

Section 20 – Rural Industrial (RI)

20.1 Preamble

Within a Rural Industrial Zone (RI), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

20.2 Permitted Uses

20.2.1 Permitted Principal Uses

- a) An agricultural equipment supply and repair outlet;
- b) Any cartage, express or truck terminal;
- c) Any manufacturing, processing or warehousing undertaking including storage warehousing, canning factory and cheese factory;
- d) An assembly operation;
- e) An automobile body shop;
- f) An automobile service station;
- g) A bulk storage yard;
- h) A contractor's yard;
- i) A factory outlet;
- j) A feed and seed mill;
- k) A lumber mill, sawmill and a planing mill;
- l) A machine shop;
- m) A merchandising service shop;
- n) A research facility;
- o) A wayside pit or quarry; and/or
- p) A welding shop

20.2.2 Permitted Accessory Uses

- a) An accessory building or use to the above uses including a bank, a cafeteria and a retail outlet for purposes of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than 5% of the gross floor area of the principal building;
- b) An accessory dwelling or dwelling unit for a caretaker or security guard, in accordance with the provisions of [Section 5.12](#);
- c) Any business or professional office accessory to a permitted industrial use including a union hall;
- d) Outside storage uses; and/or

- e) Shipping containers where a building permit has been issued.

20.3 Zone Regulations

20.3.1 For the property

- a) Lot Area: 4,000 square metres (0.99 acres) minimum;
- b) Lot Frontage: 45 metres (147.6 feet) minimum;
- c) Lot Coverage: 40% maximum;
- d) Building Height: 15 metres (49.2 feet) maximum;
- e) Off-street parking shall be provided in accordance with [Section 5.31](#);
- f) Off-street loading shall be provided in accordance with [Section 5.24](#); and
- g) A sight triangle of 15 metres (49.2 feet) minimum shall be provided on a corner lot.

20.3.2 For Principal Building (for all uses except an Automobile Service Station)

- a) Front Setback: 8 metres (26.2 feet) minimum;
- b) Rear Setback: 8 metres (26.2 feet) minimum;
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 8 metres (26.2 feet) minimum;
- e) When abutting a residential zone or use:
 - i. Rear Setback: 22 metres (72.2 feet) minimum; and
 - ii. Interior Side Setback: 22 metres (72.2 feet) minimum; and
- f) Building Height: 15 metres (49.2 feet) maximum.

20.3.3 Special Provisions for an Automobile Service Station

- a) Lot Frontage: 45 metres (147.6 feet) minimum;
- b) Lot Depth: 45 metres (147.6 feet) minimum;
- c) Front Setback: 15 metres (49.2 feet) minimum;
- d) Rear Setback: 7.5 metres (24.6 feet) minimum;
- e) Interior Side Setback: 3 metres (9.8 feet) minimum;
- f) When abutting a residential zone:
 - i. Rear Setback: 22 metres (72.2 feet) minimum;
 - ii. Interior Side Setback: 22 metres (72.2 feet) minimum;
 - iii. Mandatory Open Space: 4.5 metres (14.5 feet) minimum and
- g) Exterior Side Setback: 15 metres (49.2 feet) minimum;

- h) Lot Coverage: 40% maximum;
- i) Building Height: 11 metres (36.1 feet) maximum;
- j) Light stands and signs (within any required yard): 2.5 metres (8 feet) from any street line minimum;
- k) Fuel pumps and pump islands (within any required yard): 6 metres (19.7 feet) from any street line minimum;
- l) Distance between access ramps: 12 metres (39.4 feet) minimum;
- m) Ramp setback from side lot line: 4.5 metres (14.5 feet) minimum;
- n) Ramp access setback from corner/intersection of street lines: 15 metres (49.2 feet) minimum;
- o) Ramp width: 7.5 metres (24.6 feet) minimum; and
- p) Interior angle between lot line and centreline of the ramp: between 70 and 90 degrees.

20.3.4 Open Storage uses shall be set back in accordance with the minimum yard provisions set out in this subsection and where accessory to a principal Rural Industrial use, no open storage use shall be permitted in any front or exterior side yard.

