

21.1 USES PERMITTED

No *person* shall within any MQ Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the MQ *uses* presented in Table 21.1:

TABLE 21.1: USES PERMITTED
• an aggregate recycling plant;
• an aggregate storage area;
• an <i>asphalt</i> or <i>concrete batching plant</i> ;
• a cement manufacturing plant;
• a <i>conservation project</i> ;
• a <i>farm</i> , excluding the keeping of livestock;
• a flood control structure;
• a lime manufacturing plant;
• an oil or gas well;
• a public <i>use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a retail outlet, a wholesale outlet or a business office accessory to a permitted use;
• a <i>sand</i> or <i>gravel pit</i> and <i>accessory</i> processing activities including crushing, screening, washing, stockpiling and storage of aggregate products;
• a <i>stone quarry</i> and <i>accessory uses</i> ;
• a temporary or portable <i>asphalt</i> or <i>concrete batching plant</i> within a licensed <i>sand</i> or <i>gravel pit</i> ;
• a <i>wayside sand</i> or <i>gravel pit</i> or <i>quarry</i> in accordance with the provisions of Section 6.33 of this Zoning By-Law.

21.1.1 **PROHIBITED USES:**

No *person* shall within any MQ Zone use any *lot* or *erect, alter* or use any *building* or *structure* at any time for non-farm rural residential, commercial, industrial or recreational *uses*. Such *uses* are considered to be prohibited in the MQ Zone.

21.1.2 **DEFINITION OF TEMPORARY:**

For the purposes of this section, the word ‘temporary’ shall mean for the duration of extraction within a licensed *sand* or *gravel pit*.

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(Added by By-Law 15-2009)

21.2 ZONE PROVISIONS

No person shall within any MQ Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 21.2:

TABLE 21.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses, Except a Farm	Farm Uses
Lot Area , Minimum	No Zoning By-Law Provision	20 h (49.4 ac)
Lot Frontage , Minimum	No Zoning By-Law Provision	100 m (328.1 ft)
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	No Zoning By-Law Provision	10 m (32.8 ft)
Rear Yard , Minimum Depth	No Zoning By-Law Provision	7.5 m (24.6 ft)
Interior Side Yard , Minimum Width	No Zoning By-Law Provision	3 m (9.8 ft)
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	No Zoning By-Law Provision	26 m (85.3 ft)
Setback of Buildings, Structures, or Product Stockpiles , Minimum	30 m (98.4 ft) from any property line. 90 m (295.3 ft) from any Residential or Development Zone.	No Provision
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 6.32 of this Zoning By-Law.	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.	
Special Provisions - Lands in vicinity of Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.	

21.2.1 **USE OF FRONT AND EXTERIOR SIDE YARDS, EXCEPTING A FARM**

For permitted *uses* other than farm uses, *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*.

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21.2.2 **PROPERTY ABUTTING MQ ZONE, EXCEPTING A FARM**

Notwithstanding any other provisions of this Zoning By-Law to the contrary, where any *lot line* or portion thereof abuts another MQ Zone, *no building, structure* or product stockpile setback is required along that portion of such *lot line* for uses other than *farm uses*.

21.2.3 (Deleted by By-Law 67-99)

21.2.4 **CERTIFICATE OF APPROVAL FOR TEMPORARY OR PORTABLE ASPHALT OR CONCRETE BATCHING PLANTS**

A Certificate of Approval pursuant to the Environmental Protection Act must be issued by the Ministry of Environment and Energy prior to the establishment of either a temporary or portable *asphalt* or *concrete batching plant*.

21.3 **SPECIAL PROVISIONS**21.3.1 **LOCATION: PART LOT 15, BROKEN FRONT CONCESSION (WEST OXFORD), MQ-1**

21.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MQ-1 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

an administrative office for a *use* permitted in the MQ Zone.

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

21.3.1.2.1 FRONT YARD

Minimum depth **10 m** (32.8 ft)

21.3.1.2.2 INTERIOR SIDE YARD

Minimum width **5 m** (16.4 ft) or **7.5 m** (24.6 ft) where it abuts a residential zone

21.3.1.2.3 REAR YARD

Minimum depth **7.5 m** (24.6 ft)

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21.3.1.2.4 SETBACK

Minimum distance from
centreline of *County Road* **26 m** (85.3 ft)

21.3.1.2.5 That all the provisions of the MQ Zone in Section 17.2 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 35-98)

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