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## SECTION 28: RURAL INDUSTRIAL-DIRECT CONTROL (RM-DC) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to establish rules and regulations for industrial operations that have significant potential impacts on adjacent lands and land uses.

### 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:

#### **Discretionary Uses**

- (a) Accessory Buildings and Structures
- (b) Communications Tower
- (c) Dugouts
- (d) Bulk Fuel and Chemical Storage
- (e) Caretaker's Residence
- (f) Electricity Production
- (g) Industry, Forest Based
- (h) Industry, Hazardous
- (i) Industry/Manufacturing, Large Scale
- (j) Industry, Petro Chemical
- (k) Industry/Manufacturing, Small Scale
- (l) Natural Resource Extraction Industry
- (m) Offices accessory to the principal industrial use of the land or building
- (n) Public Uses
- (o) Railroad Yard
- (p) Resource Extraction Operation
- (q) Sign
- (r) Storage, Outdoor
- (s) Temporary Work Camp (***Bylaw no.: 2680-05-040***)
- (t) Utilities

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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.

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|--------------------------|---|
| Minimum Lot Area:        | 4 ha  |
| Minimum Lot Width:       | 100 metres                                      |
| Maximum Lot Density:     | At the discretion of the Development Authority. |
| Minimum Front Yard:      | 30 metres                                       |
| Minimum Rear Yard:       | 30 metres                                       |
| Minimum Side Yard:       | 30 metres                                       |
| Maximum Height:          | At the discretion of the Development Authority. |
| Minimum Landscaped Area: | 10%   |

### 4. **SPECIAL REQUIREMENT: BUILDING HEIGHT**

Building height shall be at the discretion of the Development Authority.

### 5. **SPECIAL REQUIREMENT: LANDSCAPING**

Further to the landscaping requirements found in Section 3 – General Regulations, landscaping shall be a special requirement and 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 RM-1, RM-2, RM-3, and RM-4 Land Use Districts, as well as any other RM-DC 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 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.

### 6. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage, freight or trucking yards shall be enclosed or completely screened by buildings, trees, landscaping features or fences or a combination of all to the satisfaction of the Development Authority.

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### 7. **SPECIAL REQUIREMENT: SIGNAGE**

A single entrance or direction sign may be permitted by the Development Authority.