

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</i> , <i>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.

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)

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20.2 ZONE PROVISIONS

Township of South-West Oxford Zoning By-Law Number 25-98

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*.

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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*.

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*.

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20.3.2 LOCATION: PART LOT 1, CONCESSION 1 (WEST OXFORD), ME-2 (KEY MAP 21)

20.3.2.1 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:

all *uses* permitted in Section 20.1 of this Zoning By-Law; and
a *communications structure*.

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

20.3.2.2.1 LOT AREA

Minimum **12,747 m²** (137,212 ft²)

20.3.2.2.2 LOT FRONTAGE

Nil

20.3.2.2.3 That all of the provisions of the ME Zone in Section 20.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 33-2016)

20.3.3 LOCATION: LOT 3 PLAN 501, PART LOT 1 & LOTS 2-6, PLAN 86 (WEST OXFORD), ME-3 (KEY MAP 20)

20.3.3.1 Notwithstanding any provisions of this Zoning By-Law, 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:

a *building*, *structure* or *use accessory* to a permitted *use*;

a *conservation project*;

a *farm*, but does not include a *regulated farm* as defined in this Zoning By-Law;

a licensed *sand or gravel pit* and *accessory* processing activities limited to crushing, screening, stockpiling and storage of aggregate products;

a *wayside sand or gravel pit* or *stone quarry* in accordance with the provisions of Section 6.33 of this Zoning By-Law;

farm buildings and *accessory single detached dwellings as existing* on June 19, 2018.

(Added by By-Law 59-2018)

20.3.3.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any ME-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.3.2.1 NUMBER OF SINGLE DETACHED DWELLINGS

Maximum **3**

20.3.3.3 That all the provisions of the ME Zone in Section 20.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 59-2018)

20.3.5 LOCATION: PART LOT 1, CONCESSION 1 (WEST OXFORD), ME-5 (KEY MAP 21)

20.3.5.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any ME-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a parking lot, accessory to a special events facility.

20.3.5.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any ME-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

20.3.5.2.1 LOT AREA

Minimum **1.5 ha** (3.7 ac)

20.3.5.3 All of the other provisions of the A2 Zone in Section 20.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.”

(Added by By-Law 82-2019)