

6.1 USES PERMITTED

No *person* shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* presented in Table 6.1:

| TABLE 6.1: USES PERMITTED |
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| • an <i>animal kennel</i> , in accordance with the provisions of Section 5.4 and Section 6.2.3; |
| • a <i>communications structure</i> ; |
| • a <i>conservation project</i> ; |
| • a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6; |
| • a <i>farm</i> ; |
| • a <i>garden suite</i> , in accordance with the provisions of Section 5.11; |
| • a group home, in accordance with the provisions of Section 5.14; |
| • a <i>home occupation</i> , in accordance with the provisions of Section 5.16; |
| • an <i>on-farm composting facility</i> ; |
| • an <i>on-farm diversified use</i> , in accordance with the provisions of Section 5.20; |
| • a <i>private airfield</i> ; |
| • a <i>public use</i> , in accordance with the provisions of Section 5.23; |
| • a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located; |
| • a <i>single detached dwelling accessory</i> to a <i>farm</i> ; |
| • a <i>single detached dwelling</i> on an <i>existing lot</i> zoned A1 on the date of passage of this Zoning By-Law; |
| • a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33. |

(Amended by By-Law 7-2014-Z)

April/14

6.2 ZONE PROVISIONS

No person shall within any A1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 6.2:

| TABLE 6.2: ZONE PROVISIONS | | | |
|--|---|---------------------------------------|---|
| Zone Provision | Livestock Barns & Manure Storage Buildings & Structures | Sales Outlets for Farm Produce | All Other Buildings and Structures |
| Lot Area, Minimum | <i>Existing</i> at the date of passing of this By-Law or created through a <i>boundary adjustment</i> . | | |
| Number of Nutrient Units, Maximum | 2.5 Nutrient Units per Hectare (1 Nutrient Unit per Acre). | | |
| Lot Frontage, Minimum | <i>Existing</i> at the date of passing of this By-Law or created through a <i>boundary adjustment</i> . | | |
| Front Yard, Minimum Depth Exterior Side Yard, Minimum Width | Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II</i> (MDS II). | 5 m (16.4 ft) | 15 m (49.2 ft) |
| Rear Yard, Minimum Depth Interior Side Yard, Minimum Width | Greater of 25 m (82.0 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II. | 7.5 m (24.6 ft) | |
| Setback, Minimum Distance from the Centreline of a County Road. | Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard</i> , or <i>exterior side yard setback</i> determined through the application of the MDS II. | 21 m (68.9 ft) | 31 m (101.7 ft) |
| Setback, Minimum Distance from the property boundary of Highway 401 & 403 | 14 m (45.9 ft.), except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft) | | |
| Height of Building, Maximum | 15 m (49.2 ft), except for a <i>single detached dwelling</i> which shall have a maximum <i>height</i> of 11 m (36 ft). | | |
| Parking, Accessory Uses, Etc. | In accordance with the provisions of Section 5 of this By-Law. | | |

| TABLE 6.2: ZONE PROVISIONS | | | |
|--|---|--------------------------------|------------------------------------|
| Zone Provision | Livestock Barns & Manure Storage Buildings & Structures | Sales Outlets for Farm Produce | All Other Buildings and Structures |
| Special Provisions for Lands within the Vicinity of the Tillsonburg Regional Airport | In accordance with the provisions of Section 5.13 of this By-Law. | | |

(Amended by By-Law 7-2014-Z)

6.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARN AND STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 6.2, agricultural *buildings* and *structures* hereafter *erected*, *altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II* (MDS II) in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 12-2008-Z)

6.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 6.2, manure storage *structures* *erected*, or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II* (MDS II) in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 12-2008-Z)

6.2.3 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for *use* as an *animal kennel* nearer than **90 m** (295.3 ft) to any *lot line*.

April/14

6.2.4 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

| | |
|---|--|
| <i>Single Detached Dwelling</i> , Maximum | 1, except that up to a maximum of 2 <i>accessory single detached dwellings</i> may be located on a <i>farm</i> subject to the approval of the Committee of Adjustment. |
| <i>Converted Dwelling</i> , Maximum | 1, with a maximum of 2 <i>dwelling units</i> , in accordance with the provisions of Section 5.6. |
| <i>Garden Suites</i> , Maximum | 1, in accordance with the provisions of Section 5.11. |

6.2.5 GROSS FLOOR AREA FOR AN ACCESSORY SINGLE-DETACHED DWELLING

| | |
|---------|--|
| Minimum | 93 m² (1,001 ft ²) |
|---------|--|

6.2.6 LOCATION OF NEW FARM RESIDENCES

New *farm 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*.

