

Section 28 – Extractive Industrial (ME) Zone

28.1. Within an Extractive Industrial (ME) 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.

28.2. Permitted Uses

28.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the provisions of the Accessory Dwelling General Provisions.

28.2.2. Non-Residential Uses:

- a) extractive industrial use
- b) agricultural in accordance with Minimum Distance Separation Guidelines, conservation, forestry, reforestation or park use with accessory
- c) outside storage in accordance with the General Provisions
- d) passive outdoor recreation use
- e) public use in accordance with the General Provisions Section

28.3. Zone Provisions

28.3.1. Refer to Section 3 – General Provisions

28.3.2.

	Provision	Required
a)	Minimum lot frontage	30.0 m (98.43 ft.)
b)	Minimum lot area	4 ha (9.88 acres)
c)	Minimum yards for buildings or structures other than those described in Section 28.3.8	
	i) Front	30.0 m (98.43 ft.)
	ii) Rear	15.0 m (49.21 ft.)
	iii) Interior side yard	15.0 m (49.21 ft.)
	iv) Exterior side yard	15.0 m (49.21 ft.)

28.3.3. Maximum lot coverage 5%

28.3.4. Maximum building height 11.0 m (36.09 ft.)

28.3.5. Accessory Buildings

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures for residential uses shall be 65 square metres (699.68 ft.²).

- 28.3.6. No sand or gravel excavation shall proceed closer than 120 metres (393.70 ft.) to any Residential, Commercial, Institutional or Industrial (MI) or (MO) Zone, nor closer than 15 metres (49.21 ft.) to a property line, nor closer than 30 metres (98.43 ft.) to a public road allowance, nor closer than 150 metres (492.13 ft.) from any residential use except for a residential use as permitted in Section 28.2.1.
- 28.3.7. The excavation by blasting of sand, gravel or stone shall not proceed closer than 200 metres (656.17 ft.) to any Commercial, Institutional or Industrial (MI) or (MO) Zone, nor closer than 15 metres (49.21 ft.) to a property line, nor closer than 30 metres (98.43 ft.) to a public road allowance, nor closer than 200 metres (656.17 ft.) from a Residential Zone or use except for a residential use as permitted in 28.2.1.
- 28.3.8. No asphalt production facility nor any building or structure used for the crushing, screening, washing or processing of sand, ballast, gravel, etc., shall be permitted within 300 metres (984.25 ft.) of any Residential, Commercial or Industrial (MI) or (MO) Zone boundary, nor closer than 90 metres (295.28 ft.) to a property line, nor closer than 90 metres (295.28 ft.) to a public road allowance, nor closer than 150 metres (492.13 ft.) to any existing dwelling except for a residential use as permitted in Section 28.2.1.
- 28.3.9. A strip of land not less than 15 metres (49.21 ft.) in width shall be reserved for Landscaped open space purposes between any Industrial (ME) Zone and any adjacent Commercial or Industrial (MI) or (MO) Zone and along any adjacent public road allowance or adjoining property line. Where an ME Zone abuts a Residential Zone or a lot containing a single family 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 and no parking use shall be made of any land within 8 metres (26.25 ft.) of the abutting lot line.
- 28.3.10. All extractive industrial uses shall, in addition to the above, conform to the standards and all regulations of the Pits and Quarries Act, as amended and the requirements of the Ministry of Natural Resources.

28.4. Zone Exceptions

- 28.4.1. ME-1, Lots 14 and 15, Concession IX (Vespra)
2763 George Johnston Road, Part of Roll No. 4341 010 006 10500 0000

2791 George Johnston Road, Part of Roll No. 4341 010 006 10800 0000

ME-1, Lots 70 and 71, Concession 1, W.P.R. (Flos)
1864 Flos Road 10 E., Part of Roll No. 4341 030 002 26500 0000
3579 Old Second North, Part of Roll No. 4341 030 002 26600 0000
1831 Flos Road Ten East, Roll No. 4341 030 002 25400 0000

No new residential use or building designed or intended for human habitation shall be permitted.

28.4.2. ME-2 – Number not in use

28.4.3. ME-3, Lot 22, Concession XI and XII (Vespra)
3697 Pinegrove Road, Roll No. 4341 010 006 24901 0000
3650 Pinegrove Road, Part of Roll No. 4341 010 008 22000 0000
Vespra Zoning By-law Amendment No. 93-11

Lot area (minimum) required is 0.6 hectares. Sand and gravel excavation may occur within 0m of any adjacent zone, use, property line or road allowance.

28.4.4. ME-4, Lot 21, Concession XI (Vespra)
3583 Pinegrove Road, Roll No. 4341 010 006 24500 0000
Vespra Zoning By-law Amendment No. 93-11

A sand and gravel crushing, screening, washing or processing plant shall be permitted no closer than 30 m from a property line or public road allowance.

28.4.5. ME-5, Lot 21, Concession XI (Vespra)
1989 Sunnidale Road, Part of Roll No. 4341 010 006 24400 0000
Vespra Zoning By-law Amendment No. 93-11

Lot frontage (minimum) required is 0m. Sand and gravel excavation shall be set back a minimum distance of 30 metres from any Institutional (I) Zone.

