

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 5.4 of this Zoning By-Law;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.9, of this Zoning By-Law;
•	a <i>group home</i> , in accordance with the provisions of Section 5.12 of this Zoning By-Law;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this Zoning By-Law;
•	a <i>public use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law;
•	a <i>single detached dwelling</i> .

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	All Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum , where sanitary sewers are not available	2,800 m² (30,140 ft ²)
Lot Area, Minimum , where served by both sanitary sewers and public water supply	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>
Lot Frontage, Minimum , where sanitary sewers are not available	35 m (114.8 ft)
Lot Frontage, Minimum Where served by both sanitary sewers and public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>
Lot Depth, Minimum , where sanitary sewers are not available.	50 m (164.0 ft)
Lot Depth, Minimum , where served by sanitary sewers and public water supply	30 m (98.4 ft)
Front Yard, Minimum Depth	9 m (29.5 ft)
Exterior Side Yard, Minimum Width	

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	All Uses
Rear Yard , Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard , Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main building, or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).
Setback , Minimum distance from the centreline of a County Road	22 m (72.2 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 5 of this Zoning By-Law.

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

In accordance with the provisions of Section 5.4, all R1-C zoned *lots* may contain a *converted dwelling*, or a *use* permitted in Section 12.1, in accordance with the provisions of Section 12.2 of this Zoning By-Law.

The R1-C Zone applies to the following properties in the Township of East Zorra-Tavistock:

- (i) Lot 5, Registered Plan 41M-130, King Street, Tavistock.

(Amended by By-Law 2006-4)

12.3.1 Location: Lot 5, Plan M61, Village of Innerkip, R1-C1 (Key Map 48)

- 12.3.1.1 Notwithstanding any provisions of this Zoning By-law, 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 Section 12.1 of this Zoning By-law;
A *converted dwelling*.

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

September/19

(Added by By-Law 2019-43)

12.3.1.2.1 GROSS FLOOR AREA FOR SECOND DWELLING UNIT

Maximum **116.8 m²** (1,257 ft²)

12.3.1.2.2 That all 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 By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2019-43)

12.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (R1-G)

In accordance with the provisions of Section 5.9, all R1-G zoned lots may contain a *garden suite* or any *use* permitted in Section 12.1, in accordance with the provisions of Section 12.2. 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.

12.5 SPECIAL PROVISIONS12.5.1 Location: Part of Lot 64, R.P. 307 & Lot 1, R.P. 1131, Hope and Centennial Streets (Tavistock), R1-1

12.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, 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:

a single detached dwelling; and
a business/professional office.

12.5.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.5.1.2.1 REQUIREMENTS FOR THE BUSINESS/PROFESSIONAL OFFICE

The requirements for the *business/professional office* in a permitted *dwelling* shall be in accordance with the following provisions:

12.5.1.2.1.1 GROSS FLOOR AREA:

Maximum **102 m²** (1,098 ft²)

September/19

12.5.1.2.1.2 NUMBER OF EMPLOYEES:

Maximum: *3 persons*

12.5.1.2.1.3 RESIDENTIAL CHARACTER:

Such office shall not change the residential character of the *dwelling* house.

12.5.1.2.1.4 PARKING:

Parking requirements shall be in accordance with Section 5.18

12.5.1.2.2 That 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*.

12.5.2 Location: Lots 20 to 23, Registered Plan 41M-161, Bender Ave (Tavistock), R1-2

12.5.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, 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.

12.5.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.5.2.2.1 FRONT YARD

Minimum Depth **9 m** (29.5 ft)

12.5.2.2.2 For the purposes of this Zoning By-Law the *front yard* minimum depth shall be measured from the **20 m** (66 ft) Bender Avenue Road Allowance.

12.5.2.2.3 That 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*.

Dec 30/19

12.5.3 **Location: Part Lot 35, Concession 12 (Tavistock), R1-3**

12.5.3.1 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 of this Zoning By-Law.

12.5.3.2 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* for any purpose except in accordance with the following provisions:

12.5.3.2.1 FRONT YARD

Minimum Depth 7 m (22.9 ft)

(Amended by By-Law 2006-10)

12.5.3.2.2 For the purposes of this Zoning By-Law the *front yard* minimum depth shall be measured from the **20 m** (66 ft) Leibler Street Road Allowance.

