

17.1 USES PERMITTED

No person shall within any MR Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the MR *uses* presented in Table 17.1:

TABLE 17.1: USES PERMITTED
• an assembly plant;
• a communications establishment;
• a <i>contractor's shop or yard</i> ;
• a fabricating plant;
• a manufacturing plant;
• a packaging plant;
• a <i>parking lot</i> ;
• a printing plant;
• a processing plant;
• a <i>public garage</i> ;
• 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 <i>business office accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>warehouse</i> .
• a <i>wayside sand or gravel pit or stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 5.32 of this Zoning By-Law.

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17.2 ZONE PROVISIONS

No person shall within any MR Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 17.2

TABLE 17.2: ZONE PROVISIONS	
Zone Provision	Non-Residential 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	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	10 m (32.8 ft)
Rear Yard , Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard , Minimum Width	5 m (16.4 ft), or 7.5 m (24.6 ft) where the <i>interior side lot line</i> abuts a residential zone.
Setback , Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement, or 26 m (85.3 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.

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17.2.1 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)

17.2.2 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*.

17.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* provided that:

- 17.2.3.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;
- 17.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 17.2.3.3 such *open storage* does not cover more than 35% of the *lot area*;
- 17.2.3.4 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; and

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- 17.2.3.5 the fence described in the foregoing subsection is at least **1.5 m** (4.9 feet) 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;
- 17.2.3.6 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*.

17.2.4 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*.

17.3 SPECIAL PROVISIONS

17.3.1 Location: Highway #2, Part of R.P. 94 - 143 (North Oxford): MR-1

- 17.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- a bus assembly and repair plant;
 - a motor vehicle sales establishment;
 - a *business office accessory* to a permitted *use*; and
 - open storage* of vehicles *accessory* to a permitted *use*.
- 17.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except In accordance with the following provisions:
- 17.3.1.2.1 that the *buildings* are located wholly within the area designated "Building Area" on Schedule "B-1";
- 17.3.1.2.2 that *landscaped open space* is provided wholly within the area designated "Landscaped Open Space" on Schedule "B-1";

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- 17.3.1.2.3 that common vehicular access and *parking spaces* are provided to the development wholly within the areas defined as "Driveway and Parking" on Schedule "B-1";
- 17.3.1.2.4 that *open storage* of vehicles is provided wholly within the area designated as "Vehicle Storage Area" on Schedule "B-1";
- 17.3.1.2.5 that a loading space is provided wholly within the area designated "Loading Area" on Schedule "B-1";
- 17.3.1.2.6 that a planting strip is provided and maintained wholly within the area designated "Planting Strip" on Schedule "B-1";
- 17.3.1.2.7 That the lands situated in the MR-1 Zone but not shown on Schedule "B-1" shall be regulated by the provisions of Section 17.2 to this Zoning By-Law, as amended.
- 17.3.1.2.8 That all the other provisions of the MR Zone In Section 17.0 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*.

**17.3.2 Location: Part of Lot 22, Concession 1 (North Dorchester), Thamesford
MR-2 & MR-2(H)**

- 17.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-2 or MR-2(H) Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:
- an assembly plant;
 - a communications establishment;
 - a packaging plant;
 - a *parking lot*;
 - a printing plant;
 - a processing plant;
 - a *public garage*;
 - 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 *service shop*;
 - a *warehouse*

(Added by By-Law 11-02 as approved by
OMB Order 1252)

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

17.3.2.2.1 PERMITTED MR-2(H) USES

Notwithstanding Section 17.1 to this Zoning By-Law, no *person* shall within any MR-2(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for such purposes *existing* as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

17.3.2.2.2 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any *use* in Section 17.3.2.1 shall be permitted at such time as the County of Oxford and the Township of Zorra are satisfied that adequate sanitary and water services will be available to service the development and financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services, and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

17.3.2.2.3 That all the provisions of the MR Zone in Section 17.2 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*.

(Added by By-Law 11-02 as approved by OMB
Order 1252)

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17.3.3 Location: Part of Lot 22, Concession 1 (North Dorchester), Thamesford, MR-3

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

an assembly plant;
a communications establishment;
a packaging plant;
a *parking lot*;
a printing plant;
a processing plant;
a *public garage*;
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 *service shop*;
a *warehouse*.

17.3.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.3.2.1 EXTERIOR SIDE YARD

Minimum **30 m** (98.4 ft)

The required *exterior side yard* shall exclude *buildings*, *open storage* and the parking of *motor vehicles*.

17.3.3.2.2 That all the provisions of the MR Zone in Section 17.2 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*.

(Added by By-Law 11-02 as approved by OMB Order 1252)

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17.3.4 Location: Part Lots 23 & 24, Concession 2 (North Oxford): MR-4

17.3.4.1 Notwithstanding any provisions of By-Law 35-99 to the contrary, no *person* shall within any MR-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a recycling and manufacturing facility of wooden pallets.

17.3.4.2 Notwithstanding any provisions of By-Law 35-99 to the contrary, no *person* shall within any MR-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.4.2.1 OUTSIDE STORAGE REQUIREMENTS

17.3.4.2.1.1 OUTSIDE STORAGE AREA

Maximum **0.69 ha** (1.7 ac)

17.3.4.2.1.2 no outside storage shall be permitted within the *exterior side lot yard* along 19th Line; and

17.3.4.2.1.3 no outside storage shall be piled any higher than the *height* of the surrounding fence.

17.3.4.2.2 That all the other provisions of the MR-4 Zone in Section 17.2 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*.

(Added by By-Law 32-03)

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17.3.5 Location: Part Lot 20, Concession 2 (West Zorra), MR-5

17.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- an assembly plant;
- a communications establishment;
- a *contractor’s shop or yard*;
- a packaging plant;
- a *parking lot*;
- a *public garage*;
- 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 *service shop*;
- a *warehouse*;
- an *accessory single detached dwelling*.

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

17.3.5.2.1 LOT DEPTH

Minimum	91.44 m (300.0 ft.)
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17.3.5.2.2 That all the provisions of the MR Zone in Section 9.2 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*.

(Added by By-Law 48-03)

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