

## RM ZONING DECISION SHEET

### SUBDIVISION/DEVELOPMENT OF INDUSTRIAL USE

1. Is the use one of the following permitted uses?
  - Storage, warehouse or distribution facility
  - Agricultural related commercial
  - Ag implement and prefab building manufacturers
  - Grain elevators, feed mills, and seed cleaning and drying plants
  - Manufacturing, processing and refinishing
  - Auto service station and car wash

Or one of the following discretionary uses:

  - Stockyard, abattoir, rendering or tanning facility
  - Auto Wrecker
  - Servicing, storage and sale of trailers, and construction/recreation equipment
  - Welding and machine shop
  - Mineral extraction operations
  - Outdoor storage yards
  - Petroleum enterprises, storage yards, coal and gravel yards
  - Solid and liquid waste disposal sites
  - Any commercial district permitted use

(If not, reject, if yes, go to 2)
2. Site area minimum (5 acres)  
(If not, reject, if yes, go to 3)
3. Yardage (set back)
  - Front 45.7 m from center of municipal road
  - Side 4 m minimum
  - Rear – 10 % of site depth minimum

(If not, reject, if yes, go to 4)
4. Parking/loading
  - 1 space for every 500 sq. ft. of gross floor area or 1 space for each 5 employees, whichever is greater
  - 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 5)
5. Is any residence to be used solely for living quarters for manager/caretaker of the business?  
(If not, reject, if yes, go to 6)
6. 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 7)
7. Go to Council for approval of rezoning and development.

- NOTE:
- may require servicing agreement, etc.
  - industrial 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.