

Section 4 Industrial Land Use Districts

- 4.1 TID Transition Industrial District**
- 4.2 IND 1 Light Industrial District**
- 4.3 IND 2 General Industrial District**
- 4.4 SB Southern Business District [2014-07]**

4.1 TID Transition Industrial District

4.1.1 Purpose

To provide for a range of commercial, business and industrial uses to reflect the transitional nature of the “Industrial Triangle” described in the commercial policies of the Municipal Development Plan.

4.1.2 Permitted Uses

Commercial Schools
Construction Trade Shops
Home Improvement Centres
Household Repair Services
Printing Establishments, industrial
Public and Quasi-Public Buildings & Uses
Public Utilities
Recreational Vehicle Sales & Rentals
Veterinary Clinics

4.1.3 Discretionary Uses

Athletic and Recreational Facilities
Brewery/Distillery **[2017-36]**
Developments existing prior to 3rd reading of this Bylaw
Eating Establishments
Employee Housing above ground floor
Garden Centres
Light Manufacturing Operation
Lumber Yards
Offices above the main floor
Parking Areas and Structures
Private Clubs
Private Schools
Recycling Depots
Retail Thrift Store
Signs
Warehouse Stores
Warehousing of Non-hazardous Materials

4.1.4 Regulations

- 4.1.4.1 The minimum site area shall be 550.0m².
- 4.1.4.2 The minimum site width shall be 15.0m.
- 4.1.4.3 The maximum gross floor area shall be 1.0 F.A.R.
- 4.1.4.4 The maximum building height shall be 11.0m with a maximum eaveline height of 7.0m.
- 4.1.4.5 The minimum front yard depth shall be 6.0m.

4.1.4.6 The minimum side yard depth shall be zero except where a side yard abuts a residential district or a public roadway where the side yard depth shall be 3.0m.

4.1.4.7 The minimum rear yard depth shall be zero except where a rear yard abuts a residential district or a public roadway where the rear yard depth shall be 3.0m.

NOTE: The setbacks and other regulations described in this district are minimum requirements. Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a waterbody or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Subsection 8.5, Setback Regulations - may increase or otherwise vary these requirements.

4.1.5 Additional Requirements

4.1.5.1 Design of buildings, particularly the front façade and roof shall complement the Rocky Mountain architectural character of Canmore.

4.1.5.2 In order to achieve a pedestrian friendly streetscape, sidewalk and landscaping shall be incorporated into front yards.

4.1.5.3 Electrical and mechanical equipment located on rooftops shall be enclosed and screened so as not to be visible from public sidewalks and residential areas.

4.1.5.4 Buildings shall have a roof pitch with a minimum of 6:12 slope, or other roof treatment acceptable to the Development Authority. Dormers or other similar features that break up the roofline shall be provided.

4.1.5.5 Metal clad or sided buildings shall utilize non-reflective materials and colors to the satisfaction of the Development Authority.

4.1.5.6 The front façade shall include natural finishing materials such as timber, river rock, rundle stone, or brick to the satisfaction of the Development Authority.

4.1.5.7 Finishing colors for buildings shall include natural and earth tones with complementary trim colors.

4.1.5.8 A minimum of 10% of a site shall be landscaped, predominantly in the front yard.

4.1.5.9 Development permit applications may require professionally produced streetscape drawings or three-dimensional simulations of the overall development as viewed from the public sidewalk.

4.1.5.10 Outside storage, including the storage of trucks and trailers, may be allowed to the side or rear of buildings provided that:

- a. such storage areas do not include any required minimum yards,
- b. the storage is visually screened from public thoroughfares,
- c. all storage is related to the business or industry on the site,

4.1.5.11 Garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares.

4.1.6 Employee Housing Provisions

Employee housing may be considered and approved in this district, only when located above the main floor of a building and when the following issues can be addressed to the satisfaction of the Development Authority:

- 4.1.6.1 Adequate long-term and legally-binding provisions are in place to ensure the dwelling units remain as bona fide employee housing and are demonstrably subordinate in terms of area and intensity to other uses in the building;
- 4.1.6.2 The space proposed for employee housing would not be reasonably used for commercial or industrial purposes;
- 4.1.6.3 The employee housing units are appropriate in design for employee housing, particularly with respect to the unit size;
- 4.1.6.4 Employee housing units would not constrain any future permitted or discretionary, commercial or industrial uses from developing on the site or on surrounding areas;
- 4.1.6.5 Impacts of existing industrial development in the area, including the adjacent CP Rail line, would not unduly interfere with employee housing, and;
- 4.1.6.6 Outdoor amenity space such as balconies can be provided as part of the employee housing while meeting all of the above-described requirements in regard to impacts to or from adjacent industrial uses.

