

SECTION 17 - WASTE DISPOSAL INDUSTRIAL (MD) ZONE

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

17.1 PERMITTED USES

- 17.1.1 a recycling facility
- 17.1.2 a salvage yard
- 17.1.3 a sanitary landfill site or solid waste landfill site
- 17.1.4 a sewage treatment facility, including a sewage lagoon
- 17.1.5 a waste transfer station

17.2 REGULATIONS FOR USES PERMITTED IN SECTION 17.1

- 17.2.1 Minimum Lot Area 2.0 ha (4.94 ac.)
- 17.2.2 Minimum Lot Frontage 10.0 m (32.8 ft.)
- 17.2.3 Minimum Front Yard Depth 18.0 m (59.05 ft.)
- 17.2.4 Minimum Exterior Side Yard Width 18.0 m (59.05 ft.)
- 17.2.5 Minimum Interior Side Yard Width 15.0 m (49.2 ft.)
- 17.2.6 Minimum Rear Yard Depth 7.5 m (24.60 ft.)
- 17.2.7 Maximum Building Height 12.0 m (39.37 ft.)
- 17.2.8 Minimum Landscaped Open Space Requirement 25%
- 17.2.9 Maximum Lot Coverage All Buildings 10%.
- 17.2.10 Special Setback Requirements:
 - (a) No sanitary landfill site shall be located within 500 metres (1,640.41 feet) of any Residential, Commercial or Community/Open Space Zone.
 - (b) No waste transfer station, recycling facility, sewage treatment facility or salvage yard shall be located within 120 metres (393.7 feet) of any

Residential, Commercial or Community/Open Space Zone.

17.3 BUFFER STRIP REQUIREMENTS

Where the 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.

17.4 TIRE STORAGE AND RECYCLING

Notwithstanding any other provision of this By-law to the contrary, the storage and/or recycling of used vehicle tires as a main or principal use of a lot shall not be permitted on any property zoned Waste Disposal Industrial (MD). The storage of used vehicle tires shall be permitted only as an ancillary component of a permitted salvage yard establishment on the same lot. Under no circumstances shall the bulk volume of used vehicle tires or shredded tires stored at a permitted salvage yard exceed 300 cubic metres.

17.5 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 Waste Disposal Industrial (MD) Zone shall apply.

17.6 SPECIAL WASTE DISPOSAL INDUSTRIAL (MD) ZONES

17.6.1 Waste Disposal Industrial-1 (MD-1)

Notwithstanding the uses permitted in the Waste Disposal Industrial (MD) Zone, within the Waste Disposal Industrial-1 (MD-1) Zone, only a closed sanitary landfill site shall be a permitted use.

17.6.2 Waste Disposal Industrial-2 (MD-2)

Notwithstanding any other provisions of this By-law to the contrary, within the Waste Disposal Industrial-2 (MD-2) Zone the following provisions shall apply:

- (a) Permitted Uses:
 - (i) Residential Uses

- An accessory dwelling
- (ii) Non-Residential Uses shall include only the following:
- a wrecking yard
 - a body shop
 - outside storage
 - a paint shop

For the purposes of the MD-2 Zone, a “wrecking yard” shall mean an establishment where scrap metals, wrecked vehicles or parts therefrom are stored wholly or partly in the open. This definition shall not include any uses which relate to tire storage, tire disposal or tire recycling.

(b) Special Regulations:

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| (i) | Minimum Front Yard Depth | 15.0 metres |
| (ii) | Entrances per Lot (maximum) | |
| | • For a permitted residential use | 1 |
| | • For permitted disposal industrial uses | 2 |
| (iii) | Parking Spaces (minimum) | 30 |
| (iv) | Outside Storage Area and Wrecking Yard Area Regulations: | |
| | • No part of the outside storage area or the wrecking yard area shall be located closer than 60 metres to any lot line, or be larger than 11,625 square metres. | |
| | • The outside storage area and wrecking yard area shall be surrounded by a perimeter fence to contain the use. Outside storage uses outside of the perimeter fence shall be strictly prohibited. | |

17.6.3 Waste Disposal Industrial-3 (MD-3)

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

(a) Permitted Uses:

- (i) Residential Uses
- prohibited

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

- a waste transfer station
- a recycling facility/depot

(b) Special Regulations:

(i)	Minimum Lot Area	1.6 hectares
(ii)	Minimum Lot Frontage	120.0 metres
(iii)	Minimum Front Yard Depth	18.0 metres
(iv)	Minimum Exterior Side Yard Width	18.0 metres
(v)	Minimum Rear Yard Depth	3.0 metres
(vi)	Minimum Interior Side Yard Width	15.0 metres

17.6.4 Waste Disposal Industrial-4 (MD-4)

Not applied.

