

7.9 IM – Medium Industrial District

7.9.1 Purpose

This District is generally intended to establish an area of industrial uses where site regulations require a high standard of site design, open space and landscaping. Storage areas shall either be enclosed on all sides or shall be entirely out of the view of the general public. This District will accommodate uses that do not cause any external, objectionable or dangerous conditions beyond the outer limit of the site and will normally be applied as a District to buffer heavier industrial Land Use Districts from other Land Use Districts. This District shall be served by adequate industrial roads.

7.9.2 IM Permitted and Discretionary Uses

Permitted Uses:

- | | |
|-------------------------------------|---|
| - Accessory development | - Roof sign |
| - Billboard sign | - Service station, bulk fuel depot |
| - Contactor Service | - Storage facility |
| - Emergency response service | - Vehicle and equipment storage |
| - Fascia sign | - ¹ Vehicle repair facility |
| - Freestanding sign | - ² Vehicle repair facility (limited) |
| - General industrial uses | - Vehicle sales, leasing or rental facility |
| - Identification sign | - Vehicle sales, leasing or rental facility (limited) |
| - Kennel | - Vehicle wash |
| - Natural conservation use | - Veterinary clinic |
| - Outdoor storage | - Warehouse, distribution and storage |
| - Outdoor storage facility | - Warehouse sales |
| - Portable sign | |
| - Projecting sign | |
| - Recycling depot | |
| - Research and development facility | |

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Discretionary Uses:

- Agriculture
- Auctioneering facility
- Commercial school
- Communication tower
- Communication tower (limited)
- Electronic message sign
- Greenhouse
- Outdoor entertainment facility
- Professional, financial and office service
- Service station
- Service station (limited)
- Surveillance suite
- Wind energy converter system
- Wind energy converter system (limited)
- Those uses which, in the opinion of the Development Authority, are similar to a permitted or discretionary use and which conform to the general purpose and intent of this District.

7.9.3 IM Site Subdivision Regulations

	Interior or Corner Site
Site Area	0.4ha (1.0 acre) minimum The minimum site area may be reduced to 0.2ha (0.5 acres) where the parcel frontage is at least 33.0 m (108.3ft) and, in the opinion of the Development Authority, there will be no adverse effect on adjacent parcels
Site Width	At the discretion of the Development Authority
Site Depth	At the discretion of the Development Authority

7.9.4 IM Site Development Regulations

	Interior Site	Corner Site
Front Yard Setback	9.0m (29.5ft) minimum	Flanking: at the discretion of the Development Authority
Rear Yard Setback	5.0m (16.4ft) minimum May be reduced to 1.5m (4.9ft) at the discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all Alberta <i>Safety Codes Act</i> requirements are adhered to	
Side Yard Setback	6.0m (19.7ft) minimum on one side and 1.5m (4.9ft) minimum on the other side for buildings up to 4.5m (14.8ft) in height For buildings over 4.5 (14.8ft) in height, the 1.5m (4.9ft) minimum side yard shall be increased by 0.3m (1.0ft) for each additional 1.0m (3.3ft) of building height	
Height	¹ 18.0m (59.1ft) maximum for building. ² 30.0m (98.4ft) for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 18.0m).	
Site Coverage	60% maximum for all buildings	

7.9.5 Additional Development Regulations for IM

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.11 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (b) Proposed developments may be subject to a Risk Assessment to ensure compatibility with adjacent heavy industrial uses. Such assessments shall be carried out in accordance with Major Industrial Accidents Council of Canada (MIACC);

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- (c) ¹At the discretion of the Development Authority or based on the recommendations of a Risk Assessment, additional safety measures may be required by the Development Authority in order to consider a proposed development;
- (d) ²For development adjacent to Heavy Industrial Uses, all sites and buildings, except for renovations or additions of less than 10% of the existing gross floor area, shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident; and
- (e) ³All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.

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