

98) M-2- INDUSTRIAL - Medium Industrial District

- a) The general purpose of this District is to accommodate indoor and outdoor industrial uses that do not cause any objectionable or dangerous conditions beyond the site boundary. This District will be separated from commercial and residential district by the M1 – Light Industrial Districts.
- b) Subject to the Edmonton International Airport Vicinity Protection Area (Provincial) Regulations, the permitted and discretionary uses allowed in this District include the following:

i) Permitted uses include:

(1) General Industrial as defined in Section 8

(a) Type I Indoor:

- (i) where all activities are confined primarily within an enclosed building; and
- (ii) where no significant adverse effect or nuisance is created or apparent outside the principal building.

(b) Type II Indoor and Outdoor:

- (i) where the industrial activity occurs both inside and outside the principal building;
- (ii) where all outdoor industrial activity is screened from adjacent properties; and
- (iii) where the activities do not create significant adverse effect or nuisance such as noise, effluent, odour or emissions beyond the M-2 Land Use District.

(2) Accessory Buildings (Section 42)

(3) Contractor Services

(4) Equipment Rentals

(5) Greenhouses and Plant Nurseries

(6) Industrial Vehicle and Equipment Sales and Service

(7) Meat Packers

(8) Rapid Drive Through Vehicle Services

(9) Recycling Depots

(10) Recycling Drop Off Centre

(11) Service Stations – Minor

(12) Service Stations – Major

(13) Utility Buildings (Section 33)

ii) Discretionary uses include:

(1) Air Supported and Fabric-Covered Structures subject to clause n) below (Section 42)

(2) Adult Entertainment Facility

(3) Business Support Services

(4) General Industrial as defined in Section 8

(a) Type III where:

- (i) The industrial activity is conducted indoor or out door; and
- (ii) there may be an adverse effect or nuisance on the safety, use, amenity, property value or enjoyment of adjacent or nearby sites due to appearance, noise, odour, and emission of contaminants, fire explosive hazard and/or dangerous goods.

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- (5) Minor Eating and Drinking Establishments
 - (6) Surveillance Suites
 - (7) Uses Classified as Spray Painting Operation
 - (8) Uses included in Group F, Division 1 of the Alberta Building Code
 - (9) Radio Communication Facilities
 - (10) Radio Communication Satellite Reception Dish over 1.2 m in diameter
 - (11) Uses similar to the permitted and discretionary uses listed above
- c) The Applicant is required to ensure that:
- i) that the proposal meets the provincial and /or federal government legislation and standards as set out in Section 4 of this Bylaw;
 - ii) the reliability and record of the methods, equipment and techniques in controlling or mitigating the adverse effect or nuisance.
- d) In determining the significance of adverse effects or nuisances of a proposed development on adjacent or nearby sites the Development Officer can consider the following aspects:
- i) the magnitude of the adverse effect or nuisance;
 - ii) the extend, frequency and duration of exposure to the adverse effect or nuisance; and
 - iii) the use and sensitivity of adjacent or nearby sites relative to the adverse effect or nuisance.
- e) The maximum site cover shall be 60%.
- f) The minimum site area shall be 0.5 ha (1.2 acre).
- g) The site area shall be landscaped in accordance with:
- i) Section 30 of this Bylaw;
 - ii) landscaped areas shall be planted with a tree for every 45 m² (484 sq. ft.) based on 9% of the total site area; and
 - iii) shall include the following spaces:
 - (1) 1.8 m (5.9 ft) along every road; and
 - (2) in accordance with Section 52 of this Bylaw.
- h) The minimum front yard setback for buildings shall be:
- i) 6 m (19.7 ft.); and
 - ii) this front yard setback may be varied where a berm with intensive landscaping is proposed.
- i) The front yard shall not be used for the storage of unfinished goods or supplies.

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- j) The side yard setback shall be:
 - i) 6 m (19.7 ft.) on one side of the building;
 - ii) 1.5 m (4.9 ft.) on the other side of the building;
 - iii) an additional side yard setback 0.3 m (1.0 ft.) setback for every meter of height between 4.5 m (14.8 ft.) and 6 m (19.7 ft.); and
 - iv) the setback requirement for one boundary may be relaxed subject to:
 - (1) the fire regulations;
 - (2) the Building Code; and
 - (3) development permitted or existing on adjacent lots.
- k) The minimum rear yard setback shall be:
 - i) 5 m (16.4 ft.) where abutting a railway line; and
 - ii) elsewhere at the discretion of the Development Officer.
- l) Sight triangles shall be maintained on corner lots as specified in Section 38 of this Bylaw.
- m) The maximum height of buildings shall not exceed 14 m (46 ft.).
- n) Air Supported and Fabric-Covered Structures will only be permitted as an accessory building unless it is used for recreational purposes.
- o) Sea and Shipping Containers will only be permitted as an accessory building to the principal building for storage only. The containers shall not be stacked one upon the other. The exterior finish shall match or compliment the exterior finish of the principal building.
- p) Parking and loading shall:
 - i) meet the requirements of Part VIII of this Bylaw;
 - ii) be designed so that trucks have ample room to turn around within the site;
 - iii) be hard-surfaced in accordance with section 50 of this Bylaw; and
 - iv) sight triangles shall be maintained on corner lots as specified in Section 38 of this Bylaw.
- q) Driveway accesses shall:
 - i) be limited to one access to a major collector roadways or joint access points with adjacent properties;
 - ii) a maximum of two access points to any other street or roadway;
 - iii) be laid out having regard to continuity of traffic flow, the safety of vehicles; and

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- iv) avoid dangerous intersections to the satisfaction of the Development Officer.
- r) Easements and Rights-of-Way shall be protected and no building or structure shall be located closer than:
 - i) 15 m (49.3 ft.) to the centre line of a pipeline (as defined in the Pipeline Act, 1975) or the centre line of the pipeline right-of-way, whichever is the lesser;
 - ii) 5 m (16.4 ft.) to a railway right-of-way; and
 - iii) 7.5 m (24.6 ft.) to the centre line of a utility within an easement or closer than 3 m (9.8 ft.) to the boundary, of any easement or right-of-way containing the utility, whichever is the lesser.
- s) Burning will be permitted within this district providing the burning facilities have been approved by the Department of the Environment and the Local Fire Department.
- t) Outdoor storage shall be:
 - i) permitted only when accessory to a permitted principal use; and
 - ii) an approved storage area shall be screened to the height considered necessary by the Development Officer to screen the storage of materials and in accordance with Section 31.
- u) The entire site and all buildings shall be developed and maintained in a neat, tidy manner including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects and in particular:
 - i) the architectural appearance shall meet the standards set out in Section 36 of this Bylaw;
 - ii) the landscaping will meet the standard as required by Section 30 of this Bylaw;
 - iii) signs provided shall be in accordance with Part IX of this Bylaw; and
 - iv) lighting shall be in accordance with Section 39 of this Bylaw.
- v) An approved storage area for waste disposal shall be screened to the height considered necessary by the Development Officer.
- w) Buildings that have been brought to the site prebuilt shall be visually compatible with the site in the opinion of the Development Officer and may require a Development Permit.