

SECTION 16 - EXTRACTIVE INDUSTRIAL (ME) ZONE

No person shall within a Extractive Industrial (ME) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

16.1 PERMITTED USES

- 16.1.1 an aggregate storage area
- 16.1.2 an agriculture use
- 16.1.3 an aggregate processing plant
- 16.1.4 a sand and gravel pit
- 16.1.5 a quarry
- 16.1.6 forestry and conservation uses
- 16.1.7 outside storage accessory to a permitted use
- 16.1.8 a wayside pit and a wayside quarry
- 16.1.9 accessory uses including a weigh scale and weigh scale building, and an accessory business, professional or administrative office

16.2 REGULATIONS FOR USES PERMITTED IN SECTION 16.1

- 16.2.1 Minimum Lot Area 1.0 ha (2.47 ac.)
- 16.2.2 Minimum Lot Frontage 10.0 m (32.8 ft.)
- 16.2.3 Minimum Front Yard Depth 30.0 m (98.42 ft.)
- 16.2.4 Minimum Rear Yard Depth 15.0 m (49.21 ft.)
- 16.2.5 Minimum Exterior Side Yard Width 30.0 m (98.42 ft.)
- 16.2.6 Minimum Interior Side Yard Width 15.0 m (49.21 ft.)
- 16.2.7 Minimum Water Yard 30 m (98.42 ft.)

16.2.8 Special Setback Requirements:

- (a) No sand and gravel pit or quarry (no blasting) shall be established or made within 120 metres (393.70 ft.) of any Residential, Commercial or Community/Open Space Zone or an existing residential dwelling located in a Rural/Agricultural Zone.
- (b) No quarry which includes blasting shall be established or made within 215 metres of any Residential, Commercial or Community/Open

Space Zone or an existing residential dwelling located in a Rural/Agricultural Zone.

- 16.2.9 For the purposes of the Extractive Industrial (ME) Zone, “Front Yard Depth,” “Rear Yard Depth,” “Exterior Side Yard Width,” and “Interior Side Yard Width,” shall include the setback of any excavation or processing equipment and any lot line.

16.3 ASPHALT PLANTS AND CONCRETE BATCHING PLANTS

An asphalt plant or a concrete batching plant shall be permitted in the Extractive Industrial (ME) Zone only in those areas specifically zoned to permit those uses.

16.4 BUFFER STRIP REQUIREMENTS

Where interior side or rear lot line abuts a Residential, Commercial or Community/Open Space Zone, a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

16.5 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Extractive Industrial (ME) Zone shall apply.

16.6 SPECIAL EXTRACTIVE INDUSTRIAL (ME) ZONES

16.6.1 Extractive Industrial-1 (ME-1) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Extractive Industrial-1 (ME-1) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses

- Prohibited

(ii) Non-Residential Uses shall include only the following:

- An asphalt plant

- A concrete batching plant
- A private fuel refill island
- A business office as an accessory use to a permitted use
- Outside storage

(b) Special Regulations:

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|--------|---|--------------|
| (i) | Minimum Lot Area | 0.8 hectares |
| (ii) | Minimum Lot Frontage | As existing |
| (iii) | Maximum Lot Coverage | 35% |
| (iv) | Minimum Front and Rear Yard Depths | 15.0 metres |
| (v) | Minimum Side Yard Widths | 15.0 metres |
| (vi) | Exceptions to (b)(iv) and (v): Where a lot line abuts a Zone other than an ME or MD Zone, the minimum Yards shall be 24.0 metres. Where a lot line abuts a railroad right-of-way, the minimum side yard shall be 0.0 metres. | |
| (vii) | Building Separation (minimum) | 3.0 metres |
| (viii) | Maximum Building Height | 24.0 metres |
| (ix) | Minimum Landscaped Open Space | 10% |
| (x) | A buffer strip shall be required along any portion of a lot line which abuts a Zone other than an ME or MD Zone, or which abuts a street. | |
| (xi) | Parking Spaces (minimum): Shall be the greater of 5 per lot, or 1 for each 90.0 square metres of gross floor area or portion thereof. | |
| (xii) | Loading Spaces (minimum): Shall be the greater of 3 per lot, or 1 for each 4.0 hectares of lot area or portion thereof. | |
| (xiii) | No part of any loading space shall be located in a front yard. | |
| (xiv) | No part of any gasoline pump island shall be located closer than 6.0 metres to any street line, or 4.5 metres to any other lot line. | |
| (xv) | No part of any outside storage area shall be located: <ul style="list-style-type: none"> • in a front yard; • closer than 6.0 metres to any lot line; or • closer than 30.0 metres to any lot line which abuts a Zone other than an ME or MD Zone. | |

16.6.2 **Extractive Industrial-2 (ME-2) Zone**

Not applied.

16.6.3 **Extractive Industrial-3 (ME-3) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Extractive Industrial-3 (ME-3) Zone the following provisions shall apply:

(a) Special Regulations:

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|------|----------------------|---------------|
| (i) | Minimum Lot Area | 30.0 hectares |
| (ii) | Minimum Lot Frontage | 279.0 metres |
- (iii) Notwithstanding the provisions of Section 16.2, the excavation setback from the north lot line shall be 0.0 metres, with the exception that no part of any excavation shall be located closer than:
- 15.0 metres to any other lot line, and
 - 30.0 metres to any street line.