

19.1 USES PERMITTED

No *person* shall within any MG Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the MG *uses* presented in Table 19.1:

TABLE 19.1: USES PERMITTED	
•	a feedmill;
•	a <i>fuel storage tank</i> or supply yard;
•	a lumber yard;
•	a recycling depot;
•	a sawmill;
•	a <i>salvage yard</i> , provided that the use is located outside of a settlement area as defined in Section 2.7.2;
•	a <i>truck transportation terminal</i> ;
•	any <i>use</i> permitted in an MR zone;

(Amended by By-Law 1509-2006)

19.2 ZONE PROVISIONS

No *person* shall within any MG Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 19.2:

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area: Minimum, where a <i>municipal sewage system</i> is not available	3,700 m² (39,828 ft²)
Lot Area: Minimum, where served by sanitary sewers	1,000 m² (10,764 ft²)
Lot Frontage: Minimum, where a <i>municipal sewage system</i> is not available	40 m (131.2 ft)
Lot Frontage: Minimum, where served by sanitary sewers	30 m (98.4 ft)
Lot Depth: Minimum, where a <i>municipal sewage system</i> is not available	50 m (164 ft)
Lot Depth: Minimum, where served by sanitary sewers	35 m (114.8 ft)

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	All Uses
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	15 m (49.2 ft)
Rear Yard: Minimum Depth	10 m (32.8 ft) or 15 m (49.2 ft) where the <i>rear lot line</i> abuts a Residential zone
Interior Side Yard: Minimum Width	10 m (32.8 ft) or 15 m (49.2 ft) where the <i>interior side lot line</i> abuts a residential zone.
Setback: Minimum Distance from the Centreline of a County Road	28 m (91.9 ft) within a designated settlement or 31 m (101.7 ft) outside of a designated settlement.
Landscaped Open Space: Minimum	10%
Height of Building: Maximum	15 m (49.2 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.

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

19.2.1 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*.

19.2.2 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.

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

19.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* where such *open storage* is *accessory* to the use of the main *building* on the *lot*, or within any *yard* except the required *front yard* or required *exterior side yard* where such *open storage* is the main use on the *lot*, provided that:

- 19.2.3.1 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 19.2.3.2 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 providing a solid barrier except for gates necessary for access;

- 19.2.3.3 the fence described in the foregoing subsection is at least **1.8 m** (5.9 ft) 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;
- 19.2.3.4 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*.
- 19.2.4 **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*.
- 19.2.5 **SALVAGE YARD REQUIREMENTS**
- In addition to the *open storage* Requirements of Section 19.2.3, the following provisions shall apply to *salvage yards*:
- 19.2.5.1 That portion of the premises in which any goods, wares, merchandise, articles, automotive vehicles or parts thereof is or are kept, stored, dismantled or wrecked in connection with the *salvage yard* shall be fenced with a closed wooden and/or metal fence, extending at least **2 m** (6.6 ft) in *height* from the ground and constructed of new material and provide a solid barrier except for gates necessary for access;
- 19.2.5.2 No part of any such fenced area shall be within any required side, *front* or *rear yard* 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;
- 19.2.5.3 The outside perimeter of the fences, shall be planted with evergreen trees and such trees shall not be less than **1.8 m** (5.9 ft) in *height* and shall be so spaced as to completely obscure the fence. The said trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced in a timely manner, to the satisfaction of the *Corporation*;
- 19.2.5.4 All fences shall be maintained in good condition at all times to the satisfaction of the *Corporation*; and
- 19.2.5.5 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*.

19.3 SPECIAL PROVISIONS FOR SALVAGE YARDS (MG-S)

All MG-S zoned *lots* may contain a *salvage yard* or any other use permitted in Section 19.1 in accordance with the provisions of Section 19.

19.4 SPECIAL PROVISIONS19.4.1 LOCATION: PART LOT 1, CONCESSION 3 (BLANDFORD), MG-1 (KEY MAP 48)

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

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, and his family; an agricultural implement and vehicle servicing and repair shop;

19.4.1.2 That all of the provisions of the MR Zone in Section 19.2 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)

19.4.2 LOCATION: PART LOT 6, CONCESSION 4 (BLANDFORD), MG-2 (KEY MAP 48)

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

a vehicle repair and truck storage depot;
an *accessory single detached dwelling* house.

19.4.2.2 That all of the provisions of the MR Zone in Section 19.2 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)

19.4.3 **LOCATION: PT LT 12, CONC. 1 (BLENHEIM), PT 1, 41R-7961, LT 1, N OF RAILWAY ST, PLAN 65, PT 1, 41R-8484, PTS 1-4, 41R-8292 (KEY MAP 59)**

19.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MG-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 19.1 of this Zoning By-law;
a noise barrier wall.

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

19.4.3.2.1 SPECIAL PROVISIONS FOR A NOISE BARRIER WALL

19.4.3.2.1.1 *FRONT YARD DEPTH*

Minimum **nil**

19.4.3.2.1.2 HEIGHT

Maximum **5.5 m (18 ft)**

19.4.3.2.2 SPECIAL PROVISION FOR AN OFFICE ACCESSORY TO A PERMITTED USE

19.4.3.2.2.1 PERMITTED LOCATION

As *existing* as of July 7, 2021.

19.4.3.3 All of the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 2154-2021)

(Deleted and Replaced by By-Law 2297-2021)

19.4.4 **LOCATION: LTS 1 & 2, N OF MILL ST, LT 5, W OF VICTORIA ST; PT LT 4, W OF YORK ST, PL 57; AND PT LT 19, CONC. 13 (BLENHEIM), PT 1, 41R-3442, EXCEPT PT 1, 41R6610 - MG-4 (KEY MAP 4)**

19.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MG-4 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 19.1 of this Zoning By-law

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

19.4.4.2.1 FRONT YARD DEPTH

Minimum **3.6 m (11.8 ft)**

19.4.4.2.2 EASTERLY INTERIOR SIDE YARD WIDTH

Minimum **13.5 m (44.2 ft)**

19.4.4.2.3 WESTERLY INTERIOR SIDE YARD WIDTH

Minimum **Nil (0 ft)**

19.4.4.3 All of the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*

(Added by By-Law 2269-2021)

(Deleted and Replaced by By-Law 2297-2021)