28.4.6. ME-6, Lot 21, Concession IX (Vespra)
3574 Barrie Hill Road, Part of Roll No. 4341 010 006 12600 0000
Hold Zone By-law 97-050 – 1194233 Ontario Limited, Eek Gravel Pit

Permitted uses within this zone are restricted to a contractor's office, shop and yard and outside storage within a fenced enclosure and is to be accessory to the extractive industrial use of the property the interior side yard width (minimum) from any building or structure shall be 30.0 metres. Removal of the Holding "H" symbol is dependent upon the completion of a site development plan and a site plan control agreement satisfactory to the Township.

- 28.4.7. ME-7; Lot 21, Concession IX (Vespra)
3574 Barrie Hill Road, Part of Roll No. 4341 010 006 12600 0000
Zoning By-law Amendment No. 97-050 – 1194233 Ontario Limited – Eek
Gravel Pit

A concrete batching plant or asphalt production facility is not permitted. Sand and gravel excavation shall be permitted to the property line where the adjacent property is also zoned “ME”.

No sand or gravel excavation and no re-grading work or tree removal, except as may be necessary to properly maintain and manage the forest, shall be permitted to be carried out within 30m of the top of bank of a water course, and the 30 metres setback line shall be staked out on the property, approved by the Township and identified by permanent markers, prior to any excavation of material from within the licensed portion of the property.

- 28.4.8. ME-8; Lots 26, 27 and 28, Concession 1, W.P.R. (Vespra)
Roll No. 4341 010 001 16100 0000
Roll No. 4341 010 001 15200 0000
Part of Roll No. 4341 010 001 16800 0000
Zoning By-law Amendment No. 99-075 – Varcoe Pit Expansion

The excavation setback requirement from a property line shall be 0m,

- 28.4.9. ME-9; Lots 30, 31 and 32 and part of the Road Allowance between Lots 30 and 31, Concession I, W.P.R. (Vespra)
1655 Old Second South, Roll No. 4341 010 001 19000 0000
1777 Old Second South, Roll No. 4341 010 001 18600 0000
1837 Old Second South, Part of Roll No. 4341 010 001 17900 0000
Zoning By-law Amendment No. 2000-077 – Hillway Vespra Gravel Pit

The excavation setback requirement from a property line shall be 0 metres. Furthermore, for those lands located in Lot 32, Concession I, W.P.R., a motor cross track is permitted,

On the lands located in Part Lot 30, Concession 1, known as 1837 Old Second South, no residential use or building is permitted.

- 28.4.10. ME-10, Lot 72, Concession II, W.P.R., (Flos)
3616 Old Second Road North, Part of Roll No. 4341 030 002 31400 0000
Flos Zoning By-law Amendment No. 91-21

The required setback of 150 metres from a residential use of a sand and gravel operation does not apply.

- 28.4.11. ME-11, Lot 11, Concession IV (Flos)
1702 Flos Road Four West, Roll No. 4341 030 003 17500 0000
Flos Zoning By-law Amendment No. 93-07 – Sarjeant Gravel Pit Expansion

No sand or gravel excavation shall occur closer than 30 metres to any Residential Zone or residential use. Excavation may proceed to and include the lot line between Lots 11 and 12, concession IV (former Flos).

- 28.4.12. ME-12, Lot 15, Concession IV (Flos)
1911 Crossland Road, Part of Roll No. 4341 030 003 18500 0000
Zoning By-law Amendment No. 2000-108 – Drysdale/Lafarge Pit

No excavation setback is required along the easterly lot line.

- 28.4.13. ME-13, Lot 14, Concession IV (Flos)
2134 Flos Road Four West, Roll No. 4341 030 003 18400 0000
Zoning By-law Amendment No. 2000-108 – Drysdale/Lafarge Pit

No sand or gravel excavation shall be permitted closer than 76 metres to the southerly lot line. The 150 metres extraction setback from a residential use shall not apply provided a minimum 15 metres natural buffer of existing trees is maintained in combination with sufficient additional set back area to allow construction of a noise mitigation berm including additional landscaping in combination with the berm. No excavation setback is required along the westerly lot line.

- 28.4.14. ME-14, Lot 28, Concession I, W.P.R. (Vespra)
1888 Penetanguishene Road, Part of Roll No. 4341 010 001 16800 0000

Concrete manufacturing is a permitted use.

- 28.4.15. ME-15, Lot 72, Concession II W.P.R. (Flos)
3604 Old Second Road North, Roll No. 4341 030 002 31404 0000

No buildings, structures or any manner of soil disturbance is permitted.

- 28.4.16. ME-16, Lot 14, Con 4 (Flos)
2108 Flos Road Four West, Roll No. 4341 030 003 18300 0000
By-law 5000-174 – ZB-2011-009, Willmart Grain Ltd. by OMB

- 28.4.16.1. Permitted Uses shall be restricted to:

- a) Agricultural use in accordance with Section 3.45
- b) Forestry
- c) Passive Outdoor Recreation

28.4.17. ME-17, Lot 14, Con. 4 (Flos)
2108 Flos Road Four West, Roll No. 4341 030 003 18300 0000
By-law 5000-174- ZB-2011-009, Willmart Grain Ltd. by OMB

28.4.17.1. Permitted Uses shall be restricted to:

Residential Uses:

- a) Single detached dwelling

Non-Residential Uses:

- a) Agricultural use in accordance with Section 3.3
- b) Equestrian facility
- c) Forestry use
- d) Home Occupation in accordance with Section 3.3
- e) Passive outdoor recreation use

28.4.17.2. Zone Provisions:

Minimum yards for buildings or structures other than those described in Section 28.3.8.

- a) Interior side yard (Westerly yard for the existing equestrian arena only): 25metres (8.20 ft).