

11.1 USES PERMITTED

No person shall within any RE Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RE *uses* presented in Table 11.1:

TABLE 11.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with the provisions of Section 6.4 of this Zoning By-Law;
•	a <i>garden suite</i> , in accordance with the provisions of Section 6.9 of this Zoning By-Law;
•	a <i>home occupation</i> , in accordance with the provisions of Section 6.14 of this Zoning By-Law;
•	a <i>public use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
•	a <i>single detached dwelling</i> ;
•	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.

11.2 ZONE PROVISIONS

No person shall within any RE Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 11.2:

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	Existing at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i>
Lot Frontage, Minimum	Existing at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i>
Front Yard, Minimum Depth	10 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	Uses
Interior Side Yard , Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	26 m (85.3 ft)
Lot Coverage , Maximum	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	93 m² (1,001 ft ²)
Height of Building , Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.
Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.

(Amended by By-Law 67-99)

11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RE-C)

In accordance with the provisions of Section 6.4 all RE-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or a public *use* in accordance with the provisions of Section 11.2 of this Zoning By-Law.

11.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (RE-G)

RE-G zoned *lots* may contain a *garden suite* in addition to any *use* permitted in Section 11.1, in accordance with the provisions of Section 6.9. Upon expiry of the temporary use By-Law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

(Added by By-Law 15-2009)

April/09

11.5 SPECIAL PROVISIONS11.5.1 LOCATION: PART LOT 8, CONCESSION 7 (DEREHAM), RE-1

11.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-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 11.1 to this Zoning By-Law;
an *animal kennel*.

11.5.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.1.2.1 NUMBER OF ANIMALS

Maximum	4 adult animals
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11.5.1.2.2 That all the provisions of the RE Zone in Section 11.2 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 37-2003)

11.5.2 LOCATION: PART LOT 13, CONCESSION 2 (DEREHAM), RE-G1 (KEY MAP 40)

11.5.2.1 No *person* shall within any RE-G1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this By-Law;
a *garden suite*

11.5.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-G1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

July/17

11.5.2.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum July 11, 2017 to July 11, 2022

11.5.2.2.2 The *garden suite* shall be removed from the lands at the conclusion of the five (5) year period unless a request for a time extension is submitted to and approved by the *Council*, pursuant to Section 39 of the Planning Act, RSO 1990, as amended.

11.5.2.2.3 That all of the provisions of the RE Zone in Section 11.2 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 39-2017)

July/17