
SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT

1. **PURPOSE**

This district is to provide areas for industries and businesses that require larger open storage areas and/or may create a nuisance by reason of noise, smell, appearance but are generally not considered to be hazardous. This District will generally be applied to industrial areas that existed as of the date of adoption of this By-law and may be used to spot zone uses within new industrial areas or to zone parts of new industrial areas.

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) Any Uses Permitted in the RM-1 District

Discretionary Uses

- (b) Abattoir
- (c) Accessory Buildings, Structures, and Uses
- (d) Agricultural Processing
- (e) Agricultural Supply Depot
- (f) Automotive/Recreation Vehicle Sales and Rental
- (g) Automobile Repair Garage
- (h) Automobile Service Station
- (i) Automobile, Truck, and Recreational Vehicle Storage
- (j) Bank/Financial Institution
- (k) Bottled Gas, Sales and Storage
- (l) Building Supply Outlet
- (m) Bulk Sales Establishment
- (n) Cannabis Retail Sales - refer to Section 3(29-31)
- (o) Cannabis Production and/or Distribution - refer to Section 3(28, 30, 31)
- (p) Commercial Fertilizer Supply
- (q) Commercial Recreation Facility
- (r) Communication Tower
- (s) Construction Yard
- (t) Contracting Services, Major
- (u) Convenience Food Store
- (v) Drive-through Restaurant
- (w) Dry Cleaning and Laundry Plant

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- (x) Dugouts
- (y) Eating Establishment
- (z) Electricity Production
- (aa) Electrical and Electronic Products Industry
- (bb) Feed Mills
- (aa) Food and/or Beverage Service Facility
- (bb) Food Processing Plant
- (cc) Gas Bar
- (dd) Grain Elevators
- (ee) Greenhouse, Commercial
- (ff) Heavy Equipment Sales, Service, Storage and Rentals
- (gg) Kennel
- (hh) Laboratory
- (ii) Oilfield Support Services
- (jj) Pharmaceutical and Medical Products Industry
- (kk) Pharmacy
- (ll) Printing Establishment
- (mm) Printing, Reproduction and Data Processing Industry
- (nn) Public Uses
- (oo) Railroad Yard
- (pp) Research Facility
- (qq) Signs
- (rr) Storage, Indoor
- (ss) Storage, Outdoor
- (tt) Taxi Establishment
- (uu) Transport/Truck Operation
- (vv) Truck and Manufactured Home Sales and Rentals
- (ww) Truck Depot
- (xx) Utilities
- (yy) Veterinary Clinic
- (zz) Warehouse
- (aaa) Office or Office Building
- (bbb) Bulk Fuel and Chemical Storage
- (ccc) Aggregate Stockpiling, Temporary

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.

	Municipal Serviced	Un-serviced
Minimum Lot Area:	4,000 m ²	10,000 m ²
Minimum Lot Width:	40 metres (131')	65 metres
Minimum Front Yard:	10 metres (32.8')	15 metres
Minimum Rear Yard:	8 metres (26.25')	8 metres
Minimum Side Yard:	8 metres (26.25')	15 metres
Maximum Building Height:	15 metres (49')	15 metres

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Maximum Lot Coverage:	60%	45%
Minimum Landscaped Area:	5%	5%

4. **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.

5. **SPECIAL REQUIREMENTS: PARKING AND ACCESS**

Further to the parking requirements contained in Section 3 – General Regulations, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.

6. **SPECIAL REQUIREMENT: 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.

7. **SPECIAL REQUIREMENT: SIGNAGE**

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.

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8. **SPECIAL REQUIREMENT: BUILDING SEPARATION**

There shall be a minimum distance of 45 metres (150 feet) between all buildings within this District.

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

- (a) All outdoor storage areas shall be appropriately fenced and may be required to be concealed from view from the street by the fence or other suitable screening.
- (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 should be located only to the rear of the main building but may be located in the front or exterior side yard at the discretion of the Development Authority.
- (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.