

## **(RI) RESIDENTIAL LIGHT INDUSTRIAL DISTRICT**

### **(1) Purpose:**

- a. This land use district is generally intended to establish an area of; limited light industrial uses; and those commercial uses which provide service to industrial uses or which, as a result of their nature, are better suited in an industrial area, and with residential development. Any residential development is to be associated directly with, but secondary to a limited industrial development. The uses in this Land Use district are not intended to cause any objectionable or dangerous conditions beyond the confines of the building in which they are located, and residential uses are to have adequate screening and amenity. Storage areas must be screened from public view and the view of the residential uses on adjacent properties.

### **(2) Permitted Uses:**

- a. Accessory uses;
- b. Accessory use industrial office;
- c. Contracting services – minor;
- d. Home Occupation;
- e. Kennels;
- f. Mini storage with or without outside storage areas;
- g. One single detached dwelling or manufactured home used solely to accommodate a person or persons related as a family, or employee, whose official function is to provide surveillance, maintenance and/or security for a primary industrial development provided for in this land use district. The single family dwelling or manufactured home as defined herein shall clearly be a subordinate use of the parcel on which it is located.
- h. Warehouse; and
- i. Veterinary clinic.

### **(3) Discretionary Uses:**

- a. Contracting services – major;
- b. Manufacturing, processing, packaging or assembly of goods or materials;
- c. Oilfield support services;
- d. Truck and Equipment Storage and Repair Shop;
- e. Trucking establishment; and
- f. Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general intent of this district.

### **(4) Residential Component Amenity:**

- a. The Development Officer cannot approve a Residential Use of any type on a parcel until an active industrial use of the parcel including an industrial/commercial building of at least 150 m<sup>2</sup>, exists or is in the process of being developed on the property.

- b. The residential uses, where detached from the industrial use area, shall be sufficiently separated and screened from the industrial use on the same or adjacent parcel as may be deemed necessary by the Development Officer.
- c. Except as noted in 4(b) and 4(e) a minimum separation between the industrial/commercial structures and the residential structures shall be no less than 10 m.
- d. The residence may be placed in the front of the lot, if the Development Officer is satisfied adequate separation and screening is provided from adjacent industrial use or the adjacent industrial does not unduly detract from the amenity of the residence.
- e. The residence may be combined with a portion or all of this industrial use if the Development Officer is satisfied adequate amenity provisions for the residential use are provided.

(5) Parcel Dimensions:

- a. Width - Shall be no less than 40 m except in the case of parcel located on curves or cul-de-sacs, which shall maintain a minimum frontage of 30 m with of width of 35 m at the front yard setback line.
- b. Depth - Shall be no less than 100 m.

(6) Area:

- a. Minimum parcel area of 1.0 ha.
- b. Maximum parcel area of 4.0 ha.

(7) Parcel Coverage:

- a. If there is a detached residential component:
  - (i) Industrial/commercial component for all combined uses, parking, outside storage, driveways and buildings, the total parcel coverage shall not exceed 50% times the parcel area.
  - (ii) The minimum residential component including all building, accessory structures, parking, landscaping and amenities related to the residence shall be 25% of the parcel.
  - (iii) The area required for landscaping, screening, driveways, buffering, shall be 25% of the parcel area.
- b. If there is no detached residential component, for all combined uses, parking, outside storage, driveways and building, total parcel coverage shall not exceed 75% if the parcel area.

(8) Minimum Setback Requirements:

a. Front Yard:

- (i) Internal Local Road – 6.0 m from the boundary of the right-of-way, except where a greater distance is deemed necessary by the Development Officer or Municipal Planning Commission.
- (ii) Highways 32 and 33 – 70 m from the centre line or 40 m from the boundary of the right-of-way, whichever is greater.

b. Minimum Required Side Yards – 3 m; and

c. Minimum Required Rear Yard – 3 m.

(9) Building Height:

- a. The maximum height of buildings shall be at the discretion of the Development Officer or Municipal Planning Commission who shall consider the design, siting and screening of the proposed development in order to minimize any objectionable aspects or incompatibilities as a result of an increased height of a building or structure beyond what would normally be found in the land use district or adjacent land use districts; but, in no case shall the height of any building exceed 10.0 m above grade.