

M1 – INDUSTRIAL DISTRICT (Draft – Subject to Change)

Information from RM of Big River No. 555 Official Community Plan Bylaw #1/16 and Zoning Bylaw #1/19.

Permitted Use – Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in the zoning bylaw.

Discretionary Use – A use or form of development specified in the zoning bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in the zoning bylaw.

Sewage Disposal Permit

- All development permit applications, permitted or discretionary use, must be accompanied by a copy of a valid sewage disposal permit issued by Public Health.

Business Dwellings

- Business dwellings are accessory to a commercial use intended to accommodate an owner, manager, or employee of the company who must live onsite to accomplish their tasks.
- Business dwellings are a Discretionary Use.
- Minimum setbacks:
 - Front yard – 7.5 m.
 - Side yard – 3 m.
 - Rear yard – 6 m.

Other Accessory Buildings

- Accessory buildings, including shipping containers and membrane covered structures, are a Permitted Use.
- Accessory uses, buildings and structures shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use, and shall include detached decks.
- No form of temporary or permanent residential development or human habitation, including but not limited to, habitable rooms, dwelling units, guest suites or bunk houses shall be permitted in any accessory building. The approval of a proposed development of a single detached dwelling on a site which is intended to replace an existing dwelling will be issued on the condition that the existing dwelling is removed upon completion of the construction of the new dwelling in order to prevent the continuance of its use in the future for residential purposes as a guest house.
- Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building.
- Minimum setbacks:
 - Front yard – 7.5 m.
 - Side yard – 3 m, except campgrounds, outfitter base camps and tourist camps, where the minimum shall be 4.5 m.
 - Rear yard – 6 m, except campgrounds and tourist camps, where the minimum shall be 4.5 m.

6.12 M1 – INDUSTRIAL DISTRICT

6.12.1 Intent

The objective of the **M1** - Industrial District is to provide for light industrial, heavy industrial and other compatible development in specific areas, with standards for such development.

6.12.2 Permitted and Discretionary Uses and Development Standards

The permitted and discretionary uses and applicable development standards are laid out in Table 6-12.

6.12.3 Prohibited Uses

Uses prohibited in **M1** - Industrial District are as follows:

6.12.4 Accessory Buildings

- (1) Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.10.

6.12.5 Regulations

- (1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-12.

6.12.6 Standards for Discretionary Uses

Council will consider discretionary use applications in the **M1** - Industrial District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

- (1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

6.12.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.17.

6.12.8 Outside Storage

Outside storage, including garbage storage, is subject to Section 4.16

Table 6-12:
M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS
for the Rural Municipality of Big River No. 555

Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses								
(1)	Business dwellings	D	4.14.10 (6)	4000	30	7.5	3	6 ⁽¹⁾
Commercial and Industrial Uses								
(1)	Abattoirs and accessory tanning of hides	D	3.7.4 (9) 3.7.4 (18)	4000	30	7.5	6	6 ⁽¹⁾
(2)	Agricultural equipment, fuel, and chemical supply establishments, excluding bulk fuel sales and storage	D		4000	30	7.5	6	6 ⁽¹⁾
(3)	Agricultural implement, recreational vehicle, automobile, marine and manufactured dwelling sales and service establishments	P		4000	30	7.5	6	6 ⁽¹⁾
(4)	Agricultural product processing	D		4000	30	7.5	6	6 ⁽¹⁾
(5)	Agricultural service and contracting establishments	D		4000	30	7.5	6	6 ⁽¹⁾
(6)	Auto body and paint shops	D	3.7.4 (9)	4000	30	7.5	6	6 ⁽¹⁾
(7)	Asphalt and cement plants and gravel yards	D		4000	30	7.5	6	6 ⁽¹⁾
(8)	Auction marts, excluding livestock auction facilities	P	4.14.14	4000	30	7.5	6	6 ⁽¹⁾
(9)	Auto-wrecking yards	D	3.7.4 (17)	4000	30	7.5	6	6 ⁽¹⁾
(10)	Bulk fertilizer operations	D		4000				
(11)	Bulk fuel sales and storage	D	3.7.4 (19) 4.14.9	4000	30	7.5	6	6 ⁽¹⁾
(12)	Cannabis production facilities	D	3.7.4 (22) 4.14.30	4000	30	7.5	6	6 ⁽¹⁾
(13)	Cannabis retail stores	D	4.14.31	4000	30	7.5	6	6 ⁽¹⁾
(14)	Car and truck washes	P		4000	30	7.5	6	6 ⁽¹⁾
(15)	Construction trades	P		4000	30	7.5	6	6 ⁽¹⁾
(16)	Convenience stores	P		4000	30	7.5	6	6 ⁽¹⁾
(17)	Forest product processing	D	3.7.4 (8) 4.14.19	4000	30	7.5	6	6 ⁽¹⁾
(18)	Gas bars	P	4.14.8	4000	30	7.5	6	6 ⁽¹⁾

