

APPENDIX C



Rural Industries

58.1 Development permits for rural industrial development, other than in the Rural Industrial District, shall not be approved unless the Development Authority is satisfied that:

- (a) there is adequate legal and physical access to appropriate transportation facilities;
- (b) the site is suitable for on-site sewage disposal and water supply;
- (c) there would be no substantial conflicts with existing adjacent land uses; and
- (d) any other factors which the Development Authority may consider necessary have been met.

58.2 Rural industrial activities may be subject to a Development Agreement between the developer and the municipality.

58.3 No subdivision shall be allowed and no development permit shall be issued for a proposed rural industrial use where it would result in more than one (1) minor rural industrial use and one (1) major rural industrial use in one quarter section unless the Council has first reclassified such lots to the Rural Industrial District.

58.4 Development permits can be applied for a major rural industrial use on agriculture parcels greater than 8.09 hectares (20 acres).

58.5 Development permits can be applied for a minor rural industrial use on agriculture parcels greater than 1.21 hectares (3.0 acres).

58.6 One (1) surveillance suite may be permitted per Rural Industrial lot.

Part 8 DEFINITIONS

RURAL INDUSTRIES means those industrial uses involved in agriculture district:

Minor requires 1.2 hectares (3.0 acres) or more and means:

Industrial/business uses for the purposes of this definition, include small scale industrial shops, minor equipment and RV storage, the parking and maintenance of equipment, and the storage of goods and materials related to tradesperson's business including contractors for plumbing, heating, electrical, carpentry, masonry, mechanical, autobody and the like.

Major requires 8.09 hectares (20 acres) or more and means:

Storage facilities, work camps, the processing of raw materials, manufacturing or assembling of goods, products or equipment, fabrication or transshipping of materials, goods and equipment, including petrochemical products and supplies, distribution or wholesaling of goods which require a relatively large lot; and, the activities which would not be appropriate or should not locate within an urban area because they are potentially hazardous or may emit a high level of noise, dust, odor, vibration or require a large parcel of land.