

18.1 USES PERMITTED

No *person* shall within any MG Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the MG *uses* presented in Table 18.1:

TABLE 18.1: USES PERMITTED	
•	an <i>asphalt or concrete batching plant or mixing plant</i> ;
•	a feedmill;
•	a <i>fuel storage tank</i> or supply yard;
•	a <i>landfill site</i> ;
•	a lumber yard;
•	an <i>open storage use</i> of goods or materials;
•	a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
•	a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted <i>use</i> ;
•	a sawmill;
•	a <i>truck transportation terminal</i> ;
•	any <i>use</i> permitted in an MR zone;
•	a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 5.32 of this Zoning By-Law.

18.2 ZONE PROVISIONS

No *person* shall within any MG Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 18.2:

TABLE 18.2: ZONE PROVISIONS	
Zone Provision	Uses
Lot Area, Minimum, where sanitary sewers are not available	3,700 m ² (39,828 ft ²)
Lot Area, Minimum, where served by sanitary sewers	1,000 m ² (10,764 ft ²)

TABLE 18.2: ZONE PROVISIONS	
Zone Provision	Uses
Lot Frontage , Minimum, where sanitary sewers are not available	40 m (131.2 ft)
Lot Frontage , Minimum, where served by sanitary sewers	30 m (98.4 ft)
Lot Depth , Minimum, where sanitary sewers are not available	92.5 m (303.5 ft)
Lot Depth , Minimum, where served by sanitary sewers	35 m (114.8 ft)
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	15 m (49.2 ft)
Rear Yard , Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard , Minimum Width	10 m (32.8 ft), 15 m (49.2 ft) where the <i>interior side lot line</i> abuts a residential zone.
Setback , Minimum Distance from the Centreline of a County Road	28 m (91.9 ft) within a designated settlement, 31 m (101.7 ft) outside of a designated settlement.
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.30 of this Zoning By-Law.
Landscaped Open Space , Minimum	10%
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.

18.2.1 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front* and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for *visitor parking areas*.

July 24/09

18.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES

Buildings or structures hereafter erected outside of a designated Settlement, as listed in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* in accordance with Section 2.7 of this Zoning By-Law.

Buildings or structures hereafter erected within a Rural Cluster designation, as listed in Section 2.7.2.1, shall be required to satisfy the MDS I or not further reduce an *existing* insufficient *setback* relative to the MDS I, whichever is the lesser.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

18.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* where such *use* is *accessory* to the *use* of the main *building* on the *lot*, or any *yard* except the required *front yard* or *exterior side yard* where such *open storage* is the main *use* on the *lot*, provided that:

- 18.2.3.1 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 18.2.3.2 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a permanent, opaque fence unpierced except for gates necessary for access;
- 18.2.3.3 the fence described in the foregoing subsection is at least **1.5 m** (4.9 ft) in height from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;
- 18.2.3.4 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

May/09

18.2.4 ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE

Retail, wholesale or *business office* space *accessory* to a permitted industrial *use* shall occupy no more than 20 percent of the *gross floor area* of the main industrial *building* on the *lot*.

18.2.5 LANDFILL SITE PROVISIONS

No *landfill site* shall be established within the MG zone until a Certificate of Approval has been issued under the Environmental Protection Act, as amended, providing for the *use* and operation of the *landfill site* subject to the limitations and restrictions of the legislation and its regulations.

18.3 SPECIAL PROVISIONS

18.3.1 **Location: Part Lot 3 and 4, East of Huron Street, Lots 1, 2, 3, and 4,
South of John Street, MG-1**

18.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an Industrial *use* described as a welding and fabricating operation.

18.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except In accordance with the following provisions:

18.3.1.2.1 WESTERLY INTERIOR SIDE YARD

Minimum width **1.55 m (5.1 ft)**

18.3.1.2.2 That all the other provisions of the MG Zone in Section 18.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply, *mutatis mutandis*.

July 24/09

18.3.2 Location: Part Lot 30, Concession 8 (West Zorra), MG-2

18.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 18.1 of this Zoning By-Law;
a *single detached dwelling* if *accessory* to a permitted *use*.

18.3.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

18.3.2.2.1 SPECIAL PROVISIONS FOR INDUSTRIAL BUILDINGS

18.3.2.2.1.1 EXISTING BUILDINGS OR STRUCTURES

Notwithstanding any provision contained in this Zoning By-Law, for any *building* or *structure existing* on or before January 21, 2003, the minimum *front yard* and minimum *exterior side yard* shall be that which existed on January 21, 2003.

18.3.2.2.1.2 BUILDING ADDITIONS AND/OR REDEVELOPMENT

Any addition to a *building* or *structure* or the redevelopment of the lands for industrial purposes shall be undertaken in accordance with the relevant provisions of the MG Zone and/or any other relevant provisions of this Zoning By-Law.

18.3.2.2.2 SPECIAL PROVISIONS FOR ACCESSORY SINGLE DETACHED DWELLING

18.3.2.2.2.1 DEVELOPMENT AND/OR BUILDING ADDITIONS

Any development of the lands for *accessory single detached dwelling* purposes or additions to the *dwelling* shall be undertaken in accordance with the relevant provisions of the RR Zone and/or any other relevant provisions of this Zoning By-Law.

18.3.2.2.3 That all the provisions of the MG-2 Zone in Section 18.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

July 24/09

(Added by By-Law 07-03)