

19.1 USES PERMITTED

No person shall within any MD Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the MD uses presented in Table 19.1:

TABLE 19.1: USES PERMITTED
a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
a retail outlet, a wholesale outlet or a business office accessory to a permitted use;
a salvage yard;
a facility for solid or liquid wastes, in accordance with the provisions of Section 5.8 of this Zoning By-Law;
a wayside sand or gravel pit or stone quarry, outside of a designated settlement, in accordance with the provisions of Section 5.32 of this Zoning By-Law.

19.2 ZONE PROVISIONS

No person shall within any MD 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	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 (10,764.3 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	92.5 m (303.5 ft)
Lot Depth , Minimum, where served by sanitary sewers	35 m (114.8 ft)
Front Yard , Minimum Depth	20 m (65.6 ft)

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	Uses
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	7.5 m (24.6 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.
Lot Coverage, Maximum	40%
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.

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 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.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

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 31-09)

May/09

19.2.3 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*.

19.2.4 SALVAGE YARD REQUIREMENTS

The following additional provisions apply to salvage yards:

- 19.2.5.1 That portion of the premises in which any goods, wares, merchandise, articles, automotive vehicles or parts 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** (6.6 ft) in *height* from the ground and constructed of new material and be unpierced except for gates necessary for access;
- 19.2.5.2 No part of any such fenced area shall be within any required *side, front* or *rear yard* 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;
- 19.2.5.3 The outside perimeter of the fences, shall be planted with evergreen trees and such trees shall not be less than **1.5 m** (4.9 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.
- 19.2.5.4 All fences shall be maintained in good condition at all times and any damaged or missing sections of such fencing shall be repaired or replaced as soon as possible;
- 19.2.5.5 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*; and
- 19.2.5.6 No material shall be piled higher than the *height* of the surrounding fence, with the exception of a period of 72 consecutive hours during each calendar month, when materials may be piled higher than the height of the surrounding fence.

19.3 SPECIAL PROVISIONS

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