

# SECTION 12 – EXTRACTIVE INDUSTRIAL (M3) ZONE

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## 12.1 PERMITTED USES

Within any Extractive Industrial (M3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- An accessory use in accordance with Section 5.2 of this By-law
- An accessory single detached dwelling
- An aggregate processing facility
- An agricultural use
- A pit
- A portable asphalt plant
- A quarry
- A retail outlet, wholesale outlet or business office accessory to a permitted use
- A structure or machinery accessory to a permitted use
- A wayside pit or quarry
- Conservation

## 12.2 REGULATIONS

Within any Extractive Industrial (M3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

### 12.2.1 Setbacks for Excavation

No excavation shall occur:

- 1) within 15 m (49.2 ft) of any lot line;
- 2) within 30 m (98.4 ft) from any part of the boundary of the site that abuts: a public road or highway; or land zoned or used for residential purposes;
- 3) within 30 m (98.4 ft) from any body of water that is not the result of excavation below the water table.

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## 12.2.2 Setbacks for Buildings, Structures and Stockpiles

No person shall pile aggregate, topsoil, subsoil or overburden, locate any processing plant or place, build or extend any building or structure:

- 1) within 30 m (98.4 ft) of any lot line;
- 2) within 90 m (295.3 ft) from any part of the boundary of the site that abuts land zoned or used for residential purposes

## 12.2.3 Maximum Building Height      25 m (82.0 ft)

## 12.2.4 Earth Berms and Buffer Strips

The above noted setback requirements do not apply with respect to earth berms and buffer strips that are intended to screen adjacent lands from operations on the site or provide other forms of mitigation.