(Amended by By-Law 12-2008-Z)

(Amended by By-Law 06-2009-Z)

6.2.7 REQUIREMENTS FOR ON-FARM COMPOSTING FACILITY

The following additional provisions apply to on-farm composting facilities:

- 6.2.7.1 The facility will require a concrete floor with runoff containment, solid walls not less than **1.5 m** (4.9 ft) in *height* consisting of a closed wooden, metal, and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials;

(Amended by By-Law 7-2014-Z)

- 6.2.7.2 In addition to the minimum *yard* and *setback* requirements contained in this by-law, on-farm composting facilities *erected* or *altered* shall meet the Minimum Distance Separation requirements as determined through the application of the *Minimum Distance Separation Formula II* (MDS II), or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or covered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;

(Amended by By-Law 12-2008-Z)

- 6.2.7.3 The facility shall require engineered drawings submitted at the time of application for building permit;

- 6.2.7.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Amended by By-Law 06-2009-Z)

6.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A1-C)**

Lots zoned A1-C may contain a *converted dwelling*, in accordance with the provisions of Section 5.6, and/or any *use* permitted in Section 6.1, in accordance with the provisions of Section 6.2.

6.4 **SPECIAL PROVISIONS FOR A GARDEN SUITE (A1-G)**

Lots zoned A1-G may contain a *garden suite*, in accordance with the provisions of Section 5.11, and/or any *use* permitted in Section 6.1, in accordance with the provisions of Section 6.2. Upon the expiry of the temporary *use* by-law, the *garden suite* shall be removed unless a request for an extension of the *use* is submitted and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

(Amended by By-Law 7-2014-Z)

6.5 **SPECIAL PROVISIONS**

6.5.1 **LOCATION: Part Lot 21, Concession 10 (South Norwich), A1-1 (Key Map 72)**

- 6.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling if *accessory* to a *farm*;
a farm;

October/17

(Replaced by By-Law 12-2017-Z)

a *farm implement dealer*;

a seasonal fruit, vegetable, flower or farm products sales outlet, provided such produce is the product of the *farm* on which such sales outlet is located;

a *home occupation*;

a *service and repair shop* for agricultural vehicles.

6.5.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.1.2.1 LOT AREA

Minimum **5.3 ha (13.1 ac)**

6.5.1.2.1 That all the provisions of the A1 Zone in Section 6.2 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*.

6.5.1.2.2 LOCATION OF FARM IMPLEMENT DEALER

To the west of the dwelling existing as of October 10, 2017.

6.5.1.2.3 LOCATION OF OUTSIDE DISPLAY AREA FOR NEW FARM IMPLEMENTS

Between the *building* used for the *farm implement dealer* and Cornell Road, but not within the required *exterior side yard*.

(Replaced by By-Law 12-2017-Z)

6.5.1.2.4 LOCATION OF DRIVEWAY FOR FARM IMPLEMENT DEALER

Between the *existing driveway* and County Road 13, but not in the *exterior side yard*.

(Amended by By-Law 09-2003-Z)

6.5.2 **LOCATION: Lot 15, Plan 395 (South Norwich), A1-2 (Key Map 86)**

6.5.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *farm*, but not including an *accessory residential dwelling* as defined herein;

a public *use* in accordance with the provisions of Subsection 5.23 hereof;

a seasonal fruit, flower, vegetable or farm produce sales outlet, provided such produce is the product of the *farm* on which such sales outlet is located.

October/17

6.5.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.2.2.1 LOT AREA

Minimum **2.8 ha** (6.9 ac)

6.5.2.2.2 That all the provisions of the A1 Zone in Section 6.2 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*.

6.5.3 LOCATION: Part Lot 5, Concession 2 (East Oxford), A1-3 (Key Map 5)

6.5.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 of this Zoning By-Law;
an *on-farm diversified use* consisting of a welding and repair shop.

6.5.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.3.2.1 GROSS FLOOR AREA REQUIREMENT FOR A WELDING AND REPAIR SHOP

Maximum **130 m²** (1400 ft²)

6.5.3.2.2 That all of the provisions of the A1 Zone in Section 6.2 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 8-2004-Z)

6.5.4 LOCATION: Part Lot 25, Concession 11 (South Norwich), A1-4 (Key Map 76)

6.5.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 of this Zoning By-Law.

Dec 30/17

6.5.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.4.2.1 LOT AREA

Maximum **1.2 ha** (2.97 ac)

6.5.4.2.2 LOT FRONTAGE

Minimum **65 m** (213 ft)

6.5.4.2.3 That all of the provisions of the A1 Zone in Section 6.2 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 1-2005-Z)

6.5.5 LOCATION: Part Lot 14, Concession 6 (North Norwich), A1-5 (Key Map 53)

6.5.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-5 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 6.2.

6.5.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.5.2.1 LOT AREA

Minimum **3.8 ha** (9.4 ac)

6.5.5.2.2 That all the provisions of the A1 Zone in Section 6.2 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 03-2006-Z)

6.5.6 LOCATION: Part Lot 15, Concession 7 (South Norwich), A1-6 (Key Map 57)

6.5.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-6 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 6.2.

