

## **SECTION 22 - WASTE DISPOSAL (WD) ZONE**

22.1 Within a Waste Disposal (WD) 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.

### 22.2 PERMITTED USES

#### 22.2.1 Residential Uses:

- a) prohibited

#### 22.2.2 Non-Residential Uses:

- a) waste disposal site;
- b) sewage treatment facility;
- c) sewage lagoon;
- d) passive outdoor recreation use
- e) public use in accordance with the provisions of Section 3.29

### 22.3 ZONE PROVISIONS

#### 22.3.1 Refer to Section 3 (General Provisions)

- |        |                         |                    |
|--------|-------------------------|--------------------|
| 22.3.2 | a) Minimum lot frontage | 30.0 m (98.43 ft.) |
|        | b) Minimum lot area     | 4 ha (9.88 A)      |
|        | c) Minimum yards        |                    |
|        | i) Front                | 30.0 m (98.43 ft.) |
|        | ii) Rear                | 30.0 m (98.43 ft.) |
|        | iii) Interior side yard | 30.0 m (98.43 ft.) |
|        | iv) Exterior side yard  | 30.0 m (98.43 ft.) |

22.3.3 Maximum lot coverage 5%

22.3.4 Maximum building height 11.0 m (36.09 ft.)

22.3.5 Off-street parking and loading requirements in accordance with Sections 3.40 and 3.41.

22.3.6 Accessory buildings Refer to Section 3.7

#### 22.3.7 Landscaped Open Space

A strip of land not less than 15 metres (49.21 ft.) in width shall be reserved for landscaped open space purposes between any sanitary landfill site, sewage treatment facility or sewage lagoon and any adjacent Commercial or Industrial (MI), (MO) or (ME) Zone, along any adjacent public road allowance or adjoining property line. Where a sanitary landfill site, sewage treatment facility or sewage lagoon abuts a Residential Zone or a lot containing a single detached 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.

### 22.4 ZONE EXCEPTIONS

22.4.1 WD-1 Waste Disposal Assessment Zone  
Pt. of Lots 20 & 21, Concession IX (Flos)

2881 Flos Road 10 W., Roll No. 43 41 030 004 014 00 0000  
2890 County Road 92, Roll No. 43 41 030 004 017 00 0000  
3433 Vigo Road, Roll No. 43 41 030 004 016 00 0000  
3441 Vigo Road, Roll No. 43 41 030 004 015 10 0000

**Pt. Lots 69, 70, 71 & 72, Concession II W.P.R. (Flos)**  
1742 Flos Road Ten East, Part of Roll No. 43 41 030 002 311 00 0000  
1779 Flos Road Ten East, Part of Roll No. 43 41 030 002 310 00 0000  
1831 Flos Road Ten East, Roll No. 43 41 030 002 254 00 0000  
3615 Old Second North, Roll No. 43 41 030 002 33 0000

**Pt. Lots 8, 8 & 9, Concessions I & II (Flos)**  
1408 Rainbow Valley Road West, Roll No. 4341 030 003 056 01 0000  
1338 Rainbow Valley Road West, Roll No. 4341 030 003 054 06 0000  
1286 Rainbow Valley Road West, Roll No. 4341 030 003 054 05 0000  
1280 Rainbow Valley Road West, Roll No. 4341 030 003 054 04 0000  
1274 Rainbow Valley Road West, Roll No. 4341 030 003 054 03 0000  
1268 Rainbow Valley Road West, Roll No. 4341 030 003 054 02 0000  
1262 Rainbow Valley Road West, Roll No. 4341 030 003 054 01 0000  
1256 Rainbow Valley Road West, Roll No. 4341 030 003 054 00 0000  
1246 Rainbow Valley Road West, Roll No. 4341 030 003 052 00 0000  
1230 Rainbow Valley Road West, Roll No. 4341 030 003 051 00 0000  
1297 Rainbow Valley Road West, Roll No. 4341 030 003 008 00 0000  
1363 Rainbow Valley Road West, Roll No. 4341 030 003 009 00 0000  
1497 Rainbow Valley Road West, Roll No. 4341 030 003 018 18 0000

**Pt. Lots 14 & 15, Concession X (Vespra)**  
2905 Horseshoe Valley Road West (Hydro Easement), Part of Roll No. 43 41 010 002 003 03 0000  
2674 George Johnston Road, Part of Roll No. 43 41 010 006 156 00 0000  
2726 George Johnston Road, Part of Roll No. 43 41 010 006 159 00 0000  
2816 George Johnston Road, Part of Roll No. 43 41 010 006 159 01 0000  
2878 George Johnston Road, Part of Roll No. 43 41 010 006 163 00 0000  
2886 George Johnston Road, Part of Roll No. 43 41 010 006 162 00 0000

**Pt. Lot 70, Concession I W.P.R. (Flos)**  
5810 Penetanguishene Road , Part of Roll No. 43 41 030 002 251 00 0000

**Pt. Lot 15, Concession IX (Vespra)**  
2857 George Johnston Road, Part of Roll No. 43 41 010 006 108 01 0000

Notwithstanding any other provision of this Bylaw to the contrary, the uses permitted with the WD-1 Zone shall be limited to agricultural in accordance with Section 3.45, conservation, forestry, reforestation, passive outdoor recreation use or park use with accessory uses and buildings, except those uses shall not include new residential uses or buildings designed or intended for human habitation. Existing residential uses are permitted and are subject to the provisions of Section 26.3.14.1. Lands located within the WD-1 Zone shall not be used as a waste disposal site.