

Municipality of West Perth – Zoning By-law

SECTION 20 MINERAL AGGREGATE RESOURCES (MAR)

No person shall within any MAR Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

20.1 Permitted Uses

The following uses are permitted within the MAR Zone:

- (a) operations of a pit or quarry for the purposes of extracting mineral resources from the earth including soil, sand, gravel, stone, rock;
- (b) processing of mineral resources, including screening, sorting, washing, crushing, stockpiling, and other similar operations allied to an extractive operation;
- (c) asphalt plants and readi-mix equipment, portable and/or permanent;
- (d) farm uses, excluding single-detached dwellings;
- (e) uses accessory to the above permitted uses.

20.2 Permitted Buildings and Structures

The following buildings and structures are permitted in an MAR Zone:

- (a) buildings and structures for the permitted uses, excluding any building or structure used for human habitation,
- (b) buildings and structures accessory to the permitted uses.

20.3 Requirements for Extractive Industrial Uses, Buildings, and Structures

20.3.1 Yard Requirements for Extraction of Material

- (a) no extraction of material from a pit or quarry shall occur within 15 metres (49.21 feet) of any boundary of the property on which the extraction is occurring except where the land on both sides of any adjoining property is zoned “MAR”,
- (b) no extraction of material from a pit or quarry shall occur within 30 metres (98.43 feet) of a street line,
- (c) no extraction of material from a pit or quarry shall occur within 120 metres (393.70 feet) of an abutting property that is within a Residential or Development Zone.

20.3.2 Yard Requirements for Processing of Material

- (a) no processing of extracted material shall occur within 90 metres (295.28 feet) of any boundary on which the extraction is occurring,
- (b) no processing of extracted material shall occur within 120 metres (393.70 feet) of an abutting property that is within a Residential or Development Zone.

20.3.3 Planting Areas

All buildings, structures, parking areas, and pit areas, except for a wayside pit, shall be screened from a street, unopened road allowance and from any land zoned Institutional, Park and Recreation, or Residential by a continuous row of trees consisting of deciduous or coniferous species which will attain a minimum height of 6 metres (19.69 feet).

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20.3.4 Parking Area

No parking area and no internal road other than one access road on each lot shall be located within 45 metres (147.64 feet) of any street or any lot occupied by a dwelling.

Vehicular access from a street shall be provided at not more than one location on each lot and shall not be located within 75 metres (246.06 feet) of a dwelling or a street intersection or within 45 metres (147.64 feet) of a curve in a street and shall be located so that there are no obstructions to sight within the triangular area contained by the street line and lines joining a point on the access road 9 metres (29.53 feet) perpendicularly distant from the street line to the points on the street line 9 metres (29.53 feet) from the entrance of the access road.

Amended by By-law No. Z34-2002

20.4 Yard Requirements for Buildings and Structures

20.4.1 Front Yard, 15 metres
Minimum

20.4.2 Interior Side Yard, Minimum
(a) main buildings - 4.5 metres, except that 9 metres shall be required when the side yard abuts a Residential Zone or an existing residential lot.
(b) accessory buildings and structures - 3 metres, except that 6 metres shall be required when the side yard abuts a Residential Zone or an existing residential lot.

20.4.3 Exterior Side Yard, 15 metres
Minimum

20.4.4 Rear Yard, Minimum 7.5 metres

20.4.5 Lot Coverage, 35 per cent
Maximum

20.4.6 Building Height, Maximum

(a) main buildings 12 metres
(b) accessory buildings 9 metres
and structure

Amended by By-law No. Z98-2007

20.5 Requirements for livestock facilities, silos, feed bins and other farm buildings and structures

The provisions of Section 6.3 of this By-law shall apply to all livestock facilities and structures, silos, feed bins, and other farm buildings and structures permitted in the "MAR" zone.

20.6 Special Provisions

(none to date)