

**AGGREGATE EXTRACTION/PROCESSING\*** means the quarrying, primary processing (crushing, washing, separating), removal and off-site sale of raw materials including sand, gravel, clay, marl, earth or mineralized rock found on or under the site. Typical uses include but are not limited to quarries, borrow areas, and gravel pits (site preparation and reclamation). This does not include the processing of raw materials transported to the site.

**AGRICULTURAL HOUSING (ACCESSORY)** means a temporary development that may include a maximum of four buildings, grouped together on a site. The occupants shall be persons that are an integral part of a major agricultural operation, an intensive horticultural use or an equestrian centre, which is located on the same site. Each building may contain a maximum of eight sleeping units, a common kitchen or dining area and common bathroom facilities. This does not include an agricultural dwelling or a secondary dwelling.

**AGRICULTURAL PRODUCT STAND** means a use, accessory to the principal agricultural use, where agricultural products are sold on the same site as where the product is produced. This does not include agriculture intensive horticulture, greenhouse, agriculture product processing, or an abattoir.

**AGRICULTURAL SUPPORT SERVICE** means the use of land, buildings and structures for the purposes of supply of goods, materials or services directly and primarily to the agricultural industry. This may include, but is not limited to, the sale, cleaning, and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.

**AGRICULTURE, GENERAL** means the raising of crops or rearing of livestock, either separately or in conjunction with one another. This may include apiculture, aquaculture and vermiculture. This does not include an equestrian centre as defined in this Bylaw, minor intensive livestock agriculture or intensive horticulture agriculture. **This does not include a cannabis production facility.**

**AGRICULTURE, INTENSIVE HORTICULTURE** means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards, for sale on or off site. Typical uses include berry farms, tree farms, sod farms, plant nurseries and market garden operations. **This does not include minor or intensive livestock agriculture, an agricultural product stand, or a greenhouse.** This does not include minor or intensive livestock agriculture, an agricultural product stand, a greenhouse or a cannabis production facility.

**AGRICULTURE, MINOR INTENSIVE LIVESTOCK** means the confinement of livestock that because of size, density, length of confinement, or product may have an adverse impact on nearby uses. This use either does not exceed the minimum size for an intensive livestock operation as defined in the Manure Characteristics and Land Based Code or is an indoor facility that exceeds the size limits but (through special management and technology) will reduce the level of impact to less than the minimum size for an intensive livestock operation.

**AGRICULTURE, PRODUCT PROCESSING** means a premise for the purpose of processing agricultural products including:

- mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments of plant matter; or
- cutting, curing, smoking, aging, wrapping or freezing of meat.

This may include accessory uses, including but not limited to office, sales, technical, administrative support, storage or warehousing. This does not include a cannabis production facility.

**AIRCRAFT SALE/RENTAL** means a premise used for the sale, charter, or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

**AIRPORT, PRIVATE** means a runway for the landing of private, non-commercial aircraft only and includes the necessary building and structure to store the aircraft owned by the property owner(s) of the site. This does not include the landing of helicopters.

**AIRPORT, PUBLIC** means any area designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of commercial and private aircraft; it includes any associated buildings, installations, open space, and equipment. This also includes aircraft and airport-related manufacturing and services.

**ALTER OR ALTERATION** means any structural change to a building that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw. This includes a structural change to a sign or to discontinue or change the principal use of the site or building with a use distinct from the discontinued use.

**AMENITY SPACE, PRIVATE** means a space in the form of a deck, patio or balcony which is located within or adjacent to a dwelling unit and that is provided for the exclusive use of that dwelling unit.

**AMENITY SPACE, COMMON** means an indoor or outdoor space designed for active or passive recreational uses provided for the use of all of the occupants of a development.

**AMUSEMENT CENTRE** means a premises where amusement-oriented activities occur outdoors or, in an enclosed structure and which includes, but is not limited to, indoor laser tag and paintball arenas, billiard halls, mini-golf, go-karts, playgrounds, or coin or token-operated, video, computer, or electronic games. This use shall not include video lottery terminals.

**ANCILLARY** means subordinate and in the case of a building, would include essential structural components necessary to the building function such as mechanical penthouses, elevator housing, mechanical rooms, communication structures, or chimneys.

(singlewide), park model trailer, cabin, motel, hotel, boarding or lodging house, or recreational vehicle storage.

**CANNABIS PRODUCTION FACILITY** means a facility, comprised of one or more buildings or structures, used for the purpose of growing, producing, cultivating, testing, processing, researching, destroying, storing, packaging or shipping of cannabis by a federal government licensed commercial producer in accordance with federal legislation. This does not include the growing or processing of plants that are considered by federal legislation to be industrial hemp.

**CANOPY** means an architectural feature or structural protective element affixed to the exterior wall of a building over a door, entrance, outdoor service area or similar type of entrance way.

**CANTILEVER** means the portion of a building which projects in order to provide additional livable interior space, and which has no foundation or supports below. This does not include a balcony.

**CARE CENTRE, MINOR** means an accessory use intended to provide care or supervision and may include educational services for less than 7 persons during the day or evening. This includes day care, out-of-school care, nursery or play schools, and drop-in centres. A care centre minor is a permitted use in any residential or agricultural Zoning District.