17.6.5 Waste Disposal Industrial-5 (MD-5)

Not applied.

17.6.6 Waste Disposal Industrial-6 (MD-6)

Notwithstanding the uses permitted and regulations of the Waste Disposal Industrial (MD) Zone, within the Waste Disposal Industrial-6 (MD-6) Zone, the following special provisions shall apply:

17.6.6.1 Permitted Uses in the MD-6 Zone

(a) Residential Uses:

- (i) residential uses shall be prohibited

(b) Non-Residential Uses:

- (i) a solid waste landfill site established, operated and maintained in accordance with a certificate of approval, issued under the *Environmental Protection Act*, and the Regulations made thereunder;
- (ii) a composting facility;

- (iii) a material recycling/transfer facility;
- (iv) an accessory landfill gas electricity generating station;
- (v) buildings and structures accessory to the uses permitted in Section 17.6.6.1(b)

17.6.6.2 Special Regulations for the MD-6 Zone

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| (a) Minimum Lot Area | 20.0 ha |
| (b) Minimum Lot Frontage | 100.0 m |
| (c) Maximum Lot Coverage (all buildings) | 10% |
| (d) Minimum Front Yard Depth | 18.0 m |
| (e) Minimum Rear Yard Depth | 15.0 m |
| (f) Minimum Side Yard Width | 15.0 m |
| (g) Minimum Building Separation | 3.0 m |
| (h) Maximum Building Height | 12.0 m |
| (i) Minimum Landscaped Open Space Area | 10% |
| (j) A buffer strip in accordance with Section 4.6 of this By-law or a berm shall be required between the front, side and rear lot lines and the limit of the landfill. | |
| (k) Parking Spaces (minimum) | 5 spaces |
| (l) No part of any parking space shall be located closer than 3.0 metres to any street line or 9.0 metres to any lot line | |
| (m) Loading Spaces (minimum) | 3 spaces |

17.6.7 Waste Disposal Industrial-7 (MD-7)

Notwithstanding the uses permitted and regulations of the Waste Disposal Industrial (MD) Zone, within the Waste Disposal Industrial-7 (MD-7) Zone, the following special provisions shall apply:

17.6.7.1 Permitted Uses in the MD-7 Zone

- (a) Residential Uses:

(i) residential uses shall be prohibited

(b) Non-Residential Uses:

(i) Permitted when the Waste Transfer/Processing Facility is operating:

- a waste transfer/processing facility
- a material testing laboratory accessory to a waste transfer/processing facility
- a truck transport terminal
- a contractors yard
- a municipal or provincial garage and storage area
- a fuel refill island
- an open storage area
- off-site parking
- a business office accessory to a permitted use

(ii) Permitted when the Waste Transfer/Processing Facility is not operating:

- a truck transport terminal
- a municipal or provincial garage and storage area
- a fuel refill island
- a contractors yard
- an open storage area
- a warehousing or storage use
- a manufacturing, fabricating and assembly establishment
- off-site parking
- a building supply yard
- a commercial garage
- a public use
- a retail outlet, wholesale outlet accessory to a permitted use
- a business office accessory to a permitted use

17.6.7.2 Special Regulations for the MD-7 Zone

(a) General:

Notwithstanding any other provision of this By-law to the contrary, for the purpose of lands within the MD-7 Zone, such lands shall be deemed and treated as one single lot for the purpose of implementing all applicable regulations:

(b) General Regulations:

