

MI – Medium Industrial District

1. Purpose

This District will accommodate uses that do not cause any external impacts beyond the site boundaries. This District is intended to be used as a transition zone between light industrial and heavy industrial Districts. 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.

2. MI – Permitted and Discretionary Development

i. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:

- a. Within Single Structure Commercial Pad, the activity of Child Care Facility is prohibited.
- b. Hospital is prohibited.
- c. Within Office Industrial Building, the activity of Eating and Drinking Establishment is prohibited.
- d. Within Industrial Flex Building, the activity of Private Club is prohibited.
- e. Within Office Industrial Building and Industrial Flex Building, the activity of Professional, Financial, and Office Service is prohibited.

Building Typologies	Permitted or Discretionary Development
Agriculture	D
Industrial Flex Building	D
Medium Industrial Building	P
Medium Industrial Development	P
Office Industrial Building	P
Park & Natural Area	D
Renewable Energy Installation	D
Sign	D
Utility Service (Major)	D
Utility Service (Minor)	D

3. MI – Site Subdivision Regulations

	Interior or Corner Site
Site Area	Min. 0.4ha The minimum site area may be reduced to 0.2ha where the parcel frontage is at least 33.0m and, in the opinion of the Subdivision Authority, there will be no adverse effect on adjacent parcels.
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. MI – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 6.0m
	Flanking at the Discretion of the Development Authority
Rear Yard Setback	Min. 5.0m May be reduced to 1.5m 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 federal or provincial requirements are adhered to.
Side Yard Setback	Min. 6.0m Subject to the Alberta Building Code and Safety Codes Act, one side yard setback may be reduced to a minimum of 1.5m at the Discretion of the Development Authority
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 18.0m for building
	Max. 30.0m 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)
	Max. 16.0m for any building or structure adjacent to parklands, public utility lots or residential parcels
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. Landscaping

- i. Outdoor Storage areas visible from a road or residential parcel must be landscaped and situated in such a way as to be compatible with the surrounding development.

6. MI – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. Proposed developments may be subject to a Risk Assessment to ensure compatibility with adjacent heavy industrial uses;
- iii. At 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;
- iv. All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place;
- v. All site and building designs 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;

- vi. The Development Authority may approve a development that is intended to provide temporary sleeping accommodation for employees as an Accessory Use to Medium Industrial Building or Medium Industrial Development. The Accessory temporary sleeping accommodation must not be larger than necessary to support industrial activities on the site, and the design and layout of the accommodation must not be suitable for use as a permanent residence; and
- vii. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - a. Other applicable provincial legislation that may apply to industrial development.

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