

# VULCAN INDUSTRIAL PARK – VIP

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**PURPOSE:** *To facilitate industrial and business/industrial type uses supported by urban services that are compatible with the nearby urban environment in the Town of Vulcan, supportive of the local and regional economies and consistent with the Vulcan County Industrial Park Area Structure Plan and the mutually adopted Intermunicipal Development Plan.*

## SECTION 1 USES

### 1.1 Permitted Uses

Accessory building, structure or use  
Additions to existing buildings  
Agricultural operation  
Contractor, limited  
Industrial, light  
Shipping container (e)  
Sign, Category 1 (e)  
Soft shelled building (e)  
Utilities (e)

### 1.2 Discretionary Uses – MPC

Abattoir  
Agricultural processing  
Agricultural repair shop  
Animal care service, large  
Auction market  
Auto repair and paint shop  
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  
Contractor, general  
Crop spraying operation and facility  
Equipment sales, rental and service  
Farm/industrial machinery sales, rental and service  
Feed mills/Grain terminals  
Fleet and transportation services 1 and 2  
Freight terminal  
Industrial, heavy  
Livestock truck and trailer wash  
Lumber yard/building supply store  
Manufactured dwelling sales and service  
Manufacturing and fabrication operation  
Mini-storage facility

### Discretionary Uses – DO

Sign, Category 2 and 3

**Discretionary Uses – MPC (continued)**

Moved-in building  
 Office  
 Oilfield contractor services  
 Oilfield/pipe equipment and storage  
 Outdoor storage  
 Pre-fabricated building manufacturer  
 Recycling facility  
 Renewable energy, individual  
 Residential use in conjunction with an approved industrial use  
 Sandblasting facility  
 Security suite  
 Seed cleaning plant  
 Truck transportation dispatch/depot  
 Warehousing and storage, general  
 Warehousing and storage, industrial  
 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	30.5	100	61.0	200	4,046.9	20,000

**SECTION 3 MINIMUM SETBACK FROM PROPERTY LINES**

3.1 The minimum yard setback for any building or structure shall be:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Principal buildings	9.1	30	3.0	10	7.6	25
Accessory buildings and structure	n/a	n/a	3.0	10	3.0	10

3.2 In the case of corner lots, a front yard setback of at least 9.1 m (30 ft.) shall be provided on one frontage and a secondary front yard setback of at least 3.8 m (12.5 ft.) shall be provided on the other frontage. Accessory buildings located to the rear of the principal building shall be setback at least 3.0 m (10 ft.) from a secondary front yard line.

**SECTION 4 SITE COVERAGE**

4.1 The maximum site coverage for all the permitted and discretionary uses listed above:

(a) principal and accessory buildings – 60 percent.

## **SECTION 5 ACCESS**

- 5.1 Vehicular entrances and exits shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- 5.2 Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and to minimize impacts on adjacent land uses with the district.

## **SECTION 6 LOADING AREA REQUIREMENTS**

- 6.1 There shall be a minimum of one off-street loading area, or more as required by the Development Officer.
- 6.2 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 7 DESIGN AND APPEARANCE OF BUILDINGS**

- 7.1 Buildings shall be of a high calibre of design and shall utilize high quality building materials that are integrated into a comprehensive site design.
- 7.2 The main entry of the building must face the main access road and be prominently visible upon entering the site. The main entry is not permitted to be visually blocked by the storage or display of sale products.
- 7.3 All on-site lighting, including those in on-site parking lots, must be down lighting. The use of fixtures projecting light upwards is not permitted.

## **SECTION 8 ACCESSORY BUILDINGS**

- 8.1 An accessory building shall not be used as a dwelling unit.
- 8.2 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.
- 8.3 An accessory building shall not be located in a front yard or on an easement.
- 8.4 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 9 LANDSCAPING**

- 9.1 A professionally prepared landscaping plan shall be required to be submitted with all new development permit applications for principal uses.
- 9.2 Landscaping shall be provided on all street frontages and shall be of a quality and extent necessary to support quality development.
- 9.3 Trees are required as part of a landscaping plan and shall be provided at the minimum ratio of one (1) tree per 65 m<sup>2</sup> (700 ft.<sup>2</sup>) of landscaped area provided, with not less than one (1) tree per lot.

- 9.4 All required landscaping shall be maintained in perpetuity and kept in an attractive and tidy manner.
- 9.5 The parking, storage or display of goods, materials, equipment or vehicles is not allowed on a required landscaping area.

