

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:

<b>TABLE 18.1: USES PERMITTED</b>
• 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)

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

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

(Amended by By-Law 2267-2021)

**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 PROVISIONS18.3.1 LOCATION: PT LT 12, CONC. 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*.

(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.”

Notwithstanding the above, a recycling depot shall be permitted to receive, store, and process waste into agricultural fertilizer and renewable natural gas.

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 <i>existing</i> on date of passage of this Zoning By-law
---------	---

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)  
 (Deleted & Replaced by By-Law 2449-2024)

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)

18.3.4 LOCATION: PART LOTS 8-13, PLAN 65, MR-4 (KEY MAP 58)

18.3.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any MR-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*A warehouse.*

18.3.4.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any MR-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

18.3.4.2.1 SPECIAL PROVISIONS FOR A *WAREHOUSE*18.3.4.2.1.1 *LOT AREA*

Minimum **3,478 m<sup>2</sup>** (0.8 ac)

18.3.4.2.1.2 *LOT DEPTH*

Minimum **29 m** (95.1 ft)

18.3.4.2.1.3 *FRONT YARD DEPTH*

Minimum	<b>9 m (29.5 ft)</b>
---------	----------------------

18.3.4.2.1.4 *GROSS FLOOR AREA*

Maximum	<b>371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>)</b>
---------	---

18.3.4.2.1.5 *HEIGHT*

Maximum	<b>6.5 m (21.3 ft)</b>
---------	------------------------

18.3.4.3 *OPEN STORAGE*

Notwithstanding Section 18.2.3 of the Zoning By-law, *open storage* of goods, materials, or *motor vehicles*, other than *motor vehicles* located within identified required legal parking spaces, shall be prohibited. Goods, materials, and *motor vehicles* shall be stored within the *warehouse*.

18.3.4.4 *ACCESSORY RETAIL, WHOLESALE, OR BUSINESS OFFICE SPACE*

Notwithstanding Section 18.2.4 of the Zoning By-law, retail, wholesale, or business office space accessory to a *warehouse* shall be prohibited.

18.3.4.5 That all the provisions of the 'MR' Zone in Section 18.2 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 2426-2024)