or structure shall be located within 38.1 m (125 ft) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development and Protection Regulation*.

4.2 Any road designated as a provincial highway under the *Highways Development and Protection Regulation* is subject to setbacks as required by Alberta Transportation and any applications for

development adjacent to a highway should be referred to Alberta Transportation for a Roadside Development Permit.

- 4.3 No part of any dugout, regardless of size, shall be located within 76.2 m (250 ft) of the right-of-way of a highway or public road.
- 4.4 Dugouts may be allowed closer to the centre line of a highway or public road if a barricade is installed along 100 percent of the length of that part of the dugout fronting the highway or public road and 25 percent of the length of the sides of the dugout.

## **SECTION 5 MINIMUM SETBACKS FROM IRRIGATION INFRASTRUCTURE**

- 5.1 No part of a building or structure shall be located:
  - (a) within 10.0 m (33 ft) of the centreline of a Bow River Irrigation District (BRID) irrigation pipeline or 3.0 m (10 ft) of a registered right-of-way or easement for any irrigation pipeline or irrigation canal, whichever is greater;
  - (b) within 60.1 m (200 ft) from any BRID or Alberta Environment water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft) from the registered reservoir right-of-way, whichever is greater.

## **SECTION 6 ACCESSORY BUILDINGS**

- 6.1 An accessory building shall not be used as a dwelling unit.
- 6.2 An accessory building shall be setback a minimum 3.0 m (10 ft) from the principal building and from all other structures on the same lot.
- 6.3 An accessory building shall not be located in a front yard or on an easement.
- 6.4 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

## **SECTION 7 ACCESS**

- 7.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction or upgrade of any approach(es) necessary to serve the development area in accordance with County Design Guidelines.
- 7.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway in accordance with County Design Guidelines. If the development is within 300 m (984.3 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- 7.3 The requirement for a service road or subdivision street to provide access may be imposed as a condition of subdivision approval for any new development. Survey and construction costs shall be the responsibility of the applicant.

**SECTION 8 SITE COVERAGE**

- 8.1 The maximum site coverage for all the permitted and discretionary uses listed above:
  - (a) principal and accessory buildings – 50 percent.

**SECTION 9 LOADING AREA REQUIREMENTS**

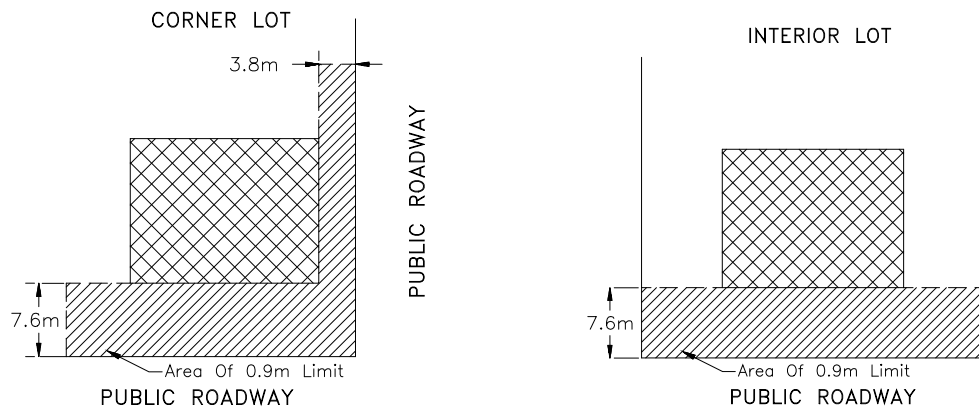
- 9.1 For all industrial uses, there shall be a minimum of one off-street loading area, or more as required by the Development Officer.
- 9.2 Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow or parking.

**SECTION 10 LANDSCAPING, SCREENING AND LOCATION OF STORAGE**

- 10.1 The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed, at the discretion of the Development Authority, and the following shall apply:
  - (a) shall not be stored in a front yard;
  - (b) refuse or garbage shall be kept in a suitably-sized container or enclosure, effectively screened and refuse and refuse containers shall be located in a rear yard.

**SECTION 11 FENCES**

- 11.1 No fence, wall, hedge or any combination thereof, lying within 7.6 m (25 ft) of the right-of-way of a public roadway (excluding lanes) shall extend more than 0.9 m (3 ft) above the ground (except in the case of corner lots where one yard is considered as the side yard) unless permitted by the Development Authority (see Figure below).



- 11.2 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.

**SECTION 12 INDUSTRIAL USE DEVELOPMENT STANDARDS**

- 12.1 No use shall be approved which may generate traffic problems within the district.
- 12.2 On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscape features, or combinations thereof and be maintained in good repair.

- 12.3 Where any parcel or part of a parcel has frontage on a controlled provincial highway, special standards for setbacks, access, and service roadways may be required by the Development Authority in accordance with the recommendations and requirements of Alberta Transportation and the *Highways Development and Protection Regulation*.
- 12.4 Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be screened from all adjacent parcels and roadways in the vicinity.
- 12.5 Where it appears that additional side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.

### **SECTION 13 INDUSTRIAL SITING STANDARDS**

- 13.1 A proposed grouped industrial development or an isolated industrial development considered by the Development Authority to be potentially hazardous, unsightly or offensive should not be approved within 1.6 km (1 mile) of:
- (a) an incorporated urban municipality;
  - (b) a hamlet;
  - (c) a provincial, regional, municipal park or recreation area;
  - (d) an environmentally significant area;
  - (e) an existing or approved rural residence.
- 13.2 The above restrictions also apply:
- (a) within 152.4 m (500 ft) of either side of a provincial highway or a designated scenic, tourist or recreational access road as established in a Vulcan County bylaw;
  - (b) within such distance of other roads as established by any Vulcan County bylaw;
  - (c) adjacent to a water body.
- 13.3 Applications for development expansion or for separate parcels in an area designated for industrial may be approved or recommended for approval provided that:
- (a) the area of any proposed parcel is a minimum of 0.4 ha (1 acre);
  - (b) the proposed development or parcel will be serviced to the satisfaction of the Development Authority;
  - (c) the proposed use or operation will be developed in such a manner that no run-off water can directly enter any water body, groundwater, irrigation system or public roadway ditch;
  - (d) there will be adequate provision for water treatment, temporary waste storage facilities and arrangements for waste disposal in accordance with standards set by the appropriate provincial departments and other approving authorities.

### **SECTION 14 SERVICES, TRANSPORTATION AND UTILITY FACILITIES**

- 14.1 No application to locate or expand a land use shall be approved unless, in the opinion of the Development Authority, the proposed use will not have a detrimental effect on any:
- (a) transportation or communication system, including primary highways, secondary highways, railway, airport site or communication facility; or

- (b) regionally significant services or utilities facilities, including irrigation works, pipelines and power transmission lines.

14.2 Any application for development located in the vicinity of a sour gas pipeline shall be circulated to the Alberta Energy Regulator (AER) for comments.

**SECTION 15 USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS FOR SECURITY SUITES**

15.1 Dwelling units or sleeping units may be approved as a security suite to a permitted or discretionary use provided that:

- (a) the dwelling or sleeping units are wholly contained within the principal commercial industrial building and are located in the second or upper storey or rear of the building and the main floor frontage is utilized for the principal use; or
- (b) the dwelling or sleeping units are contained in a separate structure no greater than 74.3 m<sup>2</sup> (800 ft<sup>2</sup>).

**SECTION 16 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.**

**SECTION 17 STANDARDS OF DEVELOPMENT – See Schedule 5.**