12.5.3.2.2A LOT COVERAGE:

Maximum 40% of the *lot area*

(Added by By-Law 2006-10)

12.5.3.2.3 That 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*.

12.5.4 **Location: Part Lot 35, Concession 12 (Tavistock), R1-4**

12.5.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

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

(Added by By-Law 2006-10)

July 7/09

12.5.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.5.4.2.1 LOT FRONTAGE

Minimum **14 m** (45.9 ft)

12.5.4.2.1A FRONT YARD:

Minimum depth **7.0m** (22.9 ft)

12.5.4.2.1B LOT COVERAGE:

Maximum 40% of the *lot area*

(Added by By-Law 2006-10)

12.5.4.2.2 That 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*.

12.5.5 **Location: Part Lot 11, Concession 17 (East Zorra) Innerkip, R1-5**

(Deleted by By-Law 2015-6)

12.5.6 **Location: Part Block B, Registered Plan 179 (East Zorra), R1-6**

12.5.6.1 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 of this Zoning By-Law.

12.5.6.2 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* for any purpose except in accordance with the following provisions:

February/15

12.5.6.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

12.5.6.2.1.1 No more than **28 m²** (301.4 ft²) of floor area shall be used for the *home occupation use*.

12.5.6.2.1.2 For the purpose of this Zoning By-Law, a sign shop shall be construed to be a *home occupation use*.

12.5.6.2.1.3 All the provisions for a *home occupation use* in Section 4.61 to this Zoning By-Law shall apply.

12.5.6.2.2 That 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*.

12.5.7 **Location: Part Lot 125, Plan 307 (Tavistock), and Part Lot 35, Concession 12 (East Zorra), R1-7**

12.5.7.1 Notwithstanding any provisions 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* for any purpose except the following:

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

12.5.7.2 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:

12.5.7.2.1 FRONT YARD

Minimum depth: **7.0m** (22.9 ft)

12.5.7.2.2 EXTERIOR SIDE YARD

Minimum width: **7.0m** (22.9 ft)

12.5.7.2.3 LOT COVERAGE

Maximum **40%** of the *lot area*

June 30/15

- 12.5.7.2.4 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 2006-10)

12.5.8 **Location: Part Lots 19 and 20, Concession 5 (South Easthope), R1-8**

- 12.5.8.1 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 in accordance with the following provisions:

all *uses* permitted in Section 12.1

- 12.5.8.2 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 in accordance with the following provisions:

12.5.8.2.1 SETBACK

Front yard, Minimum Depth **6.0 m** (19.6 ft)

- 12.5.8.2.2 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 in accordance with the following provisions:

12.5.8.2.3 SETBACK FROM ENCLOSED MUNICIPAL DRAIN

Minimum **3.0 m** (9.8 ft)

- 12.5.8.2.4 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 2008-17)

June 30/15

12.5.9 **Location: Part Lots 9 and 10, Concession 17 (East Zorra), north of George Street, south of Main Street, Village of Innerkip (R1-9)**

12.5.9.1 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 in accordance with the following provisions:

all *uses* permitted in Section 12.1

12.5.9.2 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:

12.5.9.2.1 FRONT YARD

Minimum Depth **7.0 m** (23.0 ft)

12.5.9.2.2 EXTERIOR SIDE YARD

Minimum Width **7.0 m** (23.0 ft)

12.5.9.2.3 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.9.3 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 2009-48)

(Replaced by By-Law 2011-11)

June 30/15

12.5.10 **Location: Part Lots 9 and 10, Concession 17 (East Zorra), Lot south of Main Street and west of the proposed James Street Extension, Village of Innerkip (R1-10)**

12.5.10.1 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* except in accordance with the following provisions:

all *uses* permitted in Section 12.1

12.5.10.2 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* except in accordance with the following provisions:

12.5.10.2.1 FRONT YARD

Minimum Depth **7.0 m** (23.0 ft)

12.5.10.2.2 LOT FRONTAGE

Minimum **17.5 m** (57.4 ft)

12.5.10.2.3 EXTERIOR SIDE YARD

Minimum Depth **7.0 m** (23.0 ft)

12.5.10.2.4 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.10.3 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 2009-48)
(Replaced by By-Law 2011-11)

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12.5.11 **Location: Part Lot 35, Concession 12 (Tavistock), R1-11**

12.5.11.1 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* for any purpose except the following:

all *uses* permitted in Section 12.1

12.5.11.2 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:

12.5.11.2.1 FRONT YARD

Minimum Depth **7.0 m (23.0 ft)**

12.5.11.2.2 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.11.3 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 2011-36)

12.5.12 **Location: Part Lots 34 & 35, Concession 12 (Tavistock), R1-12**

12.5.12.1 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* for any purpose except the following:

all *uses* permitted in Section 12.1

12.5.12.2 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:

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(Added by By-Law 2012-36)

