

## SECTION 21 - EXTRACTIVE INDUSTRIAL (ME) ZONE

- 21.1 Within an Extractive Industrial (ME) Zone, 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.
- 21.2 PERMITTED USES
- 21.2.1 Residential Uses:
- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the provisions of Section 3.11.
- 21.2.2 Non-Residential Uses:
- a) extractive industrial use;
  - b) agricultural in accordance with Section 3.45, conservation, forestry, reforestation or park use with accessory uses and buildings, except those uses shall not include dwellings;
  - c) outside storage in accordance with the provisions of Section 3.38;
  - d) passive outdoor recreation use
  - e) public use in accordance with the provisions of Section 3.29.
- 21.3 ZONE PROVISIONS
- 21.3.1 Refer to Section 3 (General Provisions)
- 21.3.2
- |   |                    |
|---|--------------------|
| a) Minimum lot frontage   | 30.0 m (98.43 ft.) |
| b) Minimum lot area   | 4 ha (9.88 A)      |
| c) Minimum yards for buildings or structures other than those described in Section 21.3.8 |                    |
| i) Front  | 30.0 m (98.43 ft.) |
| ii) Rear  | 15.0 m (49.21 ft.) |
| iii) Interior side yard   | 15.0 m (49.21 ft.) |
| iv) Exterior side yard  | 15.0 m (49.21 ft.) |
- 21.3.3 Maximum lot coverage 5%
- 21.3.4 Maximum building height 11.0 m (36.09 ft.)
- 21.3.5 Accessory buildings Refer to Section 3.7
- 21.3.6 No sand or gravel excavation shall proceed closer than 120 metres (393.70 ft.) to any Residential, Commercial, Institutional or Industrial (MI) or (MO) Zone, nor closer than 15 metres (49.21 ft.) to a property line, nor closer than 30 metres (98.43 ft.) to a public road allowance, nor closer than 150 metres (492.13 ft.) from any residential use except for a residential use as permitted in Section 21.2.1.
- 21.3.7 The excavation by blasting of sand, gravel or stone shall not proceed closer than 200 metres (656.17 ft.) to any Commercial, Institutional or Industrial (MI) or (MO) Zone, nor closer than 15 metres (49.21 ft.) to a property line, nor closer than 30 metres (98.43 ft.) to a

public road allowance, nor closer than 200 metres (656.17 ft.) from a Residential Zone or use except for a residential use as permitted in 21.2.1.

21.3.8 No asphalt production facility nor any building or structure used for the crushing, screening, washing or processing of sand, ballast, gravel, etc., shall be permitted within 300 metres (984.25 ft.) of any Residential, Commercial or Industrial (MI) or (MO) Zone boundary, nor closer than 90 metres (295.28 ft.) to a property line, nor closer than 90 metres (295.28 ft.) to a public road allowance, nor closer than 150 metres (492.13 ft.) to any existing dwelling except for a residential use as permitted in Section 21.2.1.

21.3.9 A strip of land not less than 15 metres (49.21 ft.) in width shall be reserved for Landscaped open space purposes between any Industrial (ME) Zone and any adjacent Commercial or Industrial (MI) or (MO) Zone and along any adjacent public road allowance or adjoining property line. Where an ME Zone abuts a Residential Zone or a lot containing a single family dwelling, or a roadway is the only separation between two such areas, then no industrial use shall be made of any kind within 30 metres (98.43 ft.) of the abutting lot line and no parking use shall be made of any land within 8 metres (26.25 ft.) of the abutting lot line.

21.3.10 All extractive industrial uses shall, in addition to the above, conform to the standards and regulations of the Pits and Quarries Act, as amended and the requirements of the Ministry of Natural Resources.

#### 21.4 ZONE EXCEPTIONS

21.4.1 ME-1, Lots 14 and 15, Concession IX (Vespra)  
2763 George Johnston Road, Part of Roll No. 43 41 010 006 105 00 0000  
2791 George Johnston Road, Part of Roll No. 43 41 010 006 108 00 0000

ME-1, Lots 70 and 71, Concession I W.P.R. (Flos)  
1864 Flos Road 10 E., Part of Roll No. 43 41 030 002 265 00 0000  
3579 Old Second North, Part of Roll No. 43 41 030 002 266 00 0000  
1831 Flos Road Ten East, Roll No. 4341 030 002 254 00 0000

No new residential use or building designed or intended for human habitation shall be permitted.

21.4.2 ME-2

21.4.3 ME-3, Lot 22, Concession XI and XII (Vespra)  
3697 Pinegrove Road, Roll No. 43 41 010 006 249 01 0000  
3650 Pinegrove Road, Part of Roll No. 43 41 010 008 220 00 0000  
*Vespra Zoning By-law Amendment No. 93-11*

Lot area (minimum) required is 0.6 ha. Sand and gravel excavation may occur within 0 m of any adjacent zone, use, property line or road allowance.

21.4.4 ME-4, Lot 21, Concession XI (Vespra)  
3583 Pinegrove Road, Roll No. 43 41 010 006 245 00 0000  
*Vespra Zoning By-law Amendment No. 93-11*

A sand and gravel crushing, screening, washing or processing plant shall be permitted no closer than 30 m from a property line or public road allowance.

