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## SECTION 23: RURAL LIGHT INDUSTRIAL (RM-1) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide an industrial district that reflects both a rural and urban approach to industrial development. It may be serviced, but is generally characterized by large lots; individual private services; low building to site ratio; large open storage areas; and uses that may be compatible with an urban area, if appropriate buffering and screening is provided around these industrial uses. This district will be used to spot zone individual rural parcels throughout the County, but is primarily to be used to pre-zone new industrial parks in urban or quasi-urban settings. It is generally not intended for application to industrial parks that exist at the time of adoption of this Bylaw.

### 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) Agricultural Machinery/Equipment Sales and Service
- (b) Agricultural Service and Supply Establishment
- (c) Auction Mart (Auctioneering Services)
- (d) Auction Room
- (e) Automobile Supply Store
- (f) Contracting Services, Minor
- (g) Data Processing Establishment
- (h) Dry Cleaning and Laundry Depot
- (i) Dry Cleaning Establishment
- (j) Duplicating Shop
- (k) Equipment Rental/Repair
- (l) Industry/Manufacturing, Small Scale
- (m) Utilities
- (n) Vehicle Wash

#### **Discretionary Uses**

- (a) Accessory Buildings, Structures, and Uses
- (b) Agricultural Processing
- (c) Automobile Repair Garage
- (d) Automobile Service Station
- (e) Automobile, Truck, and Recreation Vehicle Storage
- (f) Automotive/Recreation Vehicle Sales and Rental
- (g) Bank/Financial Institution

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- (h) Building Supply Outlet
- (i) Bulk Sales Establishment
- (j) Cannabis Retail Sales - refer to Section 3(29-31)
- (k) Cannabis Production and/or Distribution - refer to Section 3(28, 30, 31)
- (l) Caretaker's Residence
- (m) Communication Tower
- (n) Construction Yard
- (o) Contracting Services, Major
- (p) Convenience Food Store
- (q) Dry Cleaning and Laundry Plant
- (r) Dugouts
- (s) Eating Establishment
- (t) Electrical and Electronic Products Industry
- (u) Electricity Production
- (v) Food and/or Beverage Service Facility
- (w) Gas Bar
- (x) Kennel
- (y) Laundromat
- (z) Nursery and Garden Store
- (aa) Offices accessory to the principal industrial use of the land or building
- (bb) Oilfield Support Services
- (aa) Pharmacy
- (bb) Printing Establishment
- (cc) Public Uses
- (dd) Railroad Yard
- (ee) Recreation Facility, Commercial
- (ff) Research Facility
- (gg) Signs
- (hh) Storage, Indoor
- (ii) Storage, Outdoor
- (jj) Taxi Establishment
- (kk) Transport/Truck Operation
- (ll) Truck and Manufactured Home Sales and Rental
- (mm) Veterinary Clinic
- (nn) Warehouse
- (oo) Office or Office Building

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### 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 <sup>2</sup>	10,000 m <sup>2</sup>
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.	
Maximum Lot Coverage:	50%	40%
Minimum Landscaped Area:	10%	10%

### 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. Other requirements for signs shall be determined at the discretion of the Development Authority.

### 5. **SPECIAL REQUIREMENTS: LANDSCAPING**

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

- (a) A buffer strip of 30 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 the AG, RM, RM-1, RM-2, RM-3, and RM-4 Land Use Districts. 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 shall 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.
- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

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### 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 storage 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 and shall comply with the yard and setback requirements of this Section.