

19.1 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 19.1:

TABLE 19.1: USES PERMITTED
• an <i>asphalt</i> or <i>concrete batching plant</i> ;
• a feedmill;
• a <i>fuel storage tank</i> or supply yard;
• a grain elevator;
• a lumber yard;
• <i>open storage</i> of goods or materials;
• a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a recycling depot;
• a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted use;
• a sawmill;
• a <i>truck transport terminal</i> ;
• any use permitted in an MR zone;
• a <i>wayside sand</i> or <i>gravel pit</i> or <i>stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 5.31 of this Zoning By-Law.

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19.2 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 19.2:

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area , Minimum, where sanitary sewers are not available	3,700 m² (39,828 ft ²)
Lot Area , Minimum, where served by sanitary sewers	1,000 m² (10,764 ft ²)
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	50 m (164.0 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	10 m (32.8 ft), 15 m (49.2 ft) where the <i>rear lot line</i> abuts a residential zone.
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 5.28 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.

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19.2.1 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*.

19.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES:

Buildings or *structures* hereafter *erected* outside of a settlement, as defined 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.

(Amended by By-Law 2009-15)

Buildings or *structures* hereafter *erected*, within a settlement defined in Section 2.7.2.1, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

19.2.3 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 required *exterior side yard* where such *open storage* is the main *use* on the *lot*, provided that:

- 19.2.3.1 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 19.2.3.2 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 fence, unpierced except for gates necessary for access. Where the property abuts a residential, village, or institutional zone such fence shall be opaque;
- 19.2.3.3 the fence described in the foregoing subsection is at least **1.8 m** (5.9 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;

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19.2.3.4 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*.

19.2.4 **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% of the *gross floor area* of the main industrial *building* on the *lot*.

19.3 **SPECIAL PROVISIONS**

19.3.1 **Location: Part Lot 36, Concession 15, (East Zorra), MG-1**

19.3.1.1 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:

a *single detached dwelling accessory* to a permitted *use* on the *lot*;
a building supply centre;
a *contractor's yard*;
an *open storage use* of goods or materials *accessory* to a permitted *use*;
a retail outlet *accessory* to a permitted *use*.

19.3.1.2 That all the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

19.3.2 **Location: Part Lot 20, Concession 12, (East Zorra), Hickson, MG-2**

19.3.2.1 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 19.1 of this Zoning By-Law.

19.3.2.2 Notwithstanding any provision 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 in accordance with the following provisions:

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19.3.2.2.1 SETBACK FROM THE NORTH LOT LINE OF MG-2 ZONE

Notwithstanding any other provisions of this By-law to the contrary, no *building* or *structure* and no part of any *open storage* area shall be located closer than **30 m** (98.4 ft) from the north *lot line* of the MG-2 Zone.

19.3.2.2.2 That all the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

19.3.3 **Location: Part Lot 86, Plan 820 (East Zorra), Hickson, MG-3**

19.3.3.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any MG-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses permitted* in Section 19.1 of this By-law;
a coffee and donut shop;
a repair garage for servicing farm vehicles and farm equipment;
a retail farmers market; and
a *retail store*

19.3.3.2 That all provisions of the MG Zone in Section 19.2 of 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.

(Amended by By-Law 2016-17)

19.3.4 **Location: Part Lot 20, Plan 820 (East Zorra), Hickson, MG-4**

19.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 19.1 of this Zoning By-Law; and
a *farm implement dealership*.

19.3.4.2 That all the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

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19.3.5 **Location: Part Lot 4, Concession 10, (East Zorra), MG-5**

19.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a public *use* in accordance with the provisions of Section 5.20 of this Zoning By-Law; and
a salvage *yard*.

19.3.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MG-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

19.3.5.2.1 FRONT YARD

Minimum depth **30 m** (98.4 ft)

19.3.5.2.2 REAR YARD

Minimum depth **30 m** (98.4 ft)

19.3.5.2.3 INTERIOR SIDE YARD

Minimum Width **10 m** (32.8 ft)

(Amended by By-Law 2009-15)

19.3.5.2.4 EXTERIOR SIDE YARD

Minimum Width **30 m** (98.4 ft)

19.3.5.2.5 SETBACK

Minimum distance from the centreline of

A Provincial Highway **50 m** (164.0 ft)

A *County Road* **45 m** (147.6 ft)

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19.3.5.2.6 LANDSCAPED OPEN SPACE

Minimum 10% of *lot area*

19.3.5.2.7 HEIGHT OF BUILDING

Maximum 15 m (49.2 ft)

19.3.5.2.8 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.

19.3.5.2.9 SPECIAL PROVISIONS – SALVAGE YARD

The following additional provisions apply to *salvage yards*:

19.3.5.2.9.1 That portion of the premises in which any chattels, lumber, automotive vehicle or part thereof is or are kept, stored, dismantled or wrecked in connection with the *salvage yard* shall be fenced with a closed wooden and/or metal fence, extending at least **2 m** (6.56 ft) in *height* from the ground and constructed of new material.

19.3.5.2.9.2 No part of any such fenced area shall be within any required *side, front* or *rear yard*.

19.3.5.2.9.3 The outside perimeter of the fences, shall be planted with evergreen trees and such trees shall not be less than **1.5 m** (4.92 ft) in *height* and shall be so spaced as to completely obscure the fence; and the trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced as soon as possible.

19.3.5.2.9.4 No part of any fence or any required *side, front* or *rear yard* shall be illuminated by electricity or other artificial means.

19.3.5.2.9.5 All fences except those constructed of aluminium shall be painted and kept painted from time to time so as to maintain the wood or metal, as the case may be, in good condition. No display or advertising by means of painting names, objects or pictures on any fence shall be permitted.

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- 19.3.5.2.9.6 All *buildings* constructed within the storage *yard* area shall be of masonry construction and no *existing building* not constructed of masonry (within the fenced area) shall be used in conjunction with any operation including incidental to the wrecking of *motor vehicles*.
- 19.3.5.2.9.7 Maximum *lot coverage* for all *buildings* shall be 60% of the *lot area*.
- 19.3.5.2.10 That all the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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