20.3.5 For Lands Abutting A Public or Private Road Allowance or Opposite a Residential Zone

Where any lot line in a Rural Industrial (RI) Zone abuts a public or private road allowance or where the lot on the opposite side of a street or a public or private road allowance is in a residential zone, a buffer planting strip adjoining such abutting lot line shall be provided on the Rural Industrial (RI) Zone lot, subject to the following:

a) Contents

The buffer/planting strip shall consist of an earth berm and/or a continuous unpierced hedgerow of tree, evergreens or shrubs, not less than 2.0 metres (6.6 feet) high and 3 metres (9.8 feet) wide immediately adjoining the lot line or portion thereof along which such planting strip is required. The earth berm shall not be greater than a 3:1 slope.

b) Maintenance

A buffer/planting strip shall be planted, nurtured and maintained by the owner or owners of the lot on which the strip is located.

c) Landscaped Open Space

A buffer/planting strip referred to in this subsection may form a part of any landscaped open space required by this By-law.

d) Interruption for Driveways or Pedestrian Walks

In all cases where ingress and egress driveways or walks extend through a buffer/planting strip or it shall be permissible to interrupt the strip within 3.0 metres (9.8 feet) of the edge of such driveway or within 1.5 metres (4.9 feet) of the edge of such walk.

20.4 General Provisions

All special provisions of [Section 5](#) "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Rural Industrial Zone (RI).

20.5 Special Rural Industrial Zones (RI)

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

20.5.1 Special Rural Industrial 1 (RI-1) Part Lot 31, Concession 6

Notwithstanding any provisions of this By-law to the contrary, on lands zoned RI-1, the following special provisions shall apply:

- a) Residential - the minimum lot coverage requirement of 464.5 square metres (5,000 square feet) shall not apply.

20.5.2 Special Rural Industrial 2 (RI-2) Part Lot 13 and 14, Concession 3

In addition to those uses permitted in [Section 20.2](#), the following uses shall be permitted on lands zoned RI-2

- a) An asphalt plant,
- b) A ready-mix concrete plant,
- c) An aggregate transfer station.

20.5.3 Special Rural Industrial 3 (RI-3) Part Lot 14, Concession 2

Notwithstanding any provisions of this By-law to the contrary, on lands zoned RI-3, the following special provisions shall apply:

Permitted Uses

- i. Outdoor storage uses;
 - ii. A contractor's yard;
 - iii. A bulk storage yard;
 - iv. A wholesale building supply outlet;
 - v. A commercial garage; or
 - vi. A farm supply dealer.
- a) Zone Provisions
 - i. Interior Side Yard 7.62 metres (25 feet) minimum.

20.5.4 Special Rural Industrial 4 (RI-4) Part Lot 14, Concession 2

Notwithstanding [Section 20.2](#) (Permitted Uses) of this By-law to the contrary, the permitted uses on lands zoned RI-4 shall be limited to the following:

a) Permitted Uses:

- i. An automobile body shop;
- ii. A building supply outlet;
- iii. A commercial garage;
- iv. A contractor's yard;
- v. A manufacturing use that existed on August 7, 1974;
- vi. A farm supply dealer;
- vii. A public use;
- viii. A radiator sales and service shop; or
- ix. A warehouse.

b) Zone Regulations:

- i. Interior Side Yard - 7.62 metres (25 feet) minimum.

20.5.5 Special Rural Industrial-5 (RI-5)
Part Lot 16, Concession 7

That [Section 20.5.5.1](#) be added.

a) Non-Residential

- i. A vehicle sales and rental establishment
- ii. An accessory business office

Shall be permitted in addition to all other uses permitted in the Rural Industrial (RI) Zone.

20.5.6 Special Rural Industrial-6 (RI-6)
Part Lot 27, Concession 'A'
County Road 2 West

a) Non-Residential

- i. An automobile sales agency; or
- ii. An establishment for the sale, service, storage or repair of small internal combustion engines such as snowmobiles, outboard motors, lawnmowers; an establishment for the sales and service of motorcycles, snowmobiles, boats and machinery sales including the sale of parts and petroleum products incidental thereto.

By-law 2004-20 reads:

Notwithstanding the permitted uses of [Section 20.2](#), within the Special Rural Industrial 6 (RI-6) Zone the following additional uses are permitted:

An automobile sales agency;

An establishment for the sale, service, storage or repair of small internal combustion engines such as snowmobiles, outboard motors, lawnmowers;

An establishment for the sale and service of motor cycles, snowmobiles, boats and machinery sales including the sale of parts and petroleum products incidental thereto.