

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 5.2.1;
• 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 5.31.

(Amended by By-Law 1563-2008)

(Amended by By-Law 2267-2021)

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*.

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)	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.	

(Amended by By-Law 2267-2021)

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*, 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, Conservation and Parks prior to the establishment of either a temporary or portable *asphalt or concrete batching* plant.

(Amended by By-Law 2267-2021)

20.3 SPECIAL PROVISIONS

20.3.1 LOCATION: PART LOT 23, CONCESSION 11 (BLENHEIM), ME-1 (KEY MAP 14)

20.3.1.1 Notwithstanding any provision 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:

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 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 in accordance with the following provisions:

20.3.1.2.1 all *building*, loading and parking facilities, stockpile and shafthouse shall be located in accordance with the following *yard* provisions:

(Deleted and Replaced by By-Law 2267-2021)

20.3.1.2.1.1 *FRONT YARD DEPTH*

Minimum 177 m (383.9 ft)

20.3.1.2.1.2 *INTERIOR SIDE YARD WIDTH*

Minimum 10 m (32.8 ft)

20.3.1.2.1.3 REAR YARD DEPTH

Minimum 13 m (46.7 ft)

20.3.1.2.2 OFFICE GROSS 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, excluding shafthouse,
headframe and other *structures* 12 m (39.4 ft)

20.3.1.3 That all of 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.

(Deleted and Replaced by By-Law 2267-2021)

20.3.2 LOCATION: PART LOT 12, CONCESSION 11 (BLENHEIM), ME-2 (KEY MAP 12)

20.3.2.1 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* 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 5.21 of this Zoning By-law;

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* 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.

20.3.2.3 That all of 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*.

(Deleted and Replaced by By-Law 2267-2021)

20.3.3 **LOCATION: PART LOTS 23 & 24, CONCESSION 11 (BLENHEIM), ME-3 (KEY MAP 14)**

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 Zoning By-law.

20.3.3.2 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 in accordance with the following provisions:

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.

20.3.3.3 That all of 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*.

(Deleted and Replaced by By-Law 2267-2021)

20.3.4 **LOCATION: PART LOTS 23 & 24, CONCESSION 12 (BLENHEIM) ME-4 (KEY MAP 14)**

20.3.4.1 Notwithstanding any provision 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;
A *dwelling unit* within a building *accessory* to an aggregate operation; and,
A *single detached dwelling*.

20.3.4.2 Notwithstanding any provision 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 in accordance with the following provisions:

20.3.4.2.1 SPECIAL PROVISIONS FOR A *BUILDING ACCESSORY TO AN AGGREGATE OPERATION*

20.3.4.2.1.1 *INTERIOR SIDE YARD WIDTH*

Minimum **9.1 m (30 ft)**

20.3.4.3.1 SPECIAL PROVISIONS FOR A *DWELLING UNIT WITHIN A BUILDING ACCESSORY TO AN AGGREGATE OPERATION*

20.3.4.3.1.1 For the purposes of this subsection, a *dwelling unit* within a building *accessory* to an aggregate operation shall be defined as a *dwelling unit* that is a self-contained unit within an *accessory building* that is *accessory* to an aggregate operation and is located on the same lot as said operation. For the purpose of determining if the operation and the dwelling unit are on the same lot, Section 2.4 of the Zoning By-law shall not apply.

20.3.4.3.1.2 *LOT AREA*

Minimum **6 ha (15 ac)**

20.3.4.3.1.3 *GROSS FLOOR AREA*

Maximum **184.5 m² (1,986 ft²)**

20.3.4.3.1.4 LOCATION OF NEW DWELLINGS

New *dwelling*s, including temporary *dwelling*s, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, or not further reduce an *existing* insufficient *setback*.

20.3.4.4.1 SPECIAL PROVISIONS FOR A *SINGLE DETACHED DWELLING*

20.3.4.4.1.1 *LOT AREA*

Minimum **6 ha (15 ac)**

20.3.4.4.1.2 *FRONT YARD DEPTH*

Minimum **15 m (49.2 ft)**

20.3.4.4.1.3 REAR YARD DEPTH

Minimum 7.5 m (24.6 ft)

20.3.4.4.1.4 INTERIOR SIDE YARD WIDTH

Minimum 7.5 m (24.6 ft)

20.3.4.4.1.5 HEIGHT

Maximum 11 m (36 ft)

20.3.4.4.1.6 LOCATION OF NEW DWELLINGS

New *dwellings*, including temporary *dwellings*, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, or not further reduce an *existing* insufficient *setback*.

20.3.4.5 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 the 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 2415-2024)