



19. Rural Industrial (RM) Zone

No person shall within any Rural Industrial (RM) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

19.1 Permitted Uses

- 19.1.1 Residential Uses accessory to a permitted Rural Industrial Use
- 19.1.2 Abattoir
- 19.1.3 Bulk Fuel Depot
- 19.1.4 Contractor's Yard
- 19.1.5 Feed Mill
- 19.1.6 Farm Implement and Equipment Sales and Service Establishment
- 19.1.7 Livestock Sales Barn
- 19.1.8 Motor Vehicle Repair Garage
- 19.1.9 Motor Vehicle Service Station
- 19.1.10 Motor Vehicle Dealership
- 19.1.11 Portable asphalt plant
- 19.1.12 Transportation Terminal

19.2 Regulations for Permitted Uses

19.2.1 For All Permitted Uses

(a)	Minimum Lot Area	4000 m ²
(b)	Minimum Lot Frontage	45 m
(c)	Minimum Front Yard	20 m
(d)	Minimum Rear Yard	8 m
(e)	Minimum Interior Side Yard	3 m
(f)	Minimum Exterior Side Yard	8 m
(g)	Maximum Lot Coverage	30 %
(h)	Maximum Building Height	11 m
(i)	Maximum Number of Residential Units	1

19.2.2 For land Abutting a Residential Zone or a Residential Use

Notwithstanding the provisions of subsection 19.2.1, where an interior side yard and/or rear yard abuts a residential zone of any existing residential use then such interior side yard and/or rear yard shall be a minimum of 10 metres.



19.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Commercial Rural (CR) Zone shall apply.

19.4 Rural Industrial (RM) Exception Zone

19.4.1 Rural Industrial Exception 1 (RM-1) Zone

1055 Old Highway 2

Notwithstanding Section 19.1 of this By-law, the only permitted use in the Rural Industrial Exception 1 (RM-1) Zone is a warehouse. All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.2 Rural Industrial Exception 2 Holding (RM-2-H) Zone

Roblin Road

Notwithstanding Section 19.1 of this By-law, the only permitted uses in the Rural Industrial Exception 2 Holding (RM-2-H) shall be:

- Assembly, Fabrication and Light Manufacturing
- Warehouse
- Wholesale Establishment
- Commercial Self-Storage
- Financial Institution
- Commercial Greenhouse
- Personal Service Shop
- Business, Professional and Administrative Office
- Transportation Terminal
- Clinic
- Dry Cleaning Establishment
- Funeral Home
- Motor Vehicle Repair Garage
- Motor Vehicle Service Station
- Motor Vehicle Dealership
- Printing Establishment
- Retail Store
- Place of Worship

Notwithstanding any provision of this By-law to the contrary, within the Rural Industrial Exception 2 Holding (RM-2-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone shall be



undertaken upon completion of the following to the satisfaction of the City of Quinte West:

- A Hydrogeological Study
- A Traffic Study
- Entrance Permit Approval
- A Storm Water Management Plan
- Decommissioning of any groundwater wells not needed to service the proposed development
- Approval of private sewage disposal system
- Confirmation that the property has merged with the adjacent property also zoned RM-2-H

All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.3 Rural Industrial Exception 3 (RM-3) Zone

Notwithstanding any provision of this By-law to the contrary, within the Rural Industrial Exception 3 (RM-3) Zone, the only permitted uses shall be:

- Transportation Terminal
- Open Storage
- Warehousing
- Motor Vehicle Repair Garage

All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.4 Rural Industrial Exception 4 (RM-4) Zone

178 Howes Road

In addition to the uses permitted in the Rural Industrial (RM) Zone, within the Rural Industrial Exception 4 (RM-4) Zone, a salvage yard shall also be permitted.

All other provisions of the Rural Industrial (RM) Zone shall apply.