4.1.7 Existing Developments

An approved development existing on the date of approval of this Bylaw shall be allowed to continue operating on that site only. If that use is discontinued for a period of six consecutive months or more, any future use of the land shall conform to the development standards and uses specified in this District.

4.1.8 Groundwater Protection

Developments in this district, including expansion of existing developments as described in Subsection 4.1.7, above, shall conform to the regulations and use prohibitions described in Subsection 7.3.2, Wellhead Protection Area Regulations.

4.1.9 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

4.2 IND 1 Light Industrial District

4.2.1 Purpose

The purpose of this district is to provide for a limited range of industrial uses which are located adjacent to arterial roads or residential areas and which have a high standard of architectural appearance. Non-industrial uses are appropriate only in the limited circumstances and locations where such uses do not displace industrial uses or utilize land or buildings with potential for light industrial development.

4.2.2 Permitted Uses

Automotive Parts Sales
 Brewery/Distillery **[2017-36]**
 Commercial Schools
 Construction Trade Shops
 Home Improvement Centres
 Household Repair Services
 Industrial Operations
 Laboratories
 Laundry, industrial
 Light Manufacturing Operation
 Offices above the main floor (with a GFA up to 250m²)
 Parks and Playgrounds
 Public and Quasi-Public Buildings

4.2.3 Discretionary Uses

Athletic and Recreation Facilities above the ground floor
 Auction Room
 Automotive and Equipment Repair Shops
 Automotive Sales and Rentals
 Car Wash **[2014-04]**
 Eating Establishment (maximum GFA 93.0m²)
 Employee Housing above the ground floor
 Garden Centres
 Industrial Equipment Sales and Rentals
 Intensive Agricultural Pursuit **[2014-04]**
 Kennels
 Lumber Yards
 Offices above the main floor (with a GFA over 250m²)
 Outdoor Vehicle Storage
 Printing Establishments, Industrial and Commercial
 Public Transportation Terminals
 Recreational Vehicle Sales and Rentals
 Recycling Depots
 Signs
 Storage Facilities
 Trucking Establishment

Warehousing

4.2.4 Regulations

- 4.2.4.1 The minimum lot area shall be 557m².
- 4.2.4.2 The minimum lot width shall be 15.0m.
- 4.2.4.3 The minimum front yard shall be 15.0m adjacent to Bow Valley Trail and 7.5m on all other sites:
- 4.2.4.4 The minimum side yard shall be 3.0m abutting any residential district; 3.0m on the street side of a corner site; and zero at other locations,
- 4.2.4.5 The minimum rear yard shall be zero except where the site abuts a residential district where the rear yard shall be 6.0m
- 4.2.4.6 The maximum building height shall be 11.0m.

NOTE: The setbacks and other regulations described in this district are minimum requirements. Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a waterbody or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Subsection 8.5, Setback Regulations - may increase or otherwise vary these requirements.

4.2.5 Additional Regulations

- 4.2.5.1 Restrictions on Non-industrial Uses and Developments. In order to ensure that this District meets its purpose as a light industrial area, non-industrial uses will only be approved where such uses do not displace current industrial uses nor utilize land or buildings with potential light industrial development.
- 4.2.5.2 Environmental Issues
 - a. Specific conditions addressing environmental constraints may be applied to any development within the area.
 - b. The applicant shall supply to the Development Officer, at the time of application for a development permit, relevant information describing any noxious, dangerous, or offensive feature of the proposed development in relation to airborne pollutants or odors, and release of any toxic, radioactive or environmentally hazardous materials.
 - c. A storage vessel with a volume exceeding 7570 litres and which contains liquefied petroleum products shall:
 - i. meet all applicable Federal or Provincial safety standards,
 - ii. be set back at least 15.0m from all property lines
 - iii. be at least 121m from any place used or which may be used for public assembly such as schools, hospitals, theatres, and residential areas
- 4.2.5.3 Landscaping and Screening
 - a. The boulevard and the required front yard area shall be landscaped and be maintained in accordance with the plans approved by the Development Authority.