(i) Minimum Lot Area	2.2 ha
(ii) Minimum Lot Frontage (County Rd. 28)	127.0 m
(iii) Minimum Front Yard Depth	21.0 m
(iv) Minimum Rear Yard Depth	21.0 m
(v) Minimum Interior Side Yard Width	12.0 m
(vi) Minimum Exterior Side Yard Width	21.0 m
(vii) Maximum Building Height	12.0 m
(viii) Maximum Lot Coverage	20%
(ix) Minimum Landscaped Open Space	10%

(c) Special Regulations for a Waste Transfer/Processing Facility:

Notwithstanding the regulations of Section 17.6.7.2(b), a waste transfer/processing facility shall be located in accordance with the following:

(i) Minimum Front Yard Depth	60.0 m
(ii) Minimum Rear Yard Depth	21.0 m
(iii) Minimum Interior Side Yard Width	40.0 m
(iv) Minimum Exterior Side Yard Width	60.0 m
(v) Maximum Building Height	12.0 m
(vi) Maximum Lot Coverage	20%

(d) Special Regulations for a Material Testing Laboratory:

Notwithstanding the regulations of Section 17.6.7.2(b), a material testing laboratory accessory to a waste transfer/processing facility shall be located in accordance with the following:

(i) Maximum Total Floor Area	46.5 sq.m
(ii) Maximum Building Height	One (1) Storey

(iii) A Material testing laboratory accessory to a waste transfer/processing facility shall only be permitted within the front yard or exterior side yard as defined in Section 17.6.7.2(a).

(e) Special Regulations for a Fuel Refill Island:

Notwithstanding the regulations of Section 17.6.7.2(b), a fuel refill island shall be located in accordance with the following:

- (i) Minimum Front Yard Depth 45.0 m
- (ii) Minimum Rear Yard Depth 21.0 m
- (iii) Minimum Exterior Side Yard Width 21.0 m
- (iv) Maximum Exterior Side Yard Width 60.0 m
- (v) A fuel refill island shall not be permitted within the interior side yard.

(f) Special Regulations for an Open Storage Area:

Notwithstanding the regulations of Section 17.6.7.2(b), an open storage area shall be in accordance with the following:

- (i) Minimum Front Yard Depth 21.0 m
- (ii) Minimum Rear Yard Depth 21.0 m
- (iii) Minimum Interior Side Yard Width 21.0 m
- (iv) Minimum Exterior Side Yard Width 21.0 m
- (v) No open storage area shall cover more than 35% of the lot area.

(g) Special Regulations for Parking Areas:

Notwithstanding the regulations of Section 17.6.7.2(b) above and Section 4.25 of this By-law, parking areas shall be in accordance with the following:

- (i) Minimum Number of Parking Spaces 23
- (ii) Minimum Front Yard Depth 12.0 m
- (iii) Minimum Rear Yard Depth 21.0 m

- (iv) Minimum Interior Side Yard Width 12.0 m
- (v) Minimum Exterior Side Yard Width 21.0 m
- (vi) A maximum of 84 truck trailer parking spaces shall be provided, which spaces shall be no less than 15.0 metres in length and 3.0 metres in width.

(h) Special Regulations for In-Transit PCB Storage:

Notwithstanding the regulations of Section 17.6.7.2(b), facilities for in-transit storage of PCB materials shall be in accordance with the following:

- (i) Minimum Front Yard Depth 118.0 m
- (ii) Minimum Rear Yard Depth 9.0 m
- (iii) Exterior Side Yard Width

Minimum	50.0 m
Maximum	60.0 m

(i) Removal of Holding (“H”) Symbol:

Where the MD-7 zone symbol on Schedule “A” is followed by a holding symbol (H), holding provisions under Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the holding symbol (H) is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the holding symbol (H), only uses that existed as of March 3, 2003 shall be permitted.

A Holding (“H”) symbol applied to the MD-7 Zone shall only be removed at such time as a site plan agreement under Section 41 of the *Planning Act* has been approved by the Township and registered on title.

17.6.8 Waste Disposal Industrial-8 (MD-8)

Notwithstanding any other provisions of this By-law to the contrary, within the Waste Disposal Industrial-8 (MD-8) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) Residential Uses
 - prohibited

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

- a salvage yard

(b) Special Regulations:

- (i) Minimum Lot Area as existing