

**12.10 INDUSTRIAL (M)**

**(1) Purpose**

The M – Industrial designation is intended to accommodate the development of a wide array of industrial uses but which will not cause any objectionable or noxious conditions, be it noise, odour, dust, vibration or any other similar sensation, beyond the lot on which they are located.

**(2) Permitted and Discretionary Uses**

Table 12.10.1 outlines the permitted and discretionary uses contemplated in the M designation where approval is subject to the issuance of an authorized development permit.

**Table 12.10.1**

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agricultural sales and/or service</li> <li>• Auction mart</li> <li>• Automotive sales and/or rental</li> <li>• Automotive service and/or paint shop</li> <li>• Automotive supply store</li> <li>• Bakery</li> <li>• Car/Truck wash</li> <li>• Club</li> <li>• Convenience store</li> <li>• Contracting services</li> <li>• Dry cleaning/Laundromat services</li> <li>• Gas bar</li> <li>• Greenhouse</li> <li>• Manufacturing, processing, packaging or assembly of goods or materials</li> <li>• Mini storage</li> <li>• Public Administration</li> <li>• Repair shop</li> <li>• Sign</li> <li>• Trucking establishment</li> <li>• Warehouse</li> <li>• Veterinary clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Any permitted accessory building with a height exceeding 10 metres</li> <li>• Abattoir</li> <li>• Amusement arcade</li> <li>• Adult entertainment</li> <li>• Bulk fuel and/or fertilizer sales and storage</li> <li>• Gambling and gaming hall</li> <li>• Gas bar, card lock</li> <li>• Housing, mixed-use</li> <li>• Liquor store</li> <li>• Meat processing plant</li> <li>• Medical Marihuana Facility</li> <li>• Portable Storage Container</li> <li>• Recycling depot</li> <li>• Restaurant</li> <li>• Restaurant, drive-thru</li> <li>• Salvage yard</li> <li>• Solar Collectors</li> <li>• Wrecking yard</li> </ul>

**(3) Development Standards**

The Development Standards for all uses identified in Table 12.10.1 shall adhere to the standards listed in Table 12.0.2.

**Table 12.10.2**

Development Standard	Site Standard
Minimum Lot Area (m <sup>2</sup> )	500 m <sup>2</sup>
Minimum Lot Frontage (m)	15 m
Maximum Lot Coverage (%)	50%
Minimum Front Yard Setback (m)	7.5 m
Minimum Rear Yard Setback (m)	6 m
Minimum Side Yard Setback (m)	2.5 m
Maximum Height	15 m

**(4) Design Regulations**

- (a) No outdoor storage of goods, materials, or equipment shall be permitted within any portion of a front, side, or rear yard, which runs parallel to an adjacent roadway.
- (b) All loading facilities should be located and accessed from a side and/or rear yard.
- (c) The development authority may require a lot to be fenced or landscaped.
- (d) Additional design regulations may be required at the discretion of the Development Authority.

**(5) Additional Regulations**

- (a) No access to a lot shall be provided from Highway 778 without obtaining the approval of Alberta Transportation.
- (b) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (c) Temporary uses in this designation shall be subject to the regulations as per **8.23**.
- (d) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (e) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (f) Landscaping in this designation shall be provided in accordance with the regulations in **8.15**.
- (g) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.