

## 7.17 IM – MEDIUM INDUSTRIAL

### 7.17.1. Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

### 7.17.2. Permitted Uses and Discretionary Uses (Amendment by Bylaw 39-2015 on July 7, 2015, Bylaw 1-2016 on Jan 22, 2016)

#### Permitted Uses

Agricultural support service  
Agriculture, general  
Animal grooming and daycare facility  
Animal hospital and shelter  
Auctioneering establishment^  
Autobody repair and paint shop  
Commercial storage  
Contractor service, general  
Contractor service, limited  
Custom indoor manufacturing  
Emergency service^  
Equipment, major  
Equipment, minor  
Funeral service  
Outdoor storage  
Recreational vehicle storage, major (Bylaw 39-2015, July 7, 2015)  
Recycling depot  
Recycling drop-off  
Service station, minor  
Truck and manufactured home sales/rental  
Utility service, minor  
Vehicle repair, major  
Vehicle repair, minor  
Veterinary service, major  
Veterinary service, minor  
Warehousing and storage  
WECS, small\*

#### Discretionary Uses

Abattoir  
Agriculture, intensive horticulture  
Agriculture, product processing  
Asphalt plant, minor  
(Bylaw 1-2016 – Jan 19, 2016)  
Bulk fuel depot  
Business support service^  
Concrete plant, major  
(Bylaw 1-2016 – Jan 19, 2016)  
Concrete plant, minor  
(Bylaw 1-2016 – Jan 19, 2016)  
Food and beverage products  
Food service, specialty^  
Industrial, general^  
Parking, non-accessory  
Recreation, indoor^  
Recycling, oil depot  
Residential security/operator unit^  
Retail, convenience^  
Utility service, major  
Warehouse sales^  
Waste management, minor

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

### 7.17.3. Fundamental Use Criteria

- a) (None)

### 7.17.4. Subdivision Regulations

- a) The minimum lot width shall be 20.0 m.

**7.17.5. Development Regulations – Principal Building**

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 18.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.

**7.17.6. Other Regulations**

- a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site. (Bylaw 1-2016 – Jan 19, 2016)
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.