

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)

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*.

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*.

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.

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)

20.3.4 **LOCATION: LOT 29, CONCESSION BROKEN FRONT (WEST OXFORD), ME-4
(KEY MAP 30)**

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:

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 July 9, 2019.

20.3.4.2 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-Law 60-2019)

(Repealed by By-Law 93-2019)

(Deleted & Replaced by By-Law 04-2020)

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)

20.3.6 LOCATION: 545021 CLARKE ROAD, PART LOT 3, REGISTERED PLAN 501 (WEST OXFORD)
ME-6 (KEY MAP 20)

20.3.6.1 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 By-Law;
a battery energy storage system.

20.3.6.2 Notwithstanding any provision 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 For the purpose of interpreting this Zoning By-Law, a battery energy storage system shall be defined as “a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including battery storage.

20.3.6.2.2 PROVISIONS FOR A BATTERY ENERGY STORAGE SYSTEM

20.3.6.2.2.1 AREA

Maximum **5.5 ha (13.6 ac)**

20.3.6.2.2.2 Notwithstanding Section 6.28 of this By-Law, a battery energy storage system located within the ME-6 Zone shall not be required to have any *lot frontage* on an *improved street*.

20.3.6.2.2.3 Notwithstanding any provisions of this Zoning By-Law to the contrary, the minimum setback of any *building* or *structure* from any Residential or Development Zones as per Table 20.2 of this Zoning By-Law shall not apply to a battery energy storage system.

20.3.6.2.2.4 Notwithstanding Table 6.19.2.1 of this Zoning By-Law to the contrary, no *parking spaces* shall be required for a battery energy storage system.

20.3.6.3 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 71-2025)

(Deleted and Replaced by By-Law 13-2026)