

12.1 USES PERMITTED

No *person* shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 12.1:

TABLE 12.1: 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>group home</i> , in accordance with the provisions of Section 6.12 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> .

(Amended by By-Law 67-99)

12.2 ZONE PROVISIONS

No *person* shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 12.2:

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
<b>Number of Single Detached Dwellings Per Lot, Maximum</b>	1
<b>Lot Area, Minimum</b> Where sanitary sewers are not available	<b>2,800 m<sup>2</sup></b> (30.140 ft <sup>2</sup> )
<b>Lot Area, Minimum</b> Where served by both sanitary sewers and public water supply	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> ) or <b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>
<b>Lot Frontage, Minimum</b> Where sanitary sewers are not available	<b>35 m</b> (114.8 ft)
<b>Lot Frontage, Minimum</b> Where served by both sanitary sewers and public water supply	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
<b>Lot Depth</b> , Minimum, where sanitary sewers are not available	<b>80 m</b> (262.5 ft)
<b>Lot Depth</b> , Minimum, where served by sanitary sewers and public water supply	<b>30 m</b> (98.4 ft)
<b>Front Yard</b> , Minimum Depth <b>Exterior Side Yard</b> , Minimum Width	<b>10 m</b> (32.8 ft)
<b>Rear Yard</b> , Minimum Depth	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard</b> , Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (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 <b>1.5 m</b> (4.9 ft).
<b>Setback</b> , Minimum Distance from the Centreline of a Provincial Highway or a County Road	<b>23 m</b> (75.5 ft)
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>
<b>Gross Floor Area</b> , Minimum	<b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> )
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 6 of this Zoning By-Law.
<b>Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport</b>	In accordance with the provisions of Section 6.13 of this Zoning By-Law.

(Amended by By-Law 67-99)

### 12.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)

In accordance with the provisions of Section 6.5, all R1-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 12.2 of this Zoning By-Law.

Sept 30/17

#### 12.3.1 LOCATION: PART LOTS 91-93, RP 175, (W. OXFORD) BEACHVILLE, R1-C1

12.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-C1 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Table 12.1;  
a *converted dwelling*.

12.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-C1 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.1.2.1 LOT FRONTAGE

Minimum **21 m** (68 ft)

12.3.1.2.2 LOT DEPTH

Minimum **39 m** (127 ft)

12.3.1.2.3 FRONT YARD DEPTH

Minimum **2.5 m** (8ft)

12.3.1.2.4 EXTERIOR SIDE YARD WIDTH

Minimum **NIL**

12.3.1.2.5 REAR YARD DEPTH

Minimum **1.5 m** (4.9ft)

12.3.1.2.6 PROVISIONS FOR A CONVERTED DWELLING

12.3.1.2.6.1 Minimum Lot Area **1,342m<sup>2</sup>** (14,445 ft<sup>2</sup>)

12.3.1.2.6.2 Minimum Size of Converted Dwelling **90 m<sup>2</sup>** (968.75 ft<sup>2</sup>)

May/17

12.3.1.3 That all of the provisions of the R1 Zone in Section 12.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 29-2017)

#### 12.4 SPECIAL PROVISIONS

##### 12.4.1 LOCATION: PART LOT 11, CONCESSION 5 (DEREHAM) R1-1

12.4.1.1 Notwithstanding Section 12.1, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

12.4.1.2 Notwithstanding the Lot Area provisions of Section 12.2, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

##### 12.4.1.2.1 LOT AREA

Where served by a public *water supply*  
Minimum **700 m<sup>2</sup>** (7,535 ft<sup>2</sup>)

##### 12.4.1.2.2 LOT FRONTAGE

Where served by a public *water supply*  
Minimum **20 m** (65.6 ft)

##### 12.4.1.2.3 LOT DEPTH

Where served by a public *water supply*  
Minimum **30 m** (98.4 ft)

12.4.1.2.4 That all the provisions of the R1 Zone in Section 12.2 to By-Law Number 25-98, 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.

(Amended by By-Law 20-00)

May/17

**12.4.2 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION (WEST OXFORD), R1-2**

12.4.2.1 No *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

12.4.2.2 Notwithstanding the *lot frontage* and *front yard* provisions of Section 12.2, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.2.2.1 LOT AREA

Minimum **10 ha** (24.7 ac)

(Amended by By-Law 75-2012)

12.4.2.2.2 FRONT YARD

Minimum Depth **50 m** (164.1 ft)

12.4.2.2.3 That all other provisions in Section 12.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

**12.4.3 LOCATION: PART LOT 21, CONC. 2 (NORTH OXFORD); R1-3**

12.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any "R1-3" Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any "R1-3" Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.3.2.1 SPECIAL PROVISIONS FOR FLOOD AND FILL AREA

(Added by By-Law 57-99)

Sept 30/17



**12.4.5 LOCATION: PT. LOT 14, CONC. 2 (DEREHAM), SALFORD: R1-5**

12.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law

12.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.5.2.1 LOT DEPTH

Minimum **59 m** (193.6 ft)

12.4.5.2.2 That all the provisions of the R1 Zone in Section 12.2 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 15-2001)

**12.4.6 LOCATION: PART LOT 21, CONCESSION 10 (DEREHAM); BROWNSVILLE, R1-6**

12.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law;  
a *home occupation* allowing the outside temporary parking of *mobile homes* and *trailers*.

12.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 3-2002)

Sept 30/17

## 12.4.6.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

The parking of a tractor-trailer (tractor and *accessory trailer(s)*) and the temporary parking of a maximum of 2 *mobile homes* or *trailers* shall be permitted. For the purpose of this Zoning By-Law, temporary shall mean a maximum of seven days.