- 21.4.5 ME-5, Lot 21, Concession XI (Vespra)  
1989 Sunnidale Road, Part of Roll No. 43 41 010 006 244 00 0000  
*Vespra Zoning By-law Amendment No. 93-11*

Lot frontage (minimum) required is 0 m. Sand and gravel excavation shall be set back a minimum distance of 30 m from any Institutional (I) Zone.

- 21.4.6 ME-6, Lot 21, Concession IX (Vespra)  
3574 Barrie Hill Road, Part of Roll No. 43 41 010 006 126 00 0000  
*Hold Zone By-law No. 97-050 - 1194233 Ontario Limited - Eek Gravel Pit*

Permitted uses within this zone are restricted to a contractor's office, shop and yard and outside storage within a fenced enclosure and is to be accessory to the extractive industrial use of the property. The interior side yard width (minimum) from any building or structure shall be 30.0 m. Removal of the Holding "H" symbol is dependent upon the completion of a site development plan and a site plan control agreement satisfactory to the Township.

- 21.4.7 ME-7, Lot 21, Concession IX (Vespra)  
3574 Barrie Hill Road, Part of Roll No. 43 41 010 006 126 00 0000  
*Zoning By-law Amendment No. 97-050 - 1194233 Ontario Limited - Eek Gravel Pit*

A concrete batching plant or asphalt production facility is not permitted. Sand and gravel excavation shall be permitted to the property line where the adjacent property is also zoned "ME".

No sand or gravel excavation and no re-grading work or tree removal, except as may be necessary to properly maintain and manage the forest, shall be permitted to be carried out within 30 m of the top of bank of a water course, and the 30 m setback line shall be staked out on the property, approved by the Township and identified by permanent markers, prior to any excavation of material from within the licensed portion of the property.

- 21.4.8 ME-8, Lots 26, 27 and 28, Concession I W.P.R., (Vespra)  
Roll No. 43 41 010 001 161 00 0000  
Roll No. 43 41 010 001 152 00 0000  
Part of Roll No. 43 41 010 001 168 00 0000.  
*Zoning By-law Amendment No. 99-075 - Varcoe Pit Expansion*

The excavation setback requirement from a property line shall be 0 m.

- 21.4.9 ME-9, Lots 30, 31 and 32 and part of the Road Allowance between Lots 30 and 31, Concession I, W.P.R. (Vespra)  
1655 Old Second South, Roll No 43 41 010 001 190 00 0000  
1777 Old Second South, Roll No. 43 41 010 001 186 00 0000  
1837 Old Second South, Part of Roll No. 43 41 010 001 179 00 0000  
*Zoning By-law Amendment No. 2000-077 - Hillway Vespra Gravel Pit*

The excavation setback requirement from a property line shall be 0 m. Furthermore, for those lands located in Lot 32, Concession I, W.P.R., a motor cross track is permitted.

- 21.4.10 ME-10, Lot 72, Concession II W.P.R., (Flos)  
3616 Old Second Road North, Part of Roll No. 43 41 030 002 314 00 0000  
*Flos Zoning By-law Amendment No. 91-21*

The required setback of 150 m from a residential use of a sand and gravel operation does not apply.

- 21.4.11 ME-11, Lot 11, Concession IV (Flos)  
1702 Flos Road Four West, Roll No. 43 41 030 003 175 00 0000  
*Flos Zoning By-law Amendment No. 93-07 - Sarjeant Gravel Pit Expansion*

No sand or gravel excavation shall occur closer than 30 m to any Residential Zone or residential use. Excavation may proceed to and include the lot line between lots 11 and 12, concession IV (former Flos).

- 21.4.12 ME-12, Lot 15, Concession IV, (Flos)  
1911 Crossland Road, Part of Roll No. 43 41 030 003 185 00 0000  
*Zoning By-law Amendment No. 2000-108 - Drysdale / Lafarge Pit*

No excavation setback is required along the easterly lot line.

- 21.4.13 ME-13, Lot 14, Concession IV, (Flos)  
2134 Flos Road Four West, Roll No. 43 41 030 003 184 00 0000  
*Zoning By-law Amendment No. 2000-108 - Drysdale / Lafarge Pit*

No sand or gravel excavation shall be permitted closer than 76 m to the southerly lot line. The 150 m extraction setback from a residential use shall not apply provided a minimum 15 m natural buffer of existing trees is maintained in combination with sufficient additional setback area to allow construction of a noise mitigation berm including additional landscaping in combination with the berm. No excavation setback is required along the westerly lot line.

- 21.4.14 ME-14, Lot 28, Concession I W.P.R., (Vespra)  
1888 Penetanguishene Road, Part of Roll No. 43 41 010 001 168 00 0000.

Concrete manufacturing is a permitted use.

- 21.4.15 ME-15, Lot 72, Concession II W.P.R., (Flos)  
3604 Old Second Road North, Roll No. 43 41 030 002 314 04 0000

No buildings, structures or any manner of soil disturbance is permitted.