12.5.12.2.1 FRONT YARD

Minimum Depth **7.0 m** (23.0 ft)

12.5.12.2.2 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.12.3 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 2012-36)

12.5.13 **Location: Block B, Plan 111 (Innerkip), R1-13**

12.5.13.1 Notwithstanding any provision 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

12.5.13.2 Notwithstanding any provision 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:

12.5.13.2.1 Exterior Side Yard

Minimum Width **5.5 m** (18 ft)

12.5.13.3 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 2012-18)

June 30/15

12.5.14 **Location: Part Lots 21 & 22, Concession 8 (South Easthope) and Part Lot 64,
North of Hope Street and West of William Street, R1-14**

12.5.14.1 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* for any purpose except the following:

all *uses* permitted in Section 12.1

12.5.14.2 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:

12.5.14.2.1 LOT DEPTH

Minimum, where served by sanitary
sewers and public water supply **29 m (95.1 ft)**

12.5.14.2.2 FRONT YARD

Minimum Depth **7.0 m (23.0 ft)**

12.5.14.2.3 EXTERIOR SIDE YARD

Minimum Width **7.0 m (23.0 ft)**

12.5.14.2.4 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.14.3 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 2012-22)

June 30/15

12.5.15 **Location: Part Lots 21 & 22, Concession 8 (South Easthope) and Part Lot 64,
North of Hope Street and West of William Street, R1-15**

12.5.15.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-15 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

12.5.15.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.5.15.2.1 FRONT YARD

Minimum Depth **5.0 m (16.4 ft)**

12.5.15.3 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 2012-22)

12.5.16 **Location: Part Lots 21 & 22, Concession 8 (South Easthope) and Part Lot 64,
North of Hope Street and West of William Street, R1-16**

12.5.16.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-16 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.

12.5.16.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 2012-22)

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12.5.17.2.1 EXTERIOR SIDE YARD

Minimum Width **7.0 m** (22.9 ft)

12.5.17.2.2 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.17.2.3 LOT FRONTAGE

Minimum, in the case of a *corner lot* **16.9 m** (55.4 ft)

12.5.17.2.4 SETBACK FROM CENTERLINE OF A COUNTY ROAD

Minimum **20 m** (65.6 ft)

12.5.17.2.5 That all 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 2012-42)

12.5.18 Location: Part Blocks A & C, Plan M70 (East Zorra), R1-18

(Added by By-Law 2013-3)

(Deleted by By-Law 2013-6)

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- 12.5.18 **Location: Part Blocks A & C, Plan M70 (East Zorra)**
Location: Lots 107, 108, 109 & 110, Registered Plan 111 (East Zorra)
Location: Part of Lot 126, Registered Plan 111 (East Zorra)
Location: Part 5, Plan 41R-8974 (East Zorra), R1-18

12.5.18.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-18' 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.

12.5.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-18' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.5.18.2.1 FRONT YARD

Minimum Depth **7.0 m (23 ft)**

12.5.18.2.2 LOT COVERAGE

Maximum **40% of the lot area**

12.5.18.2.3 That all 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 2013-6)
 (Replaced by By-Law 2013-39)
 (Replaced by By-Law 2013-49)

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12.5.19 **Location: Part Blocks A & C, Plan M70 (East Zorra), R1-19**

12.5.19.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-19' 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.

12.5.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-19' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.5.19.2.1 FRONT YARD

Minimum Depth **6.0 m** (20 ft)

12.5.19.2.2 REAR YARD

Minimum Depth **5.0 m** (16.4 ft)

12.5.19.2.3 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.19.2.4 That all 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 2013-6)

12.5.20 **Location: Part Lot 35, Concession 13 (East Zorra), R1-20**

12.5.20.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-20' 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.

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12.5.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-20' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.5.20.2.1 FRONT YARD

Minimum Depth **7.0 m** (23 ft)

12.5.20.2.2 EXTERIOR SIDE YARD

Minimum Width **7.0 m** (23 ft)

12.5.20.2.3 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.20.2.4 That all 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 2013-35)

12.5.21 **Location: Part 6, Plan 41R-8974 (East Zorra), R1-21 (Key Map 50)**

12.5.21.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-21' 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.

12.5.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-21' Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

12.5.18.2.1 FRONT YARD

Minimum Depth **12.0 m** (39.37 ft)

June 30/15

12.5.21.2.2 LOT COVERAGE

Maximum 40% of the *lot area*

12.5.21.2.3 ESTABLISHED BUILDING LINE

Section 5.6 – ESTABLISHED BUILDING LINE of this By-law shall not apply.

