
12.3 I-G General Industrial

12.3.1 Purpose:

For the development of manufacturing, processing, distribution and storage uses and related services.

12.3.2 Permitted Uses:

- accessory buildings
- auction establishments
- auto body and/or paint shops
- automotive shops
- building trades and contractors
- equipment sales, rental, service
- farm supplies, service
- freight and storage
- industrial vehicles and machinery - sales, rental, service and driving instruction
- manufacturing, general ¹
- micro-wind energy conversion system (WECS)
- publishing, printing, recording and broadcasting establishments
- railway lines
- recycling facility ²
- research facilities
- signs
- sports and recreation facilities, minor, as temporary development in conjunction with another use ³
- transportation services
- truck stop
- utility facilities
- warehouses, wholesale

¹ This use may include the sale of associated products of own manufacture at the discretion of the Development Authority.

² This use may include the sale of associated products of own manufacture at the discretion of the Development Authority.

³ This use refers to the Rugby Field located at 3305 9th Avenue North only.

12.3.3 Discretionary Uses:

- animal care, major
- billboards
- bulk fuel stations
- business support services
- child care, major ⁴
- child care, minor ⁵
- fitness facility, without a restaurant
- food bank
- greenhouses
- hardware and building supplies
- manufacturing, intensive ⁶
- manufacturing, specialty
- parking facilities
- protective services
- salvage or waste disposal facilities
- vehicle sales, rentals

12.3.4 Minimum Parcel Size:

	Width (m)	Length (m)	Area (m ²)
▪ Utility Facility, and Railway lines	as required by the Development Authority		
▪ Truck Stop			10,000.0
▪ All other uses			1,600.0

12.3.5 Maximum Parcel Coverage:

As required by the Development Authority.

12.3.6 Maximum Floor Area Ratio:

Inclusive of all buildings on a parcel,
except accessory parking structures:0.50

12.3.7 Maximum Building Height:

As required by the Development Authority.

12.3.8 Minimum Setbacks:

12.3.8.1 Front:7.6 m
(or greater at the discretion of the Development Authority).

12.3.8.2 Side:4.6 m
(or greater at the discretion of the Development Authority).

12.3.8.3 Rear:
as required by the Development Authority

⁴ Accessory to principal use.

⁵ Accessory to principal use.

⁶ This use may include the sale of associated products of own manufacture at the discretion of the Development Authority.

12.3.9 Landscaping:

12.3.9.1 Areas that shall be landscaped:

- a planting strip of 7.6 m minimum depth adjacent to all front parcel lines
- any other front and side yard areas not utilized for parking or driveways

12.3.9.2 Landscaping shall be provided, completed and maintained in accordance with Section 9.17.

12.3.10 Garbage Enclosures and Storage Areas:

shall not be located in the minimum front setbacks.

12.3.11 Application of General Rules:

The general rules for all districts, described in Sections 9.1 to 9.22, and the general rules for industrial districts, described in Section 12.1, apply to uses in this district.