
INDUSTRIAL ZONING DISTRICTS

67.0 Industrial Zoning Districts

67.1 Purpose

- 1) The Industrial Zoning Districts established in this By-law are intended to provide sufficient land in appropriate locations for various types of industrial and related development in the RM of Springfield in keeping with the provisions of the *RM of Springfield Development Plan*.
- 2) The following Industrial Zoning Districts are hereby established:
 - a) MB: Industrial Business Zoning District
 - b) MG: Industrial General Zoning District
 - c) MX: Industrial Extractive Zoning District
 - d) MXH: Industrial Extractive Holding Zoning District

68.0 MB: Industrial Business Zoning District

68.1 General Purpose

To establish a Zoning District for light industrial and related businesses which carry out their operations primarily within an enclosed building and with limited outdoor storage or operational characteristics.

<p>68.2 Permitted Uses</p> <table border="0"> <tr> <td>1) Business Support Service</td> <td>15) Limited Contractor Service</td> </tr> <tr> <td>2) Commercial School</td> <td>16) Mobile Catering Food Service</td> </tr> <tr> <td>3) Custom Manufacturing Establishment</td> <td>17) Non-Accessory Parking</td> </tr> <tr> <td>4) Drive-In Food Service</td> <td>18) Professional, Financial and Office Support Service</td> </tr> <tr> <td>5) Eating and Drinking Establishment</td> <td>19) Protective and Emergency Service</td> </tr> <tr> <td>6) Fleet Service</td> <td>20) Public Park</td> </tr> <tr> <td>7) Funeral Service</td> <td>21) Public Utility Service</td> </tr> <tr> <td>8) Personal Service Shop</td> <td>22) Rapid Drive-Through Vehicle Service</td> </tr> <tr> <td>9) Government Service</td> <td>23) Religious Assembly</td> </tr> <tr> <td>10) Health Service</td> <td>24) Service Station</td> </tr> <tr> <td>11) Household Repair Service</td> <td>25) Spectator Entertainment Establishment</td> </tr> <tr> <td>12) Indoor Participant Recreation Service</td> <td>26) Warehouse Sales</td> </tr> <tr> <td>13) Light Industrial</td> <td>27) Trucking Operation</td> </tr> <tr> <td>14) Greenhouse, Plant and Tree Nursery</td> <td>28) Outdoor Participant Recreation Service</td> </tr> <tr> <td></td> <td>29) Mini-Warehouse and Self-Storage</td> </tr> </table>		1) Business Support Service	15) Limited Contractor Service	2) Commercial School	16) Mobile Catering Food Service	3) Custom Manufacturing Establishment	17) Non-Accessory Parking	4) Drive-In Food Service	18) Professional, Financial and Office Support Service	5) Eating and Drinking Establishment	19) Protective and Emergency Service	6) Fleet Service	20) Public Park	7) Funeral Service	21) Public Utility Service	8) Personal Service Shop	22) Rapid Drive-Through Vehicle Service	9) Government Service	23) Religious Assembly	10) Health Service	24) Service Station	11) Household Repair Service	25) Spectator Entertainment Establishment	12) Indoor Participant Recreation Service	26) Warehouse Sales	13) Light Industrial	27) Trucking Operation	14) Greenhouse, Plant and Tree Nursery	28) Outdoor Participant Recreation Service		29) Mini-Warehouse and Self-Storage
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68.6 Additional Regulations for Permitted and Conditional Uses

- 1) Where a site abuts the lot line of an existing or future Residential Area as indicated in the *RM of*

- Springfield Development Plan*, a 7.62 m. (25.00 ft.) landscaped yard is required. This yard shall include a berm, fence and extensive landscaping to the satisfaction of the Development Officer or Council.
- 2) Where a site abuts the lot line of an existing or future Residential Area as indicated in the *RM of Springfield Development Plan*, any buildings shall be setback a minimum of 15.24 m. (50.00 ft.) from the lot line.
 - 3) No parking shall be permitted within a required front yard and no loading, storage, trash collection, outdoor service or display area shall be permitted within a required side yard.
 - 4) All developments shall comply with Section 36.0 of this By-law.
 - 5) Any fuel storage areas established on the site shall comply with Manitoba Regulation 97/88R respecting Storage and Handling of Gasoline and Associated Products.
 - 6) Any used oil products and other regulated hazardous wastes generated or stored on the site shall be collected and disposed of in accordance with all applicable Manitoba Conservation legislation.
 - 7) When outside storage of goods and materials is required:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) the storage shall not project above the height of the wall or fence; and
 - c) a solid fence shall be provided and maintained in a condition that is acceptable to the Development Officer.
 - 8) The operation of all uses shall comply with all environmental and public health regulations of the Province of Manitoba. If the Development Officer is of the opinion that a proposed development may conflict with these regulations, the application shall be referred to the appropriate Provincial department(s) prior to issuing a development permit.
 - 9) A dwelling unit is allowed only in conjunction with a permitted or conditional Industrial Use Class development if it is occupied by the owner/operator or a site watchperson or caretaker, if necessary.
 - 10) Despite Sections 68.2 and 68.3 of this By-law, the site legally described as S1/2 of 1-11-4E as shown on the Zoning Map as MB-1, a bio-diesel manufacturing plant and related accessory uses and buildings are the only permitted uses on this site.
 - 11) Outdoor dining and drinking areas accessory to a permitted Eating and Drinking Establishment are subject to the following standards:
 - a) Where a zoning site abuts a residential district or a local street or a lane separating the site from a residential district, the maximum gross floor area is 18.58 sq. m. (200.00 sq. ft.).
 - b) Outdoor speakers or amplification systems shall not be allowed where a zoning site abuts a residential district or a local street or a lane separating the site from a residential district.