
SECTION 25: RURAL HEAVY INDUSTRIAL (RM-3) DISTRICT

1. **PURPOSE**

This district provides for the development of industries that are generally incompatible with most industrial, commercial or residential land uses in the County. The uses may require large land area, have large storage to building ratios and/or are incompatible due to noise, smell, appearance, the presence of hazardous or dangerous material or goods used or stored on site or the nature of the activity on site.

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-2 District
- (b) Abattoir
- (c) Agricultural Processing
- (d) Agricultural Supply Depot
- (e) Auto Body and Repair Shop
- (f) Automobile, Truck, and Recreational Vehicle Storage
- (g) Bulk Sales Establishment
- (h) Contracting Services, Major
- (i) Heavy Equipment Sales, Service, Storage, and Rentals
- (j) Industry/Manufacturing, Large Scale
- (k) Oilfield Support Services
- (l) Pharmaceutical and Medical Products Industry
- (m) Printing Establishment
- (n) Printing, Reproduction and Data Processing Industry
- (o) Research Facility
- (p) Transport/Truck Operation
- (q) Truck and Manufactured Home Sales and Rentals
- (r) Veterinary Clinic
- (s) Warehouse

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Discretionary Uses

- (a) Accessory Buildings and Structures
- (b) Anhydrous Ammonia Storage
- (c) Asphalt processing and storage
- (d) Automobile Repair Garage
- (e) Auto Wrecker
- (f) Bottled Gas, Sales and Storage
- (g) Bulk Fuel and Chemical Storage
- (h) Cannabis Production and/or Distribution - refer to Section 3(28, 30, 31)
- (i) Commercial Fertilizer Supply
- (j) Concrete Manufacturing/Concrete Plant
- (k) Communication Tower
- (l) Construction Yard
- (m) Dry Cleaning and Laundry Plant
- (n) Dugouts
- (o) Eating Establishment
- (p) Electrical and Electronic Products Industry
- (q) Electricity Production
- (r) Explosives Storage and Distribution
- (s) Feed Mill
- (t) Food Processing Plant
- (u) Industry, Forest Based
- (v) Industry, Hazardous
- (w) Kennel
- (x) Laboratory
- (y) Propane Transfer Facility
- (z) Public Uses
- (aa) Utilities
- (aa) Railroad Yard
- (bb) Recycling Depot
- (cc) Salvage Yard
- (dd) Signs
- (ee) Storage, Indoor
- (ff) Storage, Outdoor
- (gg) Tanker Truck Washing Facility
- (hh) Truck Depot
- (ii) 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:	6,000 m ²	10,000 m ²
Minimum Lot Width:	50 metres	90 metres
Minimum Front Yard:	10 metres	15 metres
Minimum Rear Yard:	7.6 metres	7.6 metres (25 feet)
Minimum Side Yard:	7.6 metres	15 metres (50 feet)
Maximum Height:	At the discretion of the Development Authority.	
Maximum Lot Coverage:	65%	50%
Minimum Landscaped Area:	5%	5%

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 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 required 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.

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

Further to the parking requirements 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.

7. **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

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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.

8. **SPECIAL REQUIREMENTS: 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 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.

10. **SPECIAL REQUIREMENT: STORAGE OF HAZARDOUS GOODS AND MATERIALS**

The storage of hazardous goods and materials may be allowed within the district, at the discretion of the Development Authority. The storage of any hazardous material must be within a wholly enclosed building. All applications for development permits shall clearly indicate if any hazardous material is to be stored on site. The nature and quantity of the hazardous material must be identified. The Development Authority may establish special conditions to govern the safe storage of hazardous materials.