12.5.21.2.4 That all 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 2013-49)

12.5.21 **Location: Lot 3, Registered Plan 820 (East Zorra), R1-21 (Key Map 29)**

12.5.21.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-21 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following;

a single-detached dwelling existing as of March 19, 2014;
a home occupation, in accordance with the provisions of Section 5.13.

12.5.21.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-21 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.5.21.2.1 ZONE PROVISIONS:

i) Notwithstanding Section 12.2 of this Zoning By-Law, the following provisions shall apply:

Minimum Lot Area	462 m² (4,973 ft ²)
Minimum Lot Frontage	18.9 m (61.9 ft)
Minimum Lot Depth	24.5 m (80 ft)

(Added by By-Law 2014-11)

June 30/15

- ii) Notwithstanding any other provision contained in this Zoning By-Law, no new development or additions to existing development shall be permitted.

12.5.21.2.2 That all 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 2014-11)

12.5.22 **Location: Part 2 of Lots 15 & 16, Plan 111 (Innerkip), R1-22**

12.5.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-22' 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.

12.5.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-22' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.5.22.2.1 FRONT YARD

Minimum Depth **9 m (29.5 ft)**

12.5.22.2.2 That all 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 2014-30)

12.5.23 **Location: Lots 115, 116 & 117, Plan 111, (Innerkip), R1-23 (Key Map 50)**

12.5.23.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-23 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 12.1 of this By-law

12.5.23.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

Dec 30/16

12.5.23.2.1 FRONT YARD DEPTH

Minimum **7 m** (22.9 ft)

12.5.23.2.2 LOT COVERAGE

Maximum 40 % of the *lot area*

12.5.23.3 That all provisions of the R1 Zone in Section 12.2 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 contained shall continue to apply mutatis mutandis.

(Added by By-Law 2016-08)

12.5.24 **LOCATION: Part Lot 18, Concession 5, R1-24 (Key Map 5)**

12.5.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-24 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.

12.5.24.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.5.24.2.1 LOT DEPTH

Minimum **19.5 m** (63.9 ft)

12.5.24.2.2 FRONT YARD DEPTH

Minimum **6 m** (19.7 ft)

12.5.24.2.3 REAR YARD DEPTH

Minimum **5.5 m** (18 ft)

12.5.24.2.4 LOT COVERAGE

Maximum **35 %**

12.5.24.3 That all the provisions of the R1 Zone in Section 12.2 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 2016-42)

Dec 30/19

12.5.25 **Location: Part Lot 10, Concession 17 (East Zorra), R1-25(H) (Key Map 49)**

12.5.25.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-25(H) 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.

12.5.25.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-25(H) Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.5.25.2.1 PERMITTED R1-25(H) USES

Notwithstanding Section 12.5.25.1 to this Zoning By-Law, no person shall within any R1-25(H) Zone *use any lot, or erect, alter, or use any building or structure* except for such purposes existing as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

12.5.25.2.2 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any use in Section 12.5.25.1 shall be permitted at such time as the property owner merges the parcel with adjacent lands to create a parcel with appropriate lot area for low density residential development and the Township of East Zorra-Tavistock is satisfied that appropriate development can proceed. Development may occur once the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

12.5.25.2.3 That all 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 By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2018-45)

12.5.26 **Location: Part of Lot 10, Concession 17 (East Zorra); Part 1, 41R-9734 (Innerkip), R1-26 (Key Map 49)**

12.5.26.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-26 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.

12.5.26.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-26 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

September/19

(Added by By-Law 2019-40)

12.5.26.2.1 FRONT YARD

Minimum Depth **7.0 m** (23 ft)

12.5.26.2.2 INTERIOR SIDE YARD

Minimum Width on Both Sides **1.2 m** (3.9 ft)

12.5.26.2.3 EXTERIOR SIDE YARD

Minimum Width **6.0 m** (19.7 ft)

12.5.26.2.4 LOT COVERAGE

Maximum **40%**

12.5.26.2.5 SIGHT TRIANGLE

On a *corner lot* within the triangular space formed by the street lines and a line drawn from a point on one *street line* to a point on the other *street line*, each point being **7.0 m** (23 ft), measured along the *street line* from the point of intersection of the street lines, no *building, structure*, planting or vehicle shall be located in such a manner as to impeded vision between a *height* of 0.6 m (2 ft) and 4.0 m (13.1 ft) above the centreline grade of the intersecting *streets*.

Where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projection of the *street lines* or the intersection of the tangents to the *street lines*.

12.5.26.2.6 That all 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 By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2019-40)

September/19