12.4.6.2.2 That all the provisions of the R1 Zone in Section 12.2 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 3-2002)

12.4.7 LOCATION: PART LOT 8, BROKEN FRONT CONCESSION (WEST OXFORD), R1-7

12.4.7.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 12.4.7.2.1 LOT FRONTAGE

Minimum **12.8 m** (41.99 ft)

12.4.7.2.2 All other provisions of the R1 Zone in Section 12.2 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 33-2008)

Sept 30/17



**12.4.8 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-8**

12.4.8.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.8.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.8.2.1 LOT DEPTH

Minimum **56.39 m** (185 ft)

12.4.8.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

**12.4.9 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-9**

12.4.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.9.2.1 LOT FRONTAGE

Minimum **7.6 m** (25 ft)

(Added by By-Law 17-2010)

Sept 30/17

- 12.4.9.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

12.4.10 LOCATION: PART LOT 22 CONCESSION 11 (DEREHAM), R1-10

- 12.4.10.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this By-Law.

- 12.4.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.10.2.1 LOT FRONTAGE

Minimum **20.2 m** (66 ft)

12.4.10.2.2 LOT AREA

Minimum **809.4 m<sup>2</sup>** (8,712 ft<sup>2</sup>)

12.4.10.2.3 LOT DEPTH

Minimum **40.25 m** (132 ft)

12.4.10.2.4 FRONT YARD

Minimum **5.2 m** (17 ft)

12.4.10.2.5 SIDE YARD

Minimum **2.75 m** (9 ft)

- 12.4.10.2.6 All the other provisions of the R1 Zone in Section 12.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 56-2011)

Sept 30/17

12.4.11 LOCATION: 324107 MOUNT ELGIN ROAD, MOUNT ELGIN (R1-11)

12.4.11.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone *use any lot, or erect, alter* or use any *building or structure* except for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

12.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone *use any lot, or erect, alter* or use any *building or structure* except in accordance with the following provisions:

## 12.4.11.2.1 LOT AREA

Minimum  
(where sanitary sewers are not available) **1,488 m<sup>2</sup>** (16,017.2 ft<sup>2</sup>)

## 12.4.11.2.2 LOT FRONTAGE

Minimum  
(where sanitary sewers are not available) **27.0 m** (88.5 ft)

## 12.4.11.2.3 LOT DEPTH

Minimum  
(where sanitary sewers are not available) **57.0 m** (187.0 ft)

12.4.11.2.4 All other provisions of the R1 Zone in Section 12.1 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 31-2013)

12.4.12 LOCATION: 292192 CULLODEN LINE, BROWNSVILLE (R1-12)

12.4.12.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use any lot, or erect, alter* or use any *building or structure* except for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

Sept 30/17

(Added by By-Law 37-2013)

12.4.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use any lot, or erect, alter* or use any *building or structure* except in accordance with the following provisions:

## 12.4.12.2.1 LOT AREA

## Minimum

(where sanitary sewers are not available) **2,485 m<sup>2</sup>** (26,749.2.ft<sup>2</sup>)

## 12.4.12.2.2 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* on July 9, 2013.

## 12.4.12.2.3 SETBACK TO COUNTY ROAD CENTRE LINE

The minimum *setback* shall be the *setback existing* on July 9, 2013.

12.4.12.2.4 All other provisions of the R1 Zone in Section 12.1 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 37-2013)

12.4.13 LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM), SALFORD, R1-13

12.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-13 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 12.1 of this By-Law

12.4.13.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

## 12.4.13.2.1 LOT AREA

## Minimum

**1300 m<sup>2</sup>** (13,994 ft<sup>2</sup>)

(Added by By-Law 74-2017)

Dec/17

## 12.4.13.2.2 LOT FRONTAGE

Minimum **40 m (131.2 ft)**

For the purposes of this Zoning By-Law, the lot frontage shall be determined to be measured at the lot line along Salford Road.

## 12.4.13.2.3 LOT DEPTH

Minimum Existing at the date of passing of this Zoning By-Law

## 12.4.13.2.4 FRONT, EXTERIOR, AND REAR YARDS

Minimum Width Existing at the date of passing of this Zoning By-Law

## 12.4.13.2.5 SETBACKS

Minimum Existing at the date of passing of this Zoning By-Law

12.4.13.3 That all the provisions of the R1 Zone in Section 12.2 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 74-2017)

12.4.14 LOCATION: BLOCK 32, REGISTERED PLAN 302, R1-14

12.4.14.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R1-14 Zone *use any lot, or erect, alter or use any building or structure* except for the following:

All *uses permitted* in Section 12.1 to this By-Law.

12.4.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R1-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

(Added by By-Law 53-2018)

August/18

(Replaced by By-Law 68-2018)

## 12.4.14.2.1 LOT FRONTAGE

Minimum *Corner Lot* **18 m** (59 ft.)

## 12.4.14.2.2 FRONT YARD

Minimum **6 m** (19.5 ft.)

## 12.4.14.2.3 EXTERIOR SIDE YARD

Minimum **6 m** (19.5 ft.)

## 12.4.14.2.4 INTERIOR SIDE YARD

Minimum **1.5 m** (3.9 ft.)

## 12.4.14.2.5 LOT COVERAGE

Maximum **38%**

12.4.14.3 All other provisions of the R1 Zone in Section 12.2 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 53-2018)

(Replaced by By-Law 68-2018)

August/18