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

6.5.6.2.1 SPECIAL PROVISIONS FOR A HOME OCCUPATION

6.5.6.2.1.1 Maximum floor area

(including *accessory* business office) **263 m²** (2,830 ft²)

6.5.6.2.2 That all the provisions of the A1 Zone in Section 6.2 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 16-2006-Z)

6.5.7 LOCATION: Part Lot 16, Concession (East Oxford), Parts 1 and 3, Plan 41R-8546, A1-7 (Key Map 23)

6.5.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 6.1.

6.5.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.7.2.1 LOT AREA

Minimum **4.14 ha** (10.24 ac)

6.5.7.2.2 LOT FRONTAGE

Minimum **196.27 m** (643.93 ft)

Dec 30/17

6.5.7.3 That all the provisions of the A1 Zone in Section 6.2 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 09-2010-Z)

6.5.8 **LOCATION: Part Lot 21, Concession 7 (East Oxford), A1-8 (Key Map 23)**

6.5.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 6.1 to this By-Law.

6.5.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.8.2.1 SPECIAL PROVISIONS FOR AN EXISTING GREENHOUSE

REAR YARD SETBACK

Minimum **4.3 m (14 ft)**

6.5.8.2.2 SPECIAL PROVISIONS FOR AN EXISTING TOOLSHED

INTERIOR SIDE YARD SETBACK

Minimum **4.6 m (15 ft)**

6.5.8.3 That all of the provisions of the A1 Zone in Section 6.2 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 3-2014-Z)

(Amended by By-Law 7-2014-Z)

6.5.9 **LOCATION: Part Lot 7, Concession 7 (South Norwich), A1-9 (Key Map 64)**

6.5.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-9 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except for the following:

all uses permitted in Section 6.1 of this Zoning By-Law.

6.5.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.9.2.1 LOT FRONTAGE

Minimum

nil

6.5.9.3 That all the provisions of the A1 Zone in Section 6.2 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 04-2015-Z)

6.5.10 **LOCATION: Part Lot 14, Concession 2 (North Norwich), A1-10 (Key Map 33)**

6.5.10.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following;

all *uses permitted* in Section 6.1 of this By-law;
an electrical *contractor's shop or yard*;
an *office accessory* to a *permitted use*.

6.5.10.2 That all the provisions of the A1 Zone in Section 6.2 to the 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 contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 09-2016-Z)

6.5.11 **LOCATION: Part Lots 17 & 18, Concession 5 (East Oxford), A1-11 (Key Map 17)**

6.5.11.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following;

all *uses permitted* in Section 6.1 of this By-law.
a *regulated farm*

6.5.11.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose, except in accordance with the following provisions:

6.5.11.2.1 NUMBER OF NUTRIENT UNITS

| | |
|---------|------------|
| Maximum | 170 |
|---------|------------|

6.5.3 That all the provisions of the A1 Zone in Section 6.2 to the 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 contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 13-2016-Z)

6.5.12 LOCATION: Part Lot 11, Concession 5 (East Oxford) A1-12 (Key Map 21)

6.5.12.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A1-12 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following;

all *uses permitted* in Section 6.1 of this Zoning By-law.
a *regulated farm*.

6.5.12.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A1-12 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

6.5.12.2.1 NUMBER OF NUTRIENT UNITS

| | |
|---------|-----------|
| Maximum | 42 |
|---------|-----------|

6.5.12.2.2 SPECIAL PROVISIONS FOR A LIVESTOCK BARN

6.5.12.2.2.1 REAR YARD DEPTH

| | |
|---------|-----------------------|
| Minimum | 16 m (52.5 ft) |
|---------|-----------------------|

6.5.12.2.2.2 INTERIOR SIDE YARD WIDTH

| | |
|---------|-----------------------|
| Minimum | 16 m (52.5 ft) |
|---------|-----------------------|

6.5.12.3 That all the provisions of the A1 Zone in Section 6.2 to the 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 contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 6-2017-Z)

6.5.13 LOCATION: Part Lot 23, Concession 4 (North Norwich), A1-13 (Key Map 36)

6.5.13.1 Notwithstanding any provision of this Zoning By-law, no *person* shall within any A1-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following;

a woodworking shop;

a *regulated farm*, to a maximum of 11.9 nutrient units

a *single detached dwelling accessory* to a permitted use.

6.5.13.2 Notwithstanding any provision of this Zoning By-law, no *person* shall within any A1-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

6.5.13.2.1 SPECIAL PROVISION FOR A WOODWORKING SHOP

Maximum floor area

250 m² (2,690.9 ft²)

6.5.13.3 That all the provisions of the A1 Zone in Section 6.2 to the 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 contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 2-2019-Z)