

RAILWAY INDUSTRIAL DISTRICT – M-3

INTENT: This district is intended to apply to specific lands adjacent to the rail line to enable such properties to be used for industrial and railway related uses for development complementary and compatible to railway operations.

1. PERMITTED USES

Accessory Building, Structure & Uses
 All Uses and Buildings required in the Operation of the Railway
 Office (Business)
 Light Industrial Retail
 Light Manufacturing
 Institutional Buildings & Uses
 Public or Private Utilities
 Shipping Container (permanent)
 Signs
 Temporary Shipping Containers A (less than 6 months) & B
 Warehousing

DISCRETIONARY USES

Seed Cleaning, Storage & Packing
 Alternative Energy, Individual Solar
 Alternative Energy, Individual SWECS
 Bulk Fuel & Oil Sales & Storage
 Fertilizer Facility/Dealers
 Grain Bins
 Grain Elevators
 Industrial Equipment Sales & Service
 Outdoor Storage
 Railway
 Retail & Commercial Uses
 Telecommunication Tower / Antenna Structures
 Temporary Uses

PROHIBITED USES

Anhydrous Ammonia Storage
 Recreational Vehicles as Residences

* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Permitted Uses ¹	30	98.5	--	--	900	9,688
Discretionary Uses	As required by the Municipal Planning Commission					

NOTE:¹ Uses may be approved on lots less than the specified minimum width and lot area size at the discretion of the Development Authority based on the location and intended use (see Section 5 Exemptions).

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Permitted Use – Principal & Accessory Buildings	7.5	25	4.5	15	3.0	10	3.0	10
Discretionary Uses	As Required by the Municipal Planning Commission							

4. MAXIMUM SITE COVERAGE

TOTAL: 60% all buildings combined, or as required by the Development Officer or Municipal Planning Commission.

5. MAXIMUM BUILDING HEIGHT

Principal Building: 15 m (50 ft)

Accessory Building: 5.5 m (18 ft)

6. EXEMPTIONS

The Municipal Planning Commission may approve a development on an existing registered lot, the minimum dimensions or area of which are less than those specified in this district provided that the minimum area is at least 400 m² (4,305 sq ft).

7. SPECIAL DEVELOPMENT STANDARDS

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
- (b) All outdoor storage and garbage containers shall be screened from adjacent sites and public thoroughfares.
- (c) On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. may be required to be effectively screened from view by buildings, solid fences, landscaped features, or combinations thereof and be maintained in good repair.
- (d) As a condition of approval, the Development Authority, at its discretion, may place other conditions on a development permit including the requirement that the developer install a chain link fence along the common property line of the railway, address drainage issues, or other such matters it considers necessary.
- (e) Portable fabric covered storage buildings or structures are to be considered as permanent accessory buildings or structures and must meet the required setbacks, maximum height, maximum site coverage and other applicable standards of the bylaw.
- (f) Any development or use that is determined by the Development Authority to negatively impact or interfere with the efficient and safe operation of the adjacent rail line may be denied approval or may be imposed any conditions that the Development Authority determines reasonable to address or mitigate the identified issue.
- (g) Where it appears that greater rear yard setbacks to the railway right-of-way may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.

The following Parts and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and the Development Officer for details.

8. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

- Accessory Buildings – Part 5, Section 20
- Alternative energy – Part 6, Section 1
- Fences – Part 5, Section 20
- Landscaping – Part 5, Section 13
- Mix-use residential – Part 6, Section 13
- Moved-in building – Part 6, Section 14
- Parking & Loading – Part 5, Sections 13 & 14
- Service station or gas bar – Part 6, Section 14
- Shipping containers Part 6, Section 21
- Storage & Screening – Part 5, Section 22

9. SIGN REGULATIONS – Part 7

10. TELECOMMUNICATION ANTENNA SITING PROTOCOL – Part 9