

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 <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 5.22 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>concrete</i> or <i>asphalt batching plant</i> or a temporary concrete or asphalt recycling plant, in a licensed <i>sand</i> or <i>gravel pit</i> ;
• a wayside <i>sand</i> or <i>gravel pit</i> in accordance with the provisions of Section 5.33 of this Zoning By-Law.

(Amended by By-Law 2009-15)

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*.

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	30 ha (74.1 ac)
Lot Frontage, Minimum		100 m (328.1 ft)
Front Yard, Minimum Depth		In accordance with the <i>front yard</i> and <i>exterior side yard</i> provisions in Table 7.2 of this Zoning By-Law.
Exterior Side Yard, Minimum Width		
Rear Yard, Minimum Depth		
Interior Side Yard, Minimum Width		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	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 5.32 of this Zoning By-Law.	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.	

## 20.2.1 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*.

## 20.2.2 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.

Mar. 31/21

**20.2.3 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 10, Concession 11, (East Zorra), ME-1 (Key Map 42)**  
(Amended by By-Law 2021-09)

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 of this Zoning By-Law; and  
a hairdressing shop.

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 GROSS FLOOR AREA OF HAIRDRESSING SHOP

Maximum **38.0 m<sup>2</sup>** (409.0 ft<sup>2</sup>)

20.3.1.2.2 For the purposes of this Zoning By-Law, a hairdressing shop shall be located in a portion of an *existing farm building*.

20.3.1.2.3 That all 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*.

February/21