

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
 (Bylaw 63-2017 – Nov 7, 2017)
 Agriculture, product processing
 (Bylaw 63-2017 – Nov 7, 2017)
 Asphalt plant, minor
 (Bylaw 1-2016 – Jan 19, 2016)
 Bulk fuel depot
 Business support service ^
 Cannabis production facility
 (Bylaw 68-2017 – Jan 26, 2018)
 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

7.17.2A. Site Specific Use

- a) Wrecking Yard is a discretionary use where located on Lot 7, Block 3, Plan 3328TR, and provided:
 - i) any collection, dismantling, storage, salvage, recycling or retail sale taking place is limited to be only of:

- 1) motor vehicles not in operable condition excluding heavy vehicles; or
- 2) used parts of motor vehicles excluding heavy vehicles;
- ii) any non-retail sale taking place is limited to be only of waste material including scrap metal and other discarded materials removed or extracted from the motor vehicles not in operable condition excluding heavy vehicles or the used parts of motor vehicles excluding heavy vehicles;
- iii) there is no demolition of waste materials including scrap metal, vehicles not in operable condition or used parts of motor vehicles machinery, and other discarded materials;
- iv) there is no stacking of motor vehicles or motor vehicle parts except within a fully enclosed building; and
- v) all outdoor storage of motor vehicles or motor vehicle parts be screened by a solid fence with a height of at least 2.0 m.

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.