

18.1 USES PERMITTED

No person shall within any MR Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the MR *uses* presented in Table 18.1:

TABLE 18.1: USES PERMITTED
• an assembly plant;
• a <i>communications establishment</i> ;
• a <i>contractor's shop or yard</i> ;
• a fabricating plant;
• an industrial mall;
• a manufacturing plant;
• a packaging plant;
• a <i>parking lot</i> ;
• a printing plant;
• a processing plant;
• a <i>public garage</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21;
• a <i>retail outlet</i> , a wholesale outlet or a business office <i>accessory</i> to a permitted use;
• a <i>service shop</i> ;
• a warehouse.
• a <i>wayside sand or gravel pit</i> , outside of a designated settlement, in accordance with the provisions of Section 5.31.

(Amended by By-Law 2267-2021)

November/21

18.2 ZONE PROVISIONS

No person shall within any MR Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 18.2

TABLE 18.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area: Minimum, where sanitary sewers are not available	3,700 m² (39,828 ft ²)
Lot Area: Minimum, where served by sanitary sewers	1,000 m² (10,764 ft ²)
Lot Frontage: Minimum, where sanitary sewers are not available	40 m (131.2 ft)
Lot Frontage: Minimum, where served by sanitary sewers	30 m (98.4 ft)
Lot Depth: Minimum, where sanitary sewers are not available	50 m (164 ft)
Lot Depth: Minimum, where served by sanitary sewers	35 m (114.8 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	10 m (32.8 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard: Minimum Width	5 m (16.4 ft) or 7.5 m (24.6 ft) where the <i>interior side lot line</i> abuts a residential zone.
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement or 26 m (85.3 ft) outside of a designated settlement.
Landscaped Open Space: Minimum	10%
Height of Building: Maximum	15 m (49.2 ft)
Parking, Accessory Buildings, Etc.	In accordance with the provisions of Section 5

(Amended by By-Law 2267-2021)

November/21

18.2.1 LOCATION OF NEW BUILDINGS OR STRUCTURES

Buildings or structures hereafter erected outside of a settlement, as defined in Section 2.7.2, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

18.2.2 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front* and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for *visitor parking areas*.

18.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* provided that:

- 18.2.3.1 such *open storage* is *accessory* to the use of the main *building* on the *lot*;
- 18.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 18.2.3.3 such *open storage* does not cover more than 35% of the *lot area*;
- 18.2.3.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a building is enclosed by a permanent, opaque fence forming a solid visual barrier except for gates necessary for access;
- 18.2.3.5 the fence described in the foregoing subsection is at least **1.8 m** (5.9 feet) in *height* from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section, and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;
- 18.2.3.6 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

18.2.4 ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE

Retail, wholesale or business office space *accessory* to a permitted industrial use shall occupy no more than 20% of the gross floor area of the main industrial *building* on the *lot*.

18.3 SPECIAL PROVISIONS

18.3.1 Location: Part Lot 12, Concession 1 (Blenheim), Princeton, MR-1 (Key Map 59)

18.3.1.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any MR-1 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

18.3.1.1.1 Residential Uses

a *single detached dwelling* if occupied by the owner, contractor, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, and his family.

18.3.1.1.2 Non-Residential Uses

a *contractor’s yard*;
a machine shop.

18.3.1.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any MR-1 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

18.3.1.2.1 RESIDENTIAL USES

18.3.1.2.1.1 That all of the provisions of the R1 Zone in Section 18.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

18.3.1.2.2 NON-RESIDENTIAL USES

18.3.1.2.2.1 LOT FRONTAGE

Minimum **10 m (32.8 ft)**

18.3.1.2.2.2 *INTERIOR SIDE YARD* WIDTH

Minimum **1 m (3.3 ft)**

18.3.1.3 That all of the provisions of the MR Zone in Section 18.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

November/21

(Deleted and Replaced by By-Law 2267-2021)

18.3.2 **Location: Part Lot 21, Concession 6 (Blenheim), MR-2 (Key Map 39)**

18.3.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MR-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

- a recycling depot;
- a processing plant *accessory* to a permitted *use*;
- a manufacturing plant *accessory* to a permitted *use*;
- a retail outlet or wholesale outlet or *business office accessory* to a permitted *use*.

For the purposes of this section, a recycling depot shall be prohibited from receiving, storing or processing any *hazardous substances*. **Hazardous substances** are defined as: “substances which individually, or in combination with other substances, are normally considered to pose a danger to or threat to public health, safety and to the environment. These substances generally include a wide range of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.”

18.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MR-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

18.3.2.2.1 *LOT FRONTAGE*

Minimum	As existing on date of passage of this Zoning By-law
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18.3.2.2.2 Notwithstanding the requirements of Section 18.2.1, the minimum distance between the easterly limit of the subject property and the nearest portion of the livestock operation located at 806604 Oxford Road 29 shall be **502 m** (1647 ft) and shall be recognized as the minimum required distance for the purpose of satisfying MDS Formula I.

18.3.2.3 That all of the provisions of the MR Zone in Section 18.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 1616-2010)
(Deleted and Replaced by By-Law 2267-2021)

18.3.3 **Location: Lots 11 – 23, Plan 210 (Blandford), Bright, MR-3 (Key Map 19)**

18.3.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MR-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all uses permitted in Section 18.1 of this Zoning By-Law.

18.3.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MR-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

18.3.3.2.1 *LOT FRONTAGE*

Minimum **38 m** (124.7 ft)

18.3.3.3 That all the provisions of the MR Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all the other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2093-2018)

(Deleted and Replaced by By-Law 2267-2021)