

Rural Industrial (M3) Zone



The purpose of the Rural Industrial (M3) Zone is to provide for the development of industrial uses that support the agriculture, forestry fishing and other industries that require large tracts of land and/or need to be well separated from residential uses.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses

NON-RESIDENTIAL USES		
Abattoir	Carcass Processing	Heavy Equipment Facilities
Aggregate Related Industries	Composting Facility	Household Item Repair Services
Agricultural Equipment and Parts Sales and Service	Crematoria	Manufacturing
Agricultural Related Industries	Emergency Services	Professional Trades
Agricultural Uses	Fish and Seafood Processing	Retail Stores
Animal Boarding Facilities	Fish Farms	Sanitary Services
Automotive Repair	Fishing Uses	Self Storage Facilities
Building and Construction Contractors	Food and Drink Production	Storefront Recycling Uses
Bulk Chemical Storage	Forest Industry Uses	Transportation Services
Bulk Fuel Storage	Forestry Uses	Warehouses
Bulk Mineral Storage	Greenhouses	Waste Transfer Stations
Wildlife Rescue and Rehabilitation Centres		

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Business – Level 1	Section 14.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Construction and Demolition Debris Disposal Site	See additional requirements
Livestock Operations	Subject to the requirements of the Agricultural (A1) Zone
Salvage Operation	See additional requirements

UTILITY USES	SPECIAL CONDITIONS
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	ALL PERMITTED USES
Minimum Lot Area:	2 acres
Minimum Lot Frontage:	100 feet
Minimum Front/Flankage Setback:	40 feet
Minimum Side Setback:	
(i) Main Building	30 feet
(ii) Main Building if abutting an A4 Zone or a Growth Centre boundary	50 feet
(iii) Accessory structure	20 feet
Minimum Rear Setback:	
(i) Main Building	40 feet
(ii) Accessory structure	20 feet
Maximum Building Height:	
(i) Main Building	45 feet
(ii) Accessory structure	20 feet

Additional Requirements:

Construction and Demolition Debris Disposal Sites, Salvage Operations and Accessory Holding Yards

Any new or the expansion of any existing construction and demolition debris disposal sites, salvage operations and accessory holding yards shall meet the following screening and separation requirements:

- (a) With the exception of accessory offices, all development, including main and accessory structures, parking areas, loading areas, and outdoor storage shall be separated from any existing dwelling located on a separate lot by a distance of at least 300 feet; and
- (b) A wooded area at least 100 feet in width shall be maintained along all lot lines, with the exception of driveways needed to access a public road. If the 100 foot wide area is already wooded, it shall be retained as a wooded area. If the 100 foot wide area is cleared, then trees and shrubs that would naturally spread in the area shall be grown.

Uses Considered by Development Agreement:

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Rural Industrial (M3) Zone:

- (a) Uses compatible with the purpose of the Rural Industrial (M3) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.3.7 of the Municipal Planning Strategy;
- (b) Proposals for large-scale solar collector systems in accordance with policy 2.8.16 of the Municipal Planning Strategy; and
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.