

Section 22 – Mineral Extractive “A” (MXA)

22.1 Preamble

Within a Mineral Extractive “A” Zone (MXA), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

22.2 22.2.1. Permitted Principal Uses

- a) A pit or quarry which produces less than 20,000 metric tonnes per year (22,046 tons/year);
- b) Asphalt plants, ready-mix concrete plants and aggregate transfer stations;
- c) Open space, conservation, forestry and agricultural uses;
- d) The processing of mineral aggregates, including aggregate crushing, screening and washing; and/or
- e) A wayside pit or quarry.

22.2.2. Permitted Accessory Uses

- a) A single detached dwelling accessory to an agricultural use;
- b) Accessory buildings or uses to the above uses; and/or
- a) Shipping containers where a building permit has been issued.

22.3 Zone Regulations

22.3.1. For Excavation Area

- a) Front Setback: 30 metres (98.4 feet) minimum;
- b) Rear Setback: 15 metres (49.2 feet) minimum;
- c) Interior Side Setback: 15 metres (49.2 feet) minimum;
- d) Exterior Side Setback: 30 metres (98.4 feet) minimum;
- e) Setback from any road right-of-way: 30 metres (98.4 feet) minimum;
- f) Setback from natural water course: 30 metres (98.4 feet) minimum; and
- g) Setback from residential, commercial, community facility or industrial zone or use: 30 metres (98.4 feet) minimum.

22.3.2. For Processing Operations, Storage, Stockpiling or Buildings

- a) Front Setback: 30 metres (98.4 feet) minimum;
- b) Rear Setback: 30 metres (98.4 feet) minimum;
- c) Interior Side Setback: 30 metres (98.4 feet) minimum;
- d) Exterior Side Setback: 30 metres (98.4 feet) minimum;
- e) Setback from and road right-of-way: 30 metres (98.4 feet) minimum;
- f) Setback from natural water course: 30 metres (98.4 feet) minimum; and

- g) Setback from residential, commercial, community facility of industrial zone or use: 90 metres (295.3 feet) minimum.

22.3.3. For Conservation, Forestry and Agricultural Uses

- a) The zone regulations contained in Section 7 of this By-law shall apply.

22.3.4. For Open Space Uses

- a) The zone regulations contained in Section 26 of this By-law shall apply.

22.3.5. Landscaping

- a) All yards within the setbacks for Excavation Areas and Processing Operations, Storage, Stockpiling or Buildings above shall be reserved for landscaping purposes. Notwithstanding, these yards may contain berms that are intended to screen adjacent lands from the extractive operations.

22.4 General Provisions

All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the Mineral Extractive "A" Zone (MXA).

Section 23 – Mineral Extractive “B” (MXB)

23.1 Preamble

Within a Mineral Extractive “B” Zone (MXB), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

23.2 23.2.1. Permitted Principal Uses

- a) A pit or quarry which produces less than 20,000 metric tonnes per year (22,046 tons/year);
- b) Asphalt plants, ready-mix concrete plants and aggregate transfer stations;
- c) Open space, conservation, forestry and agricultural uses;
- d) The processing of mineral aggregates, including aggregate crushing, screening and washing; and/or
- e) A wayside pit or quarry.

23.2.2. Permitted Accessory Uses

- a) A single detached dwelling accessory to an agricultural use;
- b) Accessory buildings or uses to the above uses; and/or
- b) Shipping containers where a building permit has been issued.

23.3 Zone Regulations

23.3.1. For Excavation Area and Storage Uses

- a) Front Setback: 30 metres (98.4 feet) minimum;
- b) Rear Setback: 15 metres (49.2 feet) minimum;
- c) Interior Side Setback: 15 metres (49.2 feet) minimum;
- d) Exterior Side Setback: 30 metres (98.4 feet) minimum;
- e) Setback from any road right-of-way: 30 metres (98.4 feet) minimum;
- f) Setback from natural water course: 30 metres (98.4 feet) minimum; and
- g) Setback from residential, commercial, community facility of industrial zone or use: 30 metres (98.4 feet) minimum.

23.3.2. For Open and Enclosed Pit or Quarry Processing Operations

- a) Front Setback: 30 metres (98.4 feet) minimum;
- b) Rear Setback: 15 metres (49.2 feet) minimum;
- c) Interior Side Setback: 15 metres (49.2 feet) minimum;
- d) Exterior Side Setback: 30 metres (98.4 feet) minimum;
- e) Setback from and road right-of-way: 30 metres (98.4 feet) minimum;
- f) Setback from natural water course: 30 metres (98.4 feet) minimum; and
- g) Setback from residential, commercial, community facility of industrial zone or use: 90 metres (295.3 feet) minimum.

23.3.3. For Accessory Buildings to Quarry Operations

- a) All yards: 30 metres (98.4 feet) minimum;
- b) Setback from any road right-of-way: 30 metres (98.4 feet) minimum;
- c) Setback from natural water course: 30 metres (98.4 feet) minimum; and
- d) Setback from residential, commercial, community facility or industrial zone or use: 90 metres (295.3 feet) minimum.

23.3.4. For Conservation, Forestry and Agricultural Uses

- a) The zone regulations contained in Section 7 of this By-law shall apply.

23.3.5. For Open Space Uses

- a) The zone regulations contained in Section 26 of this By-law shall apply.

23.3.6. Landscaping

- a) All yards within the setbacks for Open and Enclosed Pit or Quarry Operations and Accessory Building to Quarry Operations above shall be reserved for landscaping purposes. Notwithstanding, these yards may contain berms that are intended to screen adjacent lands from the extractive operations.

23.4 General Provisions

All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the Mineral Extractive "B" Zone (MXB).

23.5 Special Mineral Extractive "B" Zones (MXB)

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

23.5.1 Special Mineral Extractive B-1 (MXB-1) Zone

The lands subject to this By-law amendment are described as follows:

- Part Lots 13 and 14, Concession III

Notwithstanding any provisions of this By-law to the contrary, on lands zoned MXB-1, the following special provisions shall apply:

That Section 23.5.1 be added.

a) Permitted Uses

- i. In addition to the uses permitted in Section 23.2, a contractor's yard may be permitted.

b) Zone Regulations

- ii. In addition, the minimum side yard setback on the west property line may be reduced to 3 metres (9.8 feet).