- b. Where outdoor Storage Facilities (“storage yards”) are approved, they shall be screened and fenced to the satisfaction of the Development Authority.
- c. Outdoor Vehicle Storage shall be approved on an annual basis and shall be screened to the satisfaction of the Development Authority.
- d. Kennels shall have adequate separation from residential areas and shall be designed, constructed and operated in a manner to prevent a nuisance to any residential area in regard to such factors as noise, odours and waste.
- e. All exterior work areas, storage areas, and waste handling areas shall be screened from view from roadways and park reserves to the satisfaction of the Development Authority.
- f. Development on all sites adjacent to a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
- g. All apparatus on the roof shall be screened to the satisfaction of the Development Authority.

4.2.6 Employee Housing Provisions

Employee housing may be considered and approved in this district, only when located above the main floor of a building and when the following issues can be addressed to the satisfaction of the Development Authority.

- 4.2.6.1 Adequate long-term and legally-binding provisions are in place to ensure the units remain as bona fide employee housing and are demonstrably subordinate in terms of area and intensity to other uses in the building.
- 4.2.6.2 The space proposed for employee housing would not be reasonably used for commercial or industrial purposes.
- 4.2.6.3 The employee housing units are appropriate in design for employee housing, particularly with respect to the unit size.
- 4.2.6.4 Employee housing units would not constrain any future permitted or discretionary, commercial or industrial uses from developing on the site or on surrounding areas.
- 4.2.6.5 Employee housing shall not unduly interfere with existing and any potential industrial development in the area.
- 4.2.6.6 Outdoor amenity space such as balconies can be provided as part of the employee housing while meeting all of the above-described requirements in regard to impacts to or from adjacent industrial uses.

4.2.7 Eating Establishments

Eating establishments in this district are intended primarily to serve workers and businesses in the industrial areas.

- 4.2.7.1 Eating establishments may be considered and approved in this district only where:
 - a. The proposed location is not generally suitable for industrial uses (e.g.: above the main floor, in a space that is not designed for industrial use); or

b. There is a high rate of vacancy for industrial space.

4.2.7.2 Regulations. Eating establishments in this district shall not be permitted to operate between the hours of 9:00 pm and 5:00 am.

4.2.8 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

4.3 IND 2 General Industrial District

4.3.1 Purpose

The purpose of this district is to provide for a range of industrial uses which allow for intensive and efficient use of Canmore's industrial land base in accordance with policies in the Municipal Development Plan. Non-industrial uses are appropriate only in the limited circumstances and locations where such uses do not displace current industrial uses or utilize land or buildings with potential for general industrial development.

4.3.2 Permitted Uses

Brewery/Distillery **[2017-36]**
 Commercial Schools
 Construction Trade Shops
 Household Repair Services
 Industrial Operations
 Laboratories
 Laundry, industrial
 Lumber yards
 Light Manufacturing Operation
 Public and Quasi-Public Buildings
 Warehousing

4.3.3 Discretionary Uses

Athletic and Recreational Facilities above the main floor
 Automotive and Equipment Repair Shops
 Automotive Parts Sales
 Car Wash **[2014-04]**
 Crematorium
 Bulk Fuel Stations
 Eating Establishment (maximum GFA 93.0m²)
 Employee Housing
 Home Improvement Centres
 Industrial Equipment Sales and Rentals
 Intensive Agricultural Pursuit **[2014-04]**
 Kennels
 Offices above the main floor (East of Elk Run Boulevard only)
 Outdoor Vehicle Storage
 Parks and playgrounds
 Printing Establishment (Commercial or Industrial)
 Public Transportation Terminal
 Recreational Vehicle Sales and Rentals
 Recycling Depots
 Signs
 Storage Facilities
 Truck and Manufactured Home Sale and Rental
 Truck Repair and Service

