

### 8.19. Railway Industrial District – RW

No person shall within any RW –Railway Industrial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

#### 8.19.1 Purpose

To provide for the operation of the railway and industrial uses requiring railway access.

#### 8.19.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Grain Elevators	Bulk Fertilizer Plants
Municipal Facility & Protective Services	Seed Cleaning Plants
Parks & Playgrounds	Agrichemical Sales & Storage
Railway & Ancillary Railway Functions	Gas Bar
Recycling Collection Depot	Parking Lot

#### 8.19.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Site Coverage (Maximum)	Height
All Uses	7.5 m	3.0 m	7.5 m	1000 m <sup>2</sup>	No Maximum	No Maximum
Municipal Facility or Protective Services Parks & Playgrounds Parking Lots	No Minimums or Maximums					

<b>Accessory Buildings</b>	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
----------------------------	--

#### 8.19.4 Loading Requirements

Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

#### 8.19.5 Supplementary Regulations

- Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or site line.
- Access to lots shall be located to ensure that heavy truck traffic takes access to or from arterial or collector streets or designated truck routes
- Discretionary Uses will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited, to the following effects:
  - anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration, or other emissions emanating from the operation
  - anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians

- utilization of hazardous substances
- bulk petroleum or fertilizer storage tanks are to be in accordance with the National Fire Code of Canada, 1990, including any appendices and errata, as amended from time to time
- agrichemical sales and storage facilities are to be constructed and operated in compliance with the Agrichemical Warehouse Standards Association's Warehousing Audit Protocols and User Guide, as amended from time to time
- all operations shall comply with all regulations of the Ministry of Environment and Public Safety governing their development and operation