

Schedule J: D-Light Industrial 1 District (DM1)

1. Purpose or Intent:

Activities within this District typically include manufacturing, processing, assembly, repair and end user production and distribution involving limited storage of raw inputs. Any nuisance associated with uses within the D-Light Industrial District (DM1) should generally not extend beyond the boundaries of the site.

2. Permitted Uses:

In any D-Light Industrial 1 District (DM1), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

1. Agricultural support service
2. Automotive repair shop (*Bylaw 34/13, Approved July 10, 2013*)
3. Business support service (*Bylaw 61/13, Approved March 26, 2014*)
4. Commercial storage centre (*Bylaw 02/14, Approved March 26, 2014*)
5. Equipment sales/rentals (*Bylaw 34/13, Approved July 10, 2013*)
6. Manufacturing establishment
7. Public utility or municipal facilities
8. Warehousing
9. Wholesale trade
10. Used building materials retail outlet (*Bylaw 50/14, Approved January 24, 2014*)

3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Animal health care facility
2. Construction yard (*Bylaw 48/10, Approved February 2011*)
3. Industrial complex
4. Local waste management and remediation industry¹
5. Recreational Vehicle Sales/Rentals (*Bylaw 41/14, Approved December 10, 2014*)
6. Retail store²
7. Telecommunications facility

4. Specific Development Standards for Discretionary Uses:

1. For the purposes of this zoning district, a local waste management and remediation industry shall be limited to a recycling depot or type I clean fill operation.
2. For the purposes of this zoning district, a retail store shall be limited to the display and sale of goods manufactured on the site and shall be clearly subordinate to the principal use of the site.

5. Prohibited Development:

The following developments shall be strictly prohibited within a DM1 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. Residential dwelling units.
3. Salvage yards, auto wreckers, landscaping services and commercial composting operations or any other use requiring outdoor storage of unprocessed materials.
4. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.

6. Development Standards for an Accessory Use or Building:

In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DM1 District:

1. A permitted accessory land use, building or structure shall be defined as any building, structure or a use which is subordinate and exclusively devoted to the principal building, principal structure, or principal use of the site.
2. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

7. Development Standards for Signage:

In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DM1 District:

Large Scale Commercial or Industrial Establishments	<ol style="list-style-type: none"> 1. Free standing signs shall not exceed a height of 14 m (45.9 ft). 2. Multiple free standing signs located on a single site shall maintain a separation distance of 12 m (39.37 ft) for every square meter of gross surface area of the larger of the two signs. 3. There is no gross surface area requirement for free standing signs.
All other Permitted and Discretionary Uses	<ol style="list-style-type: none"> 1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m² (150.7 ft²) and a height of 14 m (45.9 ft). 2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

8. Site Development Standards:

In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DM1 District:

Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
All Permitted and Discretionary Uses, except Public Utilities, Municipal Facilities, Telecommunication Facility	0.8 ha (2 acre)	None	45 m (147.6 ft)	8 m (26.2 ft)	8 m (26.2 ft)	45 m (147.6 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

(Bylaw 15/14, Approved August 26, 2014)

1. The minimum site area for a permitted or discretionary use shall be 0.8 ha (2 acres).
2. In the case of a site which existed prior to the adoption of the initial District Development Plan (April 18, 1983), there shall be no minimum or maximum site area or frontage requirement.
3. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
4. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 20 metre (78.4 ft) setback shall be applied from the applicable site line.
5. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
6. The maximum building height in a DM1 District is 17 metres unless otherwise provided in any regulations contained in this Bylaw.
7. For sites adjacent to Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.

9. Supplementary Development Standards:

1. Where the use of the building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate dedicated and clearly defined space for such vehicles to stand for unloading or loading shall be provided on site.
2. The storage and display of finished goods shall be permitted in a front yard where it is deemed essential to facilitate a permitted or approved discretionary use.
3. All outdoor storage must be screened from view from adjacent municipal roadways and public lands by a solid fence, landscape materials, berm, vegetative plantings or any combination of the above at least two (2) metres in height.

4. Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site where accessory to the use of the principal building on the site. No vehicles, materials or equipment shall be in a state of disrepair. ***(Bylaw 48/10, Approved February 2011)***

10. Landscaping Standards:

Prior to the issuance of a development permit for any permitted or discretionary use within a DM1 District, the applicant shall be required to submit a landscape plan with a schedule of completion which is satisfactory to the Development Officer and prepared in compliance with the Commercial and Industrial Landscaping Requirements provided in this Bylaw.