Trucking Establishment

4.3.4 Regulations

- 4.3.4.1 Restrictions on Non-industrial Uses and Developments. In order to ensure that this District meets its purpose as a general industrial area, non-industrial uses will only be approved where such uses do not displace current industrial uses nor utilize land or buildings with potential development for general industrial purposes.
- 4.3.4.2 The minimum lot area shall be 557m².
- 4.3.4.3 The minimum lot width shall be 15.0m.
- 4.3.4.4 The minimum front yard shall be 15.0m adjacent to Bow Valley Trail and 7.5m on all other sites:
- 4.3.4.5 The minimum side yard shall be 3.0m abutting any residential district; 3.0m on the street side of a corner site; and zero at other locations,
- 4.3.4.6 The minimum rear yard shall be zero except where the site abuts a residential district where the rear yard shall be 6.0m.
- 4.3.4.7 The maximum building height shall be 11.0m.

NOTE: The setbacks and other regulations described in this district are minimum requirements. Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a waterbody or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Subsection 8.5, Setback Regulations - may increase or otherwise vary these requirements.

4.3.5 Additional Regulations

- 4.3.5.1 Environmental Issues
- a. Specific conditions addressing environmental constraints may be applied to any development within the area.
 - b. At the discretion of the Development Authority, uses which involve the storage of hazardous materials may be considered where the authority is satisfied contaminants can be safely contained on site.
 - c. Industrial uses which emit airborne pollutants or noxious odours or which have unacceptable fire or explosive risks shall not be allowed within this District.
 - d. The applicant shall supply to the Development Officer, at the time of application for a development permit, relevant information describing any noxious, dangerous, or offensive feature of the proposed development in relation to airborne pollutants or odours, and release of any toxic, radioactive or environmentally hazardous materials.
 - e. Applications for development, which may produce, smoke, fumes, noise, vibration, dust or odours, or involve the use of highly flammable chemical materials, shall be referred to Alberta Environment and other agencies for their respective comments to the satisfaction of the Development Authority.

- f. An application for approval of a use employing flammable chemical materials must be accompanied by the plan approved by the Provincial Fire Marshall.
- g. A storage vessel with a volume exceeding 7570 litres and which contains liquefied petroleum products shall:
 - i. meet all applicable Federal or Provincial safety standards,
 - ii. be set back at least 15.0m from all property lines
 - iii. be at least 121m from any place used or which may be used for public assembly such as schools, hospitals, theatres, and residential areas

4.3.5.2 Landscaping and Screening

- a. The boulevard and the required front yard area shall be landscaped and be maintained in accordance with the plans approved by the Development Authority.
- b. Where outdoor Storage Facilities ("storage yards") are approved, they shall be screened and fenced to the satisfaction of the Development Authority.
- c. Outdoor Vehicle Storage shall be approved on an annual basis and shall be screened to the satisfaction of the Development Authority.
- d. Kennels shall have adequate separation from residential areas and shall be designed, constructed and operated in a manner to prevent a nuisance to any residential area in regard to such factors as noise, odours and waste.
- e. The front yard requirements shall not apply to freestanding or projecting signs.
- f. All exterior work areas, storage areas, and waste handling areas shall be screened from view from roadways and park reserves to the satisfaction of the Development Authority.
- g. Development on all sites adjacent to a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
- h. All apparatus on the roof shall be screened to the satisfaction of the Development Authority.

4.3.6 Employee Housing Provisions

Employee housing may be considered and approved in this district, only when located above the main floor of a building and when the following issues can be addressed to the satisfaction of the Development Authority:

- 4.3.6.1 Adequate long-term and legally-binding provisions are in place to ensure the units remain as bona fide employee housing and are demonstrably subordinate in terms of area and intensity to other uses in the building.
- 4.3.6.2 The space proposed for employee housing would not be reasonably used for commercial or industrial purposes.
- 4.3.6.3 The employee housing units are appropriate in design for employee housing, particularly with respect to the unit size.
- 4.3.6.4 Employee housing units would not constrain any future permitted or discretionary, commercial or industrial uses from developing on the site or on surrounding areas.

- 4.3.6.5 Employee housing shall not unduly interfere with existing and any potential industrial development in the area.
- 4.3.6.6 Outdoor amenity space such as balconies can be provided as part of the employee housing while meeting all of the above-described requirements in regard to impacts to or from adjacent industrial uses.

