
SECTION 26: HIGHWAY INDUSTRIAL (RM-4) DISTRICT

1. **PURPOSE**

The purpose of this district is to provide an industrial district that is located adjacent to a provincial highway and where the intention is to provide a higher level of design standards for properties fronting the highway.

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) Automotive/Recreation Vehicle Sales and Rental
- (b) Convenience Food Store
- (c) Gas Bar
- (d) Industry/Manufacturing, Small Scale
- (e) Utilities

Discretionary Uses

- (a) Accessory Buildings and Structures
- (b) Banks/Financial Institution
- (c) Cannabis Production and/or Distribution - refer to Section 3 (28, 30, 31)
- (d) Cannabis Retail Sales – refer to Section 3 (29-31)
- (e) Caterer
- (f) Clinic
- (g) Data Processing Establishment
- (h) Day Care Facility
- (i) Drive-through Restaurant
- (j) Duplicating Shop
- (k) Eating Establishment
- (l) Equipment Rental/Repair
- (m) Farmers'/Flea Market
- (n) Food and/or Beverage Service Facility
- (o) Hotels
- (p) Motels
- (q) Offices accessory to the principal industrial use of the land or building
- (r) Office or Office Building
- (s) Oilfield Support Services
- (t) Printing Establishment
- (u) Public Uses
- (v) Recreation Facility, Commercial

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- (w) Recreation Facility, Outdoor
- (x) Recreation Facility, Indoor
- (y) Restaurant
- (z) Retail Store
- (aa) Signs
- (bb) Storage, Outdoor
- (cc) Taxi Cab Establishment
- (bb) Theatre, Drive-In
- (dd) Truck Depot
- (ee) Transport / Truck Operation
- (ff) Truck Stop
- (gg) Vehicle Wash
- (hh) Veterinary Clinic
- (ii) Warehouse
- (jj) Warehouse Store
- (kk) Truck & Manufactured Home Sales and Rentals

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:	4000 m ²	10,000 m ²
Minimum Lot Width:	20 metres	50 metres
Minimum Front and Exterior Side Yard:		
(a) Provincial Highways:	40 metres	40 metres
(b) County Secondary Roads:	30 metres	30 metres
(c) All other roads:	15 metres	15 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Interior Side Yard:	7.5 metres	7.5 metres
Building Height:	Discretion of the Development Authority	
Maximum Lot Coverage:	50%	40%
Minimum Landscaped Area:	10%	10%

4. SPECIAL REQUIREMENTS: LANDSCAPING

Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section. The focus of the landscaping shall be the front yard but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. In addition, all areas not covered by buildings and parking

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shall be landscaped. Barriers with a minimum height of 15 cm (6 inches) shall be used to protect the landscaping areas. All landscaping shall be identified on the site plan.

5. **SPECIAL REQUIREMENT: BUILDING LOCATION AND FRONT YARD**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment 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 required on 'Form A' and in Section 2.7 of this Bylaw. In addition, the application shall include a rendering of the proposed development, a description of the external building material, colour of said material, and proposed fencing material. 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: STORAGE AREAS**

All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.

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.

All outdoor storage shall be accessory to the main use of the land or main building on the site.

8. **SPECIAL REQUIREMENT: PARKING AND ACCESS**

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard,

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durable, weather resistant surface. The Site Plan shall clearly illustrate the parking areas, spaces, and traffic circulation on site as well as access to the site.

9. **SPECIAL REQUIREMENTS: SIGNS**

In addition to the regulations governing signs found in Section 3, 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.

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

The storage of hazardous goods and materials may be allowed within the district. 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.