

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>TABLE 12.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>Uses</b>
<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>
<b>Lot Depth, Minimum, where sanitary sewers are not available</b>	<b>80 m</b> (262.5 ft)
<b>Lot Depth, Minimum, where served by sanitary sewers and public water supply</b>	<b>30 m</b> (98.4 ft)
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>10 m</b> (32.8 ft)
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard, Minimum Width</b>	<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, Minimum Distance from the Centreline of a Provincial Highway or a County Road</b>	<b>23 m</b> (75.5 ft)
<b>Lot Coverage, Maximum</b>	30% of the <i>lot area</i>
<b>Landscaped Open Space, Minimum</b>	30% of the <i>lot area</i>
<b>Gross Floor Area, Minimum</b>	<b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> )
<b>Height of Building, Maximum</b>	<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)

July 13/09

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.

12.4 SPECIAL PROVISIONS12.4.1 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*.

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(Amended by By-Law 20-00)

**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 FRONTAGE

Minimum **20 m** (65.6 ft)

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

12.4.3.2.1.1 No additions or extensions to an *existing building*, no new *buildings* or *structures* and no site alteration shall be permitted without the approval of the Upper Thames River Conservation Authority.

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(Added by By-Law 57-99)



**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)

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## 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)

July 13/09

**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)

April/10

- 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)

April/10