## **SECTION 10 OUTDOOR STORAGE & DISPLAY AREAS**

- 10.1 The outdoor storage of goods, materials or equipment is allowable at the discretion of the Development Authority provided that storage shall be kept in a neat and orderly manner and/or suitably enclosed by a fence or wall or screened with landscaping and the following shall apply:
- (a) shall not be stored in a front yard or secondary front yard area;
  - (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;
  - (c) the storage of wrecked or damaged motor vehicles, machinery, building materials, waste materials and other items on a parcel shall not be allowed unless approved by the Development Authority, kept in a neat and orderly manner and/or effectively screened from all adjacent parcels and roadways in the vicinity.
- 10.2 The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed at the discretion of the Development Authority.

## **SECTION 11 INDUSTRIAL USE DEVELOPMENT STANDARDS**

- 11.1 No use shall be approved which may generate traffic problems within the district.
- 11.2 Industrial land uses that generate a noise, odour, risk of toxic emissions, fire or explosion hazard, or unsightly appearance that is, in the view of the Development Authority, incompatible with land uses in the Town of Vulcan or elsewhere in proximity to the subject site, shall not be allowed.

## **SECTION 12 USE RESTRICTIONS & DEVELOPMENT REQUIREMENTS FOR SUPPLEMENTARY RESIDENTIAL UNITS**

- 12.1 Dwelling units or sleeping units may be approved as a supplementary use to a permitted or discretionary use provided that:
- (a) the dwelling or sleeping units are wholly contained within the principal 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 55.7 m<sup>2</sup> (600 ft<sup>2</sup>).

## **SECTION 13 USE RESTRICTIONS & DEVELOPMENT STANDARDS FOR ABATTOIRS**

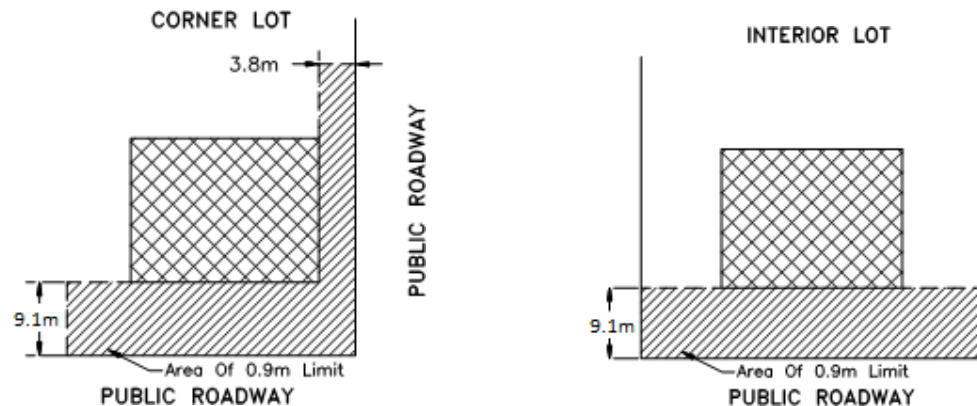
- 13.1 An Abattoir shall only be approved where the use is of a size and intensity compatible with adjacent land uses and where it has been demonstrated that nuisance generated from the use has been mitigated to the extent that the use is compatible with adjacent land uses.
- 13.2 The Development Authority may establish a size threshold on the number of animals being stored and/or processed, along with any other conditions to ensure suitability of the use.

## SECTION 14 SIGNAGE

- 14.1 In addition to the signage requirements in Schedule 5, all signage shall be of a high design standard in accordance with the following considerations:
- (a) architectural integration of the sign design and style into the broader site concept for the principal building;
  - (b) provision of professional design and construction for the sign; and
  - (c) utilization of high quality construction materials that facilitate longevity.
- 14.2 Not more than two Category 2 signs per parcel are allowed.

## SECTION 15 FENCES

- 15.1 No fence, wall, hedge or any combination thereof, lying within 9.1 m (30 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). A fence that exceeds 0.9 m (3 ft.) in a front yard may be approved by the Development Officer.



- 15.2 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.
- 15.3 All fencing shall be of high quality, permanent materials designed for the purposes of fencing.
- 15.4 The use of barbed wire below a height of 1.8 m (6 ft.) is not permitted. A maximum of 0.6 m (2 ft.) of barbed wire above the 2.4 m (8 ft.) fence height may be permitted at the discretion of the Development Officer. The use of razor wire is not permitted.

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

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

