

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 <i>use</i> ;
• a <i>concrete</i> or <i>asphalt recycling plant</i> ;
• 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 structure;
• an oil or gas well;
• a <i>public use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a retail outlet, a wholesale outlet or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a <i>sand</i> or <i>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</i> or <i>concrete batching</i> or recycling plant in a licensed <i>sand</i> or <i>gravel pit</i> ;
• a topsoil or peat extraction operation in accordance with the provisions of Section 6.31 of this Zoning By-Law;
• a <i>wayside sand</i> or <i>gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 6.33 of this Zoning By-Law.

(Amended by By-Law 15-2009)

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. Such *uses* are considered to be prohibited in the ME Zone.

April/09

## 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*.

(Added by By-Law 67-99)

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 Zoning By-Law Provision	20 h (49.4 ac)
Lot Frontage, Minimum	No Zoning By-Law Provision	100 m (328.1 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	No Zoning By-Law Provision	In accordance with the <i>front yard</i> and <i>exterior side yard</i> provisions in Table 8.2 of this Zoning By-Law.
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	No Zoning By-Law Provision	In accordance with the <i>rear yard</i> and <i>interior side yard</i> provisions in Table 8.2 of this Zoning By-Law.
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	No Zoning By-Law Provision	In accordance with the <i>setback</i> provisions in Table 8.2 of this Zoning By-Law.
Setback of Buildings, Structures, or Product Stockpiles, Minimum	30 m (98.4 ft) from any property line. 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 6.32 of this Zoning By-Law.	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.	
Special Provisions - Lands in vicinity of Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.	

**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*.

**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*, the following Sections of this Zoning By-Law shall apply within the ME Zone: 8.2.1 and 8.2.2.

20.2.4 (Deleted by By-Law 67-99)

**20.2.5 CERTIFICATE OF APPROVAL FOR TEMPORARY ASPHALT OR CONCRETE BATCHING PLANTS**

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

July 13/09

20.3 SPECIAL PROVISIONS

20.3.1 LOCATION: PART LOT 1, CONCESSION 1 (WEST OXFORD) ME-1

20.3.1.1 Notwithstanding Section 20.1, 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 office, weigh scale and employee *parking lot accessory* to the adjacent *sand* and *gravel pit* in part of Lot 1, Concession 1 (West Oxford).

20.3.1.2 Notwithstanding any provisions of this Zoning 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* except in accordance with the following provisions:

20.3.1.2.1 LOT FRONTAGE

Minimum **50 m** (164.0 ft)

20.3.1.2.2 LOT AREA

Minimum **0.6 h** (1.5 ac)

20.3.1.2.3 That all 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 13/09