

TOWN OF WAINWRIGHT LAND USE BYLAW 2009-02 M2 – HEAVY INDUSTRIAL DISTRICT

PERMITTED USES

ABATTOIR – means the use of land or a *building* for the slaughter of *livestock* or wildlife and may include the packing, treating, storing, and sale of the meat produced.

ACCESSORY BUILDING– means any *building* which is separate from the *principal building* on the *lot* on which both are located, and the use of which is subordinate and incidental to that of the *principal building* in the opinion of the *Development Authority*. **(Specific Requirement applies- See 4.4.1)**

ANIMAL OUTDOOR FACILITY – means an animal holding facility or area exposed to open air.

ANIMAL SERVICE – means the establishment for the onsite treatment of agricultural or domestic animals where accommodations are not normally provided and where all care and confinement facilities are enclosed within a *building*.

AUCTION MARKET – means a *building* or land that is used for the auctioning of goods and equipment, including the *temporary* storage of such goods and equipment. Auction markets involving *livestock* are subject to the land use district provisions for *livestock*.

AUTOMOTIVE SALES AND SERVICE – means a *building* or land that is used for the sale, rental and service of automobiles, recreational vehicles, and farm equipment and parts, painting, bodywork, repair, and washing for the aforementioned uses.

BUILDING SUPPLIES – means a use where lumber, *building* materials, hardware and household accessories and other related goods are stored, offered, or kept for sale and may include outdoor storage.

BULK FUEL STORAGE AND SALE – means a *development* for the purpose of storing natural gas and petroleum products for distribution and sale to customers with a total above ground volume exceeding 10,000 litres.

CONCRETE PLANT- means a facility where concrete is produced for resale.

CONTRACTOR SERVICE – means the provision of *building* construction, *landscaping*, concrete, electrical, environmental, excavation, drilling, heating, plumbing, paving, oilfield related industries, road construction, workshops, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the *contractor service*.

CREMATORIUM – means a furnace or establishment for the incineration of human or animal bodies.

EMERGENCY SERVICE – means a *building* or land used for fire, police, or ambulance services.

EQUIPMENT RENTAL AND SALES – means the sale, rental, maintenance and repair of equipment and parts for the aforementioned uses.

FABRICATING – means the assembling of products that do not impact negatively on surrounding land uses by emitting odors, dust, smoke, noise or vibration. Typical uses may include millwork, welding, machining, and manufactured *buildings*.

GRAIN HANDLING FACILITY – means a facility for the cleaning, collection, *grading*, sorting, storage, and transshipment of grains or other food crop.

GREENHOUSE – means a *building* specially designed and used for the commercial growing of vegetables, flowers or other plants for transplanting or sale. The use may include accessory *retail* uses on the premises.

LIVESTOCK – means all domestic animals kept for use on a farm or raised for sale or profit and includes horses, cattle, sheep, swine, poultry, bees, and fur-bearing animals raised in captivity as well as game production animals or other animals as determined by the *Town*.

MANUFACTURED DWELLING SALES – means the use of land to temporarily display *manufactured dwellings* intended for sale and relocation to the *sites* to where they are to be occupied.

PARK – means land developed for recreational activities that do not include major *buildings* or facilities, and includes green space, picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms. This may include private land, not open to the public.

PARKING FACILITY – means the area or structure set aside for the storage and parking of 5 or more vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area and traffic islands where they are part of the *parking facility*.

RECYCLING FACILITY – means a *building* or *site* used for the collection, packaging and/or *temporary* storage of recycled materials.

SHIPPING CONTAINER – means any container that was used or intended to be used to transport goods by means of rail, truck, or by sea and includes trailers. These are considered to be *accessory buildings*.
(Specific Requirement applies - See 4.1.15)

STORAGE YARD - means a use for the outdoor storage of materials, products, goods, merchandise, vehicles, or equipment.

TOWER – means a structure greater than 3.05m (10ft) in height used to support a device that requires height to operate effectively, but does not include a structure that is regulated by Industry Canada.
(Specific Requirement applies - See 4.1.14)

TRUCK STORAGE AND MAINTENANCE – means a facility for the purpose of storing and dispatching trucks and tractor-trailers for transporting goods and may include the maintenance and servicing of these vehicles.

WAREHOUSE – means a *building* for the storage of materials, products, goods or merchandise.

DISCRETIONARY USES (may be permitted based on individual merits)

AUTO SALVAGE – means land used for the storage and processing of damaged or non-functional vehicles, usually for parts or scrap metal re-sale.

BOWLING ALLEY – means a *building* or room containing lanes for bowling.

CURLING RINK - means a *building* or room containing sheets for curling.

INCINERATOR – means a facility used for the burning of waste.

INDOOR RECREATION – means *development* providing facilities within an enclosed building for sports and recreation where patrons are predominately participants and spectators. Typical uses include but are not limited to arenas, health and fitness clubs, bowling alleys, pool halls, curling rinks, swimming pools, racquet clubs, and facilities providing table games and/or electronic games.

MANUFACTURING – means land or a *building* for the *manufacturing*, processing, production, assembly or packing of goods, products, materials, or equipment which may, in the opinion of the *Development Authority*,

- (1) result in a significant impact on *adjacent land* uses due to appearance, noise, odour, emission of wastes, other *nuisance*, or potential health or safety hazards, or
- (2) require extensive space for storage.

OFFICE – means a *building* or use providing for the administration of business or government, or the provision of professional services. This includes but is not limited to accountants, financial advising, insurance providers, medical services, and realtors.

MINIMUM SETBACK DIMENSIONS

<i>Principle Use</i>	<i>Front Yard</i>		<i>Side Yard</i>		<i>Rear Yard</i>	
	m	ft	m	ft	m	ft
<i>interior or corner site</i>	6.10	20	3.05	10	9.14	30