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			4.14.9					
(19)	General industrial uses	P		4000	30	7.5	6	6 ⁽¹⁾
(20)	Grain Elevators	D		4000	30	7.5	6	6 ⁽¹⁾
(21)	Grain storage, milling, cleaning and/or drying facilities	D		4000	30	7.5	6	6 ⁽¹⁾
(22)	Indoor storage rental facilities	D	3.7.4 (11)	4000	30	7.5	6	6 ⁽¹⁾
(23)	Kennels	D	4.14.13	4000	30	7.5	6	6 ⁽¹⁾
(24)	Landscaping establishments	P		4000	30	7.5	6	6 ⁽¹⁾
(25)	Lumber yards, home improvement centers and building supply stores	P		4000	30	7.5	6	6 ⁽¹⁾
(26)	Livestock auction facilities	D	3.7.4 (5)	4000	30	7.5	6	6 ⁽¹⁾
(27)	Manufacturing and processing facilities	D	3.7.4 (9)	4000	30	7.5	6	6 ⁽¹⁾
(28)	Mineral or petroleum resource processing	D	3.7.4 (4)	4000	30	7.5	6	6 ⁽¹⁾
(29)	Nurseries, greenhouses and garden centers	P		4000	30	7.5	6	6 ⁽¹⁾
(30)	Oriented strand board plants	D		4000	30	7.5	6	6 ⁽¹⁾
(31)	Outdoor recreational storage compounds	P		4000	30	7.5	6	6 ⁽¹⁾
(32)	Outdoor storage yards for construction materials and extractive industries	P		4000	30	7.5	6	6 ⁽¹⁾
(33)	Railway freight yards	D	3.7.4 (9)	4000	30	7.5	6	6 ⁽¹⁾
(34)	Repair shops	P		4000	30	7.5	6	6 ⁽¹⁾
(35)	Restaurants	P		4000	30	7.5	6	6 ⁽¹⁾
(36)	Retail food outlets	P		4000	30	7.5	6	6 ⁽¹⁾
(37)	Sawmills, wood treatment plants and associated industries	D		4000	30	7.5	6	6 ⁽¹⁾
(38)	Service stations	P	4.14.7 4.14.9	4000	30	7.5	6	6 ⁽¹⁾
(39)	Stockyards	D	3.7.4 (5)	4000	30	7.5	6	6 ⁽¹⁾
(40)	Transportation, trucking and freight handling establishments	D	3.7.4 (9) 4.14.15	4000	30	7.5	6	6 ⁽¹⁾
(41)	Unrefined petroleum product storage operations	D	3.7.4 (19) 4.14.9	4000	30	7.5	6	6 ⁽¹⁾

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(42)	Veterinary clinics and animal hospitals	P		4000	30	7.5	6	6 ⁽¹⁾
(43)	Warehouse, wholesale, supply depot and storage establishments	P		4000	30	7.5	6	6 ⁽¹⁾
(44)	Welding and machine shops	D	3.7.4 (9)	4000	30	7.5	6	6 ⁽¹⁾
<i>Municipal, Recreational, Institutional and Other Uses</i>								
(1)	Historical and archaeological sites	P		--	--	--	--	--
(2)	Municipal facilities	P		--	--	--	--	--
(3)	Parks	P		--	--	--	--	--
(4)	Public works, excluding solid and liquid waste disposal	P		--	--	--	--	--
(5)	Solid and liquid waste disposal facilities including soil farms for the rehabilitation of contaminated soils, subject to Section 3.3.2.2 of the Official Community Plan	D	3.5.2 (6) 4.14.4	4000	30	7.5	6	6
(6)	Wind energy facilities (one turbine)	D	3.5.2 (9) 4.14.17	As laid out in Section 4.14.17				

Use Designations:

(P) - Permitted Use

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-12 and the M1 - Industrial District:

- (1) Where abutting railway track no setback is required