

## RM ZONING DECISION SHEET

### SUBDIVISION/DEVELOPMENT OF COMMERCIAL AND LIGHT INDUSTRIAL USE

1. Is the use one of the following permitted uses?
  - Retail Store
  - Restaurant or confectionery
  - Servicing, storage, washing or sale of vehicles and machinery
  - Nurseries, green houses and vet clinics
  - Agricultural related commercial
  - Motels and Hotels

Or one of the following discretionary uses:

  - Solid or liquid waste disposal facilities
  - Auction Mart
  - Welding, machine shop, metal fabricating, auto and machinery wreckers
  - Products processing and fabrication
  - Storage, warehouse or distribution facility
  - Stockyard, abattoir, rendering or tanning facility
  - Outdoor storage yard for construction or extraction industries
  - Ag implement and prefab building manufacturers

(If not, reject, if yes, go to 2)
2. Site area minimum (12,000 sq. ft).  
(If not, reject, if yes, go to 3)
3. Site frontage (30 m minimum).  
(If not, reject, if yes, go to 4)
4. Yardage (set back)
  - Front 45.7 m from center of municipal road
  - Side 3 m minimum
  - Rear – 10 % of site depth minimum

(If not, reject, if yes, go to 5)
5. Parking/loading
  - 1 space for every 300 sq. ft. of gross floor area or 1 space for each 5 employees, whichever is greater
  - Motels and hotels must provide 1 space for every rented room
  - Restaurants must provide 1 space for every 4 seats
  - Adequate off street loading/unloading space must be provided so that such vehicles can stand on the site off street

(If not, reject, if yes, go to 6)
6. Is any residence to be used solely for living quarters for manager/caretaker of the business?  
(If not, reject, if yes, go to 7)
7. Is site located and has direct access via road approach onto an all weather road, or has a servicing agreement been entered into?  
(If not, reject, if yes, go to 8)

8. Go to Council for approval of rezoning and development.

NOTE:

- may require servicing agreement, etc.
- commercial use should be directed to marginal land along existing primary transportation corridors and use should be evaluated relative to the need for additional services
- see Industrial/Commercial policy area map in Basic Planning Statement

Vehicle Storage – no more than 12 vehicles that are not in running order may be stored, except in the case of permitted vehicle storage establishments or auto wreckers.