

**10.4. Industrial Extraction Zone (M4)**

10.4.1.  
Amended by  
Bylaws No.  
25-91,  
157-2000

Permitted Uses

The following uses are permitted in an M4 Zone:

- .1 Pits.
- .2 Quarries.
- .3 Asphalt plants.
- .4 Agricultural uses.
- .5 Wayside pits or wayside quarries.
- .6 Crushing, screening and washing operations, stockpiling, and storage of extracted materials.
- .7 Concrete ready-mix plants.
- .8 Accessory caretakers' residences.
- .9 Accessory general offices.
- .10 Accessory uses, buildings, and structures.
- .11 Uses permitted in Section 6.1.

10.4.2.  
Amended by  
Bylaw No.  
25-91

Regulations

Any use, building or structure in an M4 Zone shall be established in accordance with the following:

.1 Pits, Quarries, Asphalt Plants and Concrete Ready-Mix Plants

- |    |   |                |
|----|---|----------------|
| .1 | Lot Area (minimum)                            | 1.0 ha         |
| .2 | Lot Width (minimum)                           | 15.0 m         |
| .3 | Lot Coverage (maximum)                        | 60%            |
| .4 | Building Height (maximum)                     | 30.0 m         |
| .5 | Yards (minimum)                               |                |
| .1 | Abutting a lot in a Residential Zone          | 90.0 m         |
| .2 | Abutting a lot with existing residential uses | 90.0 m         |
| .3 | Abutting any other lot line or Zone boundary  | 30.0 m         |
| .6 | Landscaped Open Space (minimum)               | 5% of lot area |
| .7 | Planting Strip (minimum width)                |                |
| .1 | In accordance with                            | Section 6.11.  |

.8 Open Storage

- .1 Open storage and the storage of aggregate, topsoil, subsoil or overburden shall not be permitted within the following areas:
- .1 90.0 m of a lot in a Residential Zone;
  - .2 90.0 m of a lot occupied by an existing residential use;
  - .3 30.0 m of any other lot line or Zone line;
  - .4 Notwithstanding the above, earth berms required to buffer the permitted use shall be permitted within the areas required by Section 10.4.2.1.8.1, 10.4.2.1.8.2 and 10.4.2.1.8.3. Such berms shall not be permitted within three metres of a lot line or Zone boundary.

.9 Excavation

- .1 Excavation shall not be permitted within the following areas:
- .1 Within 30.0 m of a street;
  - .2 Within 30.0 m of a lot in a Residential Zone;
  - .3 Within 30.0 m of a lot occupied by an existing residential use;
  - .4 Within 15.0 m of a body of water that is not the result of excavation below the water table;
  - .5 Within 15.0 m of any other lot line or Zone boundary.

.10 Licence

- .1 All pits and quarries shall be opened, established, and operated only under the authority of a licence issued pursuant to the Aggregate Resources Act.

.11 Buffering in accordance with Section 6.10

.12 Loading spaces in accordance with Section 6.23

.2 Wayside Pits & Wayside Quarries

- .1 In accordance with Section 6.24.

.3 Accessory Caretakers' Residences

.1 In accordance with Section 6.3.4.

.2 The minimum yard requirements for an accessory caretaker's residence shall be 7.5 m, and such uses may be in a single-detached dwelling.

.4 Accessory General Offices

.1 In accordance with Section 6.3.5.

.5 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.6 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.