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

(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.

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Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
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>
<thead>
<tr>
<th>Zone Provision</th>
<th>Non-Residential Uses, Except a Farm</th>
<th>Farm Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area, Minimum</td>
<td>No provision</td>
<td>30 ha (74.1 ac)</td>
</tr>
<tr>
<td>Lot Frontage, Minimum</td>
<td>No provision</td>
<td>100 m (328.1 ft)</td>
</tr>
<tr>
<td>Front Yard, Minimum Depth</td>
<td>No provision</td>
<td>In accordance with the Front Yard and Exterior Side Yard provisions in Table 7.2 of this Zoning By-Law.</td>
</tr>
<tr>
<td>Exterior Side Yard, Minimum Width</td>
<td>No provision</td>
<td>In accordance with the Rear Yard and Interior Side Yard provisions in Table 7.2 of this Zoning By-Law.</td>
</tr>
<tr>
<td>Rear Yard, Minimum Depth</td>
<td>No provision</td>
<td>In accordance with the Rear Yard and Interior Side Yard provisions in Table 7.2 of this Zoning By-Law.</td>
</tr>
<tr>
<td>Interior Side Yard, Minimum Width</td>
<td>No provision</td>
<td>In accordance with the Setback provisions in Table 7.2 of this Zoning By-Law.</td>
</tr>
<tr>
<td>Setback, Minimum Distance from the Centreline of a County Road</td>
<td>No provision</td>
<td>In accordance with the Setback provisions in Table 7.2 of this Zoning By-Law.</td>
</tr>
<tr>
<td>Setback of Buildings, Structures, or Product Stockpiles, Minimum</td>
<td>30 m (98.4 ft) from any property line or 90 m (295.3 ft) from any Residential or Development Zone.</td>
<td>No Provision</td>
</tr>
<tr>
<td>Height of Building, Maximum</td>
<td>15 m (49.2 ft) or in accordance with the provisions of Section 5.28.</td>
<td></td>
</tr>
<tr>
<td>Parking, Accessory Uses, Etc.</td>
<td>In accordance with the provisions of Section 5.</td>
<td></td>
</tr>
</tbody>
</table>

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.

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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:

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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.

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Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
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:

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*Township of Blandford-Blenheim Zoning By-Law Number 1360-2002*
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.