

20.1 USES PERMITTED

No person shall within any ME Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the ME *uses* presented in Table 20.1:

TABLE 20.1: USES PERMITTED
• a <i>building, structure</i> or <i>use accessory</i> to a permitted use;
• a <i>conservation project</i> ;
• a <i>farm</i> , but does not include a <i>regulated farm</i> as defined in this Zoning By-Law;
• a flood control <i>structure</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.20;
• a <i>retail outlet</i> , a wholesale outlet or a business office accessory to a permitted use;
• a <i>sand or gravel pit</i> and <i>accessory</i> processing activities including crushing, screening, washing, stockpiling and storage of aggregate products;
• a temporary or portable <i>asphalt or concrete batching</i> or recycling plant in a licensed <i>sand or gravel pit</i> ;
• an underground mine and <i>accessory use</i> ;
• a wayside <i>sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.29.

(Amended by By-Law 1563-2008)

20.1.1 **PROHIBITED USES:**

No person shall, within any ME Zone, use any *lot* or *erect, alter* or use any *building or structure* at any time for non-farm rural residential, commercial, industrial or recreational uses as such uses prohibited in the ME Zone.

20.1.2 **DEFINITION OF TEMPORARY:**

For the purposes of this section, the word 'temporary' shall mean for the duration of extraction within a licensed *sand or gravel pit*.

July 6/09

20.2 ZONE PROVISIONS

No person shall within any ME Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 20.2:

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses, Except a Farm	Farm Uses
Lot Area, Minimum	No provision	30 ha (74.1 ac)
Lot Frontage, Minimum	No provision	100 m (328.1 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	No provision	In accordance with the <i>Front Yard</i> and <i>Exterior Side Yard</i> provisions in Table 7.2 of this Zoning By-Law.
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	No provision	In accordance with the <i>Rear Yard</i> and <i>Interior Side Yard</i> provisions in Table 7.2 of this Zoning By-Law.
Setback, Minimum Distance from the Centreline of a County Road	No provision	In accordance with the <i>Setback</i> provisions in Table 7.2 of this Zoning By-Law.
Setback of Buildings, Structures, or Product Stockpiles, Minimum	30 m (98.4 ft) from any property line or 90 m (295.3 ft) from any Residential or Development Zone.	No Provision
Height of Building, Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.28.	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.	

20.2.1 **USE OF FRONT AND EXTERIOR SIDE YARDS, EXCEPTING A FARM**

For permitted *uses* other than *farm uses*, front and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for visitor *parking areas*.

July 6/09

20.2.2 PROPERTY ABUTTING ME ZONE, EXCEPTING A FARM

Notwithstanding any other provisions of this Zoning By-Law to the contrary, where any *lot line* or portion thereof abuts another ME Zone, no *building, structure* or product stockpile *setback* is required along that portion of such *lot line* for *uses* other than *farm uses*.

20.2.3 SPECIAL PROVISIONS FOR FARMS

Notwithstanding any other provisions of this Zoning By-Law to the contrary, for *farms*, Sections 7.2.1 and 7.2.2 of this Zoning By-Law shall apply within the ME Zone.

20.2.4 CERTIFICATE OF APPROVAL FOR TEMPORARY OR PORTABLE ASPHALT OR CONCRETE BATCHING PLANTS

A Certificate of Approval pursuant to the Environmental Protection Act must be issued by the Ministry of Environment prior to the establishment of either a temporary or portable *asphalt or concrete batching* plant.

20.3 SPECIAL PROVISIONS**20.3.1 Location: Part Lot 21, Concession 6 (Blenheim) ME-1**

20.3.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any ME-1 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

an underground gypsum mining and crushing operation;
accessory above-ground uses including a mining office, shafthouse and headframe, loading bins, conveyors, screening, a scale, limited stockpiling and maintenance *buildings*;

For the purpose of this subsection, the processing of gypsum above ground is prohibited.

20.3.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any ME-1 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

July 6/09

- 20.3.1.2.1 all *building*, loading and parking facilities, stockpile and shafthouse shall be located in accordance with the following *yard* provisions:
- 20.3.1.2.1.1 FRONT YARD
- Minimum depth **177 m** (383.9 ft)
- 20.3.1.2.1.2 INTERIOR SIDE YARD
- Minimum width **10 m** (32.8 ft)
- 20.3.1.2.1.3 REAR YARD
- Minimum depth **13 m** (46.7 ft)
- 20.3.1.2.2 GROSS OFFICE FLOOR AREA
- Maximum **465 sq m** (5005.4 sq ft)
- 20.3.1.2.3 PARKING SPACES
- Minimum 30 spaces
- 20.3.1.2.4 HEIGHT OF BUILDING
- Maximum **12 m** (39.4 ft)
(excluding shafthouse, headframe and other *structures*)
- 20.3.1.2.5 All of the other provisions of the ME Zone in Section 20.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

July 6/09

20.3.2 Location: Part Lot 12, Concession 11 (Blenheim) ME-2

20.3.2.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any ME-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

- an aggregate storage area;
- a crushing plant;
- a portable washing plant;
- a shelter building for aggregate storage;
- a *farm*;
- a public use in accordance with Section 5.20;

20.3.2.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any ME-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

20.3.2.2.1 SPECIAL PROVISIONS FOR SHELTER BUILDINGS

No *person* shall erect or alter any *building or structure* in the Regulatory Flood Line of the Grand River Conservation Authority.

20.3.2.2.1 All of the other provisions of the ME Zone in Section 20.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

20.3.3 Location: Part Lots 23 & 24, Concession 11 (Blenheim) ME-3

20.3.3.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any ME-3 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

All uses permitted in Section 20.1 of this by-law.

20.3.3.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any ME-3 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

July 6/09

20.3.3.2.1 STOCKPILE SETBACK

Where any property line abuts a *Township road* allowance, no *setback* from the property line shall be required for any stockpile.

20.3.3.2.2 PITFACE SETBACK

Where any property line abuts a *Township road* allowance, no *setback* from the property lines shall be required for any pitface or excavation.

20.3.3.2.3 All of the other provisions of the ME Zone in Section 20.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

July 6/09