

## **SECTION 6 – ZONE PROVISIONS**

### **6.17 – Waste Disposal Industrial (M3) Zone**

#### 6.17 WASTE DISPOSAL INDUSTRIAL (M3) ZONE

##### 6.17.1 PERMITTED USES

No person shall within a Waste Disposal Industrial (M3) Zone use any land or erect, alter or use any building or structure except as permitted or required herein.

##### 6.17.1.1 Residential uses

Prohibited

##### 6.17.1.2 Non-residential uses

6.17.1.2.1 Incinerator plant

6.17.1.2.2 Sanitary land fill

6.17.1.2.3 Sewage disposal plant

6.17.1.2.4 Sewage lagoon

6.17.1.2.5 Salvage yard

##### 6.17.1.3 Accessory uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with 4.1 or this By-law..

##### 6.17.1.4 REGULATIONS FOR NON-RESIDENTIAL USES

6.17.1.4.1 Minimum lot area: 5 hectares

6.17.1.4.2 Minimum lot frontage: 200 metres

6.17.1.4.3 Maximum height of buildings: none

6.17.1.4.4 Minimum landscaped open space: 5 percent

6.17.1.4.5 Maximum lot coverage: 50 percent

6.17.1.4.6 Minimum yards – all buildings

6.17.1.4.6.1 Front yard depth: 60 metres

6.17.1.4.6.2 Exterior side yard width: 60 metres

6.17.1.4.6.3 Interior side yard width: 60 metres

6.17.1.4.6.4 Interior side yard abutting a Residential Zone: 90 metres

6.17.1.4.6.5 Rear yard depth: 60 metres

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6.17.1.4.6.6 Rear yard depth abutting a Residential Zone: 90 metres

6.17.1.4.7 Driveways

6.17.1.4.7.1 Maximum width at property line: 9 metres

6.17.1.4.7.2 Minimum separation between driveways: 30 metres

6.17.1.4.8 Setback from centre line of street

6.17.1.4.8.1 Provincial highway: 79 metres

6.17.1.4.8.2 County road: 74 metres

6.17.1.4.8.3 Township road: 71 metres

6.17.1.5 REGULATIONS FOR OFF-STREET PARKING

Refer to Section 4.15

6.17.1.6 SPECIAL PROVISIONS

6.17.1.6.1 Certificate of approval

No person shall establish, alter, enlarge or extend a permitted non-residential use in a Waste Disposal Industrial (M3) Zone unless a certificate of approval has been issued under the Environmental Protection Act.

6.17.1.6.2 Operation

Permitted non-residential uses on a lot in a Waste Disposal Industrial (M3) Zone shall be operated in accordance with the regulations made under the Environmental Protection Act.

6.17.1.6.3 Location

No permitted non-residential use on a lot in a Waste Disposal Industrial (M3) Zone shall be located closer than 150 metres to a Residential Zone.

6.17.1.6.4 Planting strips and screens

Where a lot in a Waste Disposal Industrial (M3) Zone abuts a Residential Zone the requirements of 4.16 of this By-law shall apply. In addition, a minimum width of 3 metres abutting all lot lines shall be maintained as landscaped area and shall provide visual screening of open storage areas and disposal operations.

**M3-1** (Included in subsection 5.184)

(3843) 5.184 Notwithstanding the provisions of Sections 6.17.1.1, 6.17.1.6.1, and 6.17.1.6.3 to the contrary on that part of Lot 20, Concession 8, in the Township of Thurlow shown as M3-1

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on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

- 5.184.1 Residential uses: one single unit dwelling from the owner or manager of the salvage yard is permitted.
- 5.184.2 Non-residential uses shall be restricted to a wrecking yard.
- 5.184.3 No Certificate of Approval from the Ministry of the Environment and Energy shall be required for the salvage yard operation, however, a license from the Ministry of Transportation and the Township of Thurlow shall be required.
- 5.184.4 The limits of the legal non-conforming salvage yard shall be located no closer than 150 metres to a residential zone which was granted by Council after September 1<sup>st</sup>, 1995. All residential zones within 150 metres of the area to be zoned M3-1 shall be permitted.