

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 concrete or asphalt recycling plant;
• 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;
• a <i>public use</i> , in accordance with the provisions of Section 5.21 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 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> ;
• a <i>topsoil or peat extraction operation</i> in accordance with the provisions of Section 5.30 of this Zoning By-Law;
• a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.32 of this Zoning By-Law.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

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.

May/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*.

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 ha (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 7.2 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 7.2 of this Zoning By-Law.
Setback , Minimum Distance from the Centreline of a County Road	No Zoning By-Law 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. 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 5.30 of this Zoning By-Law.	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.	

July 24/09

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 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: Lot 24, Concession 5 (North Oxford) ME-1**

20.3.1.1 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* for any purpose except the following:

All *uses* permitted in Section 20.1 to this Zoning By-Law.

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:

July 24/09

20.3.1.2.1 PITFACE SETBACK

No pitface or excavation shall be located closer than **15 m** (49.2 ft) from any property boundary except that no pitface or excavation *setback* shall be required along the southern property boundary.

20.3.1.2.2 That all the other 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*.

20.3.2 Location: Lot 24, Concession 5 (North Oxford) ME-2

20.3.2.1 Notwithstanding any provisions 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* for any purpose except the following:

all *uses* permitted in Section 20.1 to this Zoning By-Law; and
an agricultural composting operation.

20.3.2.2 Notwithstanding any provisions 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 provisions:

20.3.2.2.1 DEFINITION OF AGRICULTURAL COMPOSTING

For the purposes of this subsection "Agricultural composting" is a process where by-products from agricultural operations including turkey litter, solid and liquid manure and cropping residues such as corn stalks and straw, proceed through a composting and refinement process to generate a soil product for marketing to the landscape and horticultural trades, but does not include any other *use* defined or classified herein.

20.3.2.2.2 That all the other provisions of the ME Zone in Sections 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*.

July 24/09

20.3.3 Location: Part Lot 1 & 2, Concession 5 (North Oxford), Embro: ME-3

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

20.3.3.2.1 PITFACE SETBACK

No pitface or excavation *setback* shall be located closer than **15 m** (49.2 ft) from any property boundary except that no pitface or excavation *setback* shall be required along the westerly property boundary or along any *lot line* which abuts another ME-3 zone.

20.3.3.2.2 EXCAVATION WITHIN THE REGISTERED FLOOD AND REGISTERED FILL LINE

No aggregate extraction or product stockpile shall be permitted within the UTRCA's Registered Flood or Registered Fill Line.

20.3.3.2.2 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-Laws 11-00 & 12-00)

July 24/09

20.3.4 Location: Part Lot 21, Concession 2 (North Oxford), ME-4

20.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ME-4 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;
an *existing accessory single detached dwelling*.

20.3.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ME-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.4.2.1 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 16-05)

20.3.5 Location: Part Lots 22 & 23, Concession 2 (North Oxford), ME-5

20.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, 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:

all *uses* permitted in Section 20.1 of this Zoning By-Law;
all *existing farm buildings* and *accessory single detached dwellings*.

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

20.3.5.2.1 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 31-06)

July 24/09

20.3.6 Location: Part Lot 1, Concession 4 (North Oxford), ME-6

20.3.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ME-6 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;
all *existing* farm buildings and an *accessory single detached dwelling*.

20.3.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ME-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.6.2.1 That all the provisions of the ME Zone in Section 7.2 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 58-08)

20.3.7 Location: Part Lot 20, Concession 1 (North Dorchester), ME-7

20.3.7.1 Notwithstanding any provision of By-law Number 35-99 to the contrary, no *person* shall within any ME-7 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.

20.3.7.2 Notwithstanding any provisions of By-law Number 35-99 to the contrary, no *person* shall within any ME-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.7.2.1 STOCKPILE SETBACK

No stockpile shall be located closer than 30m (98.4 ft) from the easterly boundary of the licensed pit area.

(Added by By-Law 43-10)

July/10

20.3.7.2.2 That all the other 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 43-10)

20.3.8 **Location: Part Lot 23, Concession 5 (North Dorchester), ME-8**

20.3.8.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any ME-8 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;
farm buildings and an *accessory single detached dwelling existing on August 14, 2012.*

20.3.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ME-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

20.3.8.2.1 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 59-12)

20.3.9 **Location: Part Lot 1, Concession 9 (East Nissouri), ME-9 (Key Map 60)**

20.3.9.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any ME-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

April/18

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 screening, stockpiling and storage of aggregate products;
a *wayside sand or gravel pit* or *stone quarry* in accordance with the provisions of Section 5.32 of this Zoning By-Law;
farm buildings and an *accessory single detached dwelling existing* on April 17, 2018.

20.3.9.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any ME-9 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.9.2.1 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 24-18)

April/18