

MI – MEDIUM INDUSTRIAL DISTRICT

1. MI 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 Uses

a. MI Permitted:

- i. Medium Industrial Building
- ii. Medium Industrial Development
- iii. Office Industrial Building

b. MI Discretionary

- i. Indoor Assembly
- ii. Industrial Flex Building
- iii. Open Space
- iv. Public Service Building
- v. Renewable Energy Installation
- vi. Sign

c. Prohibited Accessory Activities

- i. Auditoriums
- ii. Childcare
- iii. Eating and Drinking Establishments
- iv. Exhibition Rooms
- v. Halls
- vi. Health Services
- vii. Hospitals
- viii. Meeting or Lecture Halls
- ix. Private club
- x. Professional and financial offices
- xi. Theatres

3. MI Site Subdivision Regulations

Interior or Corner Site	
Site Area	0.4ha minimum 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
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4. MI Site Development Regulations

Interior or Corner Site		
a. Front Yard Setback	Front Yard	6.0m minimum
	Flanking Yard	Discretion of the Development Authority
b. Rear Yard Setback	5.0m minimum 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.	
c. Side Yard Setback	6.0m minimum on one side and 1.5m minimum on the other side	
d. Principal Building Height	18.0m maximum for building	
	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)	
e. Site Coverage	60% maximum for all buildings. Discretion of the Development Authority for any Use without a building.	

5. Additional Development Regulations for MI

- a. All development and uses within this Land Use District are subject to the applicable provisions of Part 5 – General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 – Industrial Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs;
- b. Proposed developments may be subject to a Risk Assessment to ensure compatibility with adjacent heavy industrial uses;
- c. 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;
- d. All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place;
- e. 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;

- f. Outdoor Storage areas visible from a road must be landscaped and situated in such a way as to be compatible with the surrounding development;
- g. 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; and
- h. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - i. The policies and objectives contained within the municipality's statutory plans;
 - ii. Other City plans, standards, and guidelines;
 - iii. Other factors such as sunlight and privacy, where possible; and
 - iv. Other applicable provincial legislation that may apply to industrial development.