
SECTION 20: COUNTRY INDUSTRIAL (CM) DISTRICT

1. **PURPOSE**

This District is to provide an opportunity for small businesses that cannot be defined as Home Occupations, yet are not ready or large enough to operate in a standard Industrial District, to operate in a Country Residential setting among other similar businesses. This District is intended to accommodate a residential dwelling as a required use with any permitted or approved discretionary industrial use.

2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Utilities
- (b) Single Detached Dwelling with any one of the following:
- (c) Agricultural Service and Supply Establishment
- (d) Contracting Services, Minor
- (e) Data Processing Establishment
- (f) Duplicating Shop
- (g) Equipment Rental/Repair
- (h) Industry/Manufacturing, Small Scale

Discretionary Uses

- (a) Accessory Buildings, Structure and Uses
- (b) Agricultural Processing
- (c) Dugout
- (d) Outdoor Storage
- (e) Park
- (f) Public Use
- (g) Sign
- (h) Single Detached, Modular and Manufactured Dwellings with any one of the following:
 - (i) all uses permitted with a single detached dwelling
 - (ii) Automobile Repair Garage
 - (iii) Bed and Breakfast
 - (iv) Contracting Services, Major
 - (v) Day Care Facility
 - (vi) Electricity Production
 - (vii) Kennel

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- (viii) Nursery and Garden Store
- (ix) Offices
- (x) Printing Establishment
- (xi) Research Facility
- (xii) Storage, Indoor
- (xiii) Taxi Establishment
- (xiv) Transport / Truck Operation
- (xv) Veterinary clinic

3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced	Un-serviced
Minimum Lot Area:	4,000 m ²	10,000 m ²
Minimum Lot Width:	30 metres	40 metres
Minimum Front Yard:	10 metres	15 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Interior Side Yard:	8.0 metres	15 metres
Minimum Exterior Side Yard:	20 metres	20 metres
Maximum Building Height:	At the discretion of the Development Authority.	
Lot Coverage(Maximum):	50%	40%
Minimum Landscaped Area:	20%	25%

4. **SPECIAL REQUIREMENTS: SIGNS**

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park.

5. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall be a special requirement and shall be determined as follows:

- (a) A buffer strip of 15 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than an industrial Land Use District. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area may be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.

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- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

6. **SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information identified on 'Form A' and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

7. **SPECIAL REQUIREMENT: OUTDOOR STORAGE REQUIREMENTS**

- (a) All outdoor storage areas shall be appropriately fenced and should be concealed from view from the street by the fence or other suitable screening to the satisfaction of the Development Authority.
- (b) All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (c) All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.
- (d) All outdoor storage shall be accessory to the main use of the land or main building on the site.
- (e) All outdoor storage shall comply with the yard and setback requirements of this Section.