4.3.7 Eating Establishments

Eating establishments in this district are intended primarily to serve workers and businesses in the industrial areas.

- 4.3.7.1 Eating establishments may be considered and approved in this district only where:
 - a. The proposed location is not generally suitable for industrial uses (e.g. above the main floor, in a space that is not designed for industrial use); or
 - b. There is a high rate of vacancy for industrial space.

4.3.7.2 Regulations

Eating establishments in this district shall not be permitted to operate between the hours of 9:00 pm and 5:00 am.

4.3.8 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

4.4 SB Southern Business District [2014-07]

4.4.1 Purpose

To be a gateway to the community and provide for a range of light manufacturing and other light industrial uses. As a community gateway, development shall be sensitive to reflect the gateway status of the district and be aesthetically pleasing when viewed from Bow Valley Trail. Intensive/heavy industrial uses are not appropriate in this district.

4.4.2 Permitted Uses

Art and Crafts Studios
 Brewery/Distillery [2017-36]
 Construction Trade Shops
 Laboratories
 Laundromats
 Light Manufacturing Operations
 Parks
 Parking Areas
 Public and Quasi Public Buildings and Uses
 Public Transportation Terminal
 Veterinary Clinics

4.4.3 Discretionary Uses

Accessory retail uses to any permitted or discretionary use ($\leq 200\text{m}^2$ GFA)
 Athletic and Recreation Facilities
 Automotive Parts Sales
 Automotive and equipment repair shops
 Automotive Sales and rentals
 Commercial Schools
 Eating Establishments
 Essential Public Services
 Funeral Homes
 Gas Bars
 Industrial Operation
 Kennels
 Offices
 Outdoor Storage
 Outdoor Vehicle Storage
 Rapid Drive-through Vehicle Services
 Service Stations
 Garden Centre [2015-01]

4.4.4 Regulations

4.4.4.1 Minimum Parcel Size 1000.0m^2

4.4.4.2 Front Yard Setback: 4.5m

4.4.4.3 All Other Yards:

- a. Adjacent to the Trans-Canada Highway: 15.0m
- b. Where adjacent to a roadway: 3.0m
- c. All other yards: 0m

4.4.4.4 Maximum building height shall be 11.0m with a maximum eave line height of 8.0m

4.4.4.5 All developments adjacent to the Trans-Canada Highway must be visually screened with landscaping.

4.4.4.6 For developments fronting on Bow Valley Trail, parking spaces are not permitted between the building(s) and Bow Valley Trail.

4.4.4.7 Frontage roads between the building(s) and Bow Valley Trail are discouraged; these may only be permitted at the discretion of the Development Authority.

4.4.4.8 Outdoor storage shall only be permitted where, in the opinion of the Development Authority, the storage area would not be visible from the Bow Valley Trail or the Trans-Canada Highway. Landscaping and other screening techniques may be considered by the Development Authority when considering an application for outdoor storage.

4.4.4.9 Notwithstanding 4.4.4.6, where a development is approved for automotive sales, display of vehicles in the front yard may be permitted. In these instances the majority of vehicles should be in the rear or side yard.

4.4.5 Special Regulations

4.4.5.1 The minimum first floor ceiling height should be ≥ 5.0 m to allow for flexible space appropriate for light manufacturing and industrial uses.

4.4.5.2 Areas approved for outdoor storage must be paved and include adequate drainage facilities to the satisfaction of the Development Authority.

4.4.5.3 Design of site and buildings shall complement the mountain community of Canmore and must conform to the Landscaping (Section 12.2.1.3), and Materials and Colours (Section 12.2.2.7) sections of the Community Architectural and Urban Design Standards. For reference, Section 6.4.5.1 of the Bow Valley Trail Area Redevelopment Plan provides examples of appropriate and inappropriate building designs.

4.4.6 Primacy of Light Manufacturing

The ground floor of developments in this district are intended for light manufacturing and other uses that due to heavy equipment do not function well above the ground floor. Offices and eating establishments should generally be located above the ground floor. Such uses will only be considered on the ground floor by the Development Authority where either building or site limitations results in a particular space that is not appropriate for light manufacturing or similar activities.

4.4.7 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500.0m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

04 INDUSTRIAL LAND USE DISTRICTS