**CARE CENTRE, INTERMEDIATE** means a use intended to provide care or supervision and may include educational services for 7 to 20 persons during the day or evening which is authorized by the Province of Alberta. This includes group day care centres, out-of-school care centres, nursery or play schools and drop-in centres.

**CARE CENTRE, MAJOR** means a use intended to provide care or supervision and may include educational services for more than 20 persons during the day or evening which is authorized by the Province of Alberta. This includes group day care centres, out-of-school care centres, nursery or play schools and drop-in centres.

**CARPORT** means a roofed structure either free standing or attached to a building, which is not enclosed on the front and at least one side, to shelter parked vehicles.

**CEMETERY** means land that is set apart or land that is used for the burial or internment of human remains. This includes a memorial park, a burial ground, a columbarium, a mausoleum, or a crematorium.

**CERTIFICATE OF TITLE** means a certificate issued by the Land Titles Office identifying the owner of a particular parcel of land.

**COMMERCIAL LOGGING** means the cutting, storage, sorting, and grading of primary forest materials for commercial use of the logs or fibre. This does not include tree clearing or the removal of any landscaping required by this Bylaw.

**COMMERCIAL SCHOOL** means a premise for the training, instruction, and certification in a specific trade, skill, or service for the financial gain of the person owning the

school. This includes a secretarial school, a hairstyling school, a beauty culture school, a dance school, or a music school.

**GLARE** means light emitting from a fixture with intensity that may reduce visibility.

**GOLF COURSE** means an outdoor facility designated primarily for the game of golf. Accessory uses may include a pro shop, golf driving range or practice facility or both, food service, and other commercial uses typically associated with a clubhouse facility.

**GOLF DRIVING RANGE\*** means an indoor or outdoor facility dedicated to the driving of golf balls from fixed golf tees, or practice areas for pitching or putting.

**GOVERNMENT SERVICE** means a premise providing for a crown corporation, municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, detention and correction services, minor utility services, major utility services, and public education.

**GRADE** means the ground elevation established for the purpose of regulating the number of stories and the height of a building or structure.

**GRADE, BUILDING** means the average level of finished ground adjoining the main front wall of a building (not including an attached garage), except for areas such as vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

**GREENHOUSE** means a premises used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers. The main part of the building must be plant-related and any aggregate sales must be a minor accessory component only. This does not include a cannabis production facility.

**GROUP HOME, MAJOR** means a care facility licensed by the Province of Alberta to provide room and board for more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This does not include boarding and lodging houses, congregate care, or temporary shelter services.

**GROUP HOME, MINOR** means the use of one dwelling unit as a care facility licensed by the Province of Alberta to provide room and board for not more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A minor group home may include, to a maximum of six (6), any combination of staff, residents requiring care, and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This does not include boarding and lodging houses, congregate care, or temporary shelter services.

## 7.17 IM – MEDIUM INDUSTRIAL

### 7.17.1. Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

### 7.17.2. Permitted Uses and Discretionary Uses *(Amendment by Bylaw 39-2015 on July 7, 2015, Bylaw 1-2016 on Jan 22, 2016)*

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#### Permitted Uses

Agricultural support service  
 Agriculture, general  
 Animal grooming and daycare facility  
 Animal hospital and shelter  
 Auctioneering establishment ^  
 Autobody repair and paint shop  
 Commercial storage  
 Contractor service, general  
 Contractor service, limited  
 Custom indoor manufacturing  
 Emergency service ^  
 Equipment, major  
 Equipment, minor  
 Funeral service  
 Outdoor storage  
 Recreational vehicle storage, major *(Bylaw 39-2015, July 7, 2015)*  
 Recycling depot  
 Recycling drop-off  
 Service station, minor  
 Truck and manufactured home sales/rental  
 Utility service, minor  
 Vehicle repair, major  
 Vehicle repair, minor  
 Veterinary service, major  
 Veterinary service, minor  
 Warehousing and storage  
 WECS, small\*

#### Discretionary Uses

Abattoir  
 Agriculture, intensive horticulture  
*(Bylaw 63-2017 – Nov 7, 2017)*  
 Agriculture, product processing  
*(Bylaw 63-2017 – Nov 7, 2017)*  
 Asphalt plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*  
 Bulk fuel depot  
 Business support service ^  
 Cannabis production facility  
 Concrete plant, major  
*(Bylaw 1-2016 – Jan 19, 2016)*  
 Concrete plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*  
 Food and beverage products  
 Food service, specialty ^  
 Industrial, general ^  
 Parking, non-accessory  
 Recreation, indoor ^  
 Recycling, oil depot  
 Residential security/operator unit ^  
 Retail, convenience ^  
 Utility service, major  
 Warehouse sales ^  
 Waste management, minor

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

### 7.17.3. Fundamental Use Criteria

a) (None)

### 7.17.4. Subdivision Regulations

a) The minimum lot width shall be 20.0 m.

**7.17.5. Development Regulations – Principal Building**

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 18.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.

**7.17.6. Other Regulations**

- a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site. (*Bylaw 1-2016 – Jan 19, 2016*)
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.