

**Industrial – General District and Industrial – Heavy District
Purpose Statements**

PART 8: INDUSTRIAL DISTRICTS

Division 2: Industrial – General (I-G) District

Purpose

906 The Industrial – General District is intended to be characterized by:

- (a) a wide variety of light and medium general industrial **uses** and a limited number of support commercial **uses**;
- (b) **parcels** typically located in internal locations;
- (c) the application of discretion for **parcels** that share a **property line** with a **major street** or **expressway** to ensure an appropriate interface and compliance with **City** plans and policies;
- (d) a limited number of non-industrial **uses** that may be appropriate due to **building** or **parcel** requirements generally found in industrial areas;
- (e) **uses** and **buildings** that may have little or no relationship to **adjacent parcels**;
- (f) appropriate controls to ensure **screening** of any outdoor activities;
and
- (g) limits on sales and office activities in order to preserve a diverse industrial land base.

**Industrial – General District and Industrial – Heavy District
Purpose Statements**

PART 8: INDUSTRIAL DISTRICTS

Division 8: Industrial – Heavy (I-H) District

Purpose

- 999 (1)** The Industrial – Heavy District is intended to be characterized by:
- (a) industrial **uses** that typically have significant external nuisance effects that are likely to impact their land and neighbouring **parcels**;
 - (b) industrial **uses** that are generally larger in scale and require large **parcels**;
 - (c) **buildings** that are generally purpose-built that are not easily adaptable to other **uses**;
 - (d) **uses** that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple **buildings** and other highly visible equipment that is difficult to **screen** but is integral to the operation of the **use**;
 - (e) **buildings** and structures that are generally higher than those found in the Industrial – General District;
 - (f) **parcels** that are accessed by hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
 - (g) locations **adjacent** to Industrial – General or Industrial – Outdoor Districts; and
 - (h) **developments** that require thorough scrutiny and wide discretion by the **Development Authority**.
- (2)** A **parcel** located within 250.0 metres of a **residential district**, a **Place of Worship – Large** or an area of land proposed in a statutory plan for future residential **uses**, should not be designated Industrial – Heavy District.