

16.1 USES PERMITTED

No person shall within any V Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the V *uses* presented in Table 16.1:

TABLE 16.1: USES PERMITTED
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business</i> or <i>professional office</i> ;
• a <i>commercial school</i> ;
• a <i>converted dwelling</i> in accordance with the provisions of Section 6.4 of this Zoning By-Law;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a <i>financial institution</i> ;
• a <i>funeral home</i> ;
• a <i>home occupation</i> ;
• a <i>laundromat</i> ;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a <i>retail store</i> ;
• a <i>retail outlet</i> , a <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside runs or kennels.

(Amended by By-Law 15-2009)

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16.2 ZONE PROVISIONS

No person shall within any V Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 16.2:

The lot area provision for residential uses are cumulative with the lot area provision for non-residential uses when such residential use is located on the same lot with a permitted non-residential use. No person shall use any lot or erect, alter or use any building or structure for any of the uses in Table 16.1 unless the lot is served by partial services (sanitary sewers or a public water supply) or by private services (private well and septic system).

(Amended by By-Law 67-99)

(Amended by By-Law 15-2009)

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Area, Minimum	2,800 m ² (30,140 ft ²)	300 m ² (3,230 ft ²)	3,700 m ² (39,828 ft ²)	.4 ha (1 ac)
Lot Frontage, Minimum	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth, Minimum	80 m (262.5)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)			15 m (49.2 ft)
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	7.5 m (24.6 ft)			10 m (32.8 ft)

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
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).	5 m (16.4 ft)		5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft)			26 m (85.3 ft)
Lot Coverage, Maximum	30%	No Provision	40%	20%
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	
Landscaped Open Space, Minimum	No Provision		10%	5%
Gross Floor Area, Minimum	93 m² (1,001.1 ft ²)	70 m² (753.5 ft ²)	No Provision	
Number of Dwelling Units per Lot, Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.			

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Special Provisions - Lands in vicinity of Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.			

(Amended by By-Law 67-99)

16.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT:

When a permitted *single detached dwelling* is *erected, altered* or used on the same *lot* in a Village Zone as a permitted non-residential *building*, then a *yard* of **2 m** (6.6 ft) is required between such *buildings*.

16.2.2 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings or other *buildings* or *structures* hereafter *erected* within a Rural Cluster designation, as listed in Section 4.7.2.1, 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* relative to the MDS I, whichever is the lesser.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

16.2.3 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the open storage of goods or materials may be permitted to the rear of the main *building* provided that:

- 16.2.3.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;

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- 16.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 16.2.3.3 such *open storage* shall be enclosed within a closed wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground, constructed of new materials.
- 16.2.3.4 Notwithstanding the *open storage yard*, *setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

(Added by By-Law 67-99)

16.2.4 REQUIREMENTS FOR PUMP ISLANDS:

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

- 16.2.4.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 16.2.4.2 where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

16.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:

Notwithstanding the provisions of Section 6.19 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 16.2.5.1 there shall be a minimum of two *driveways* per *lot*;
- 16.2.5.2 the minimum width of a *driveway*, measured along the sidewalk, where such exists, and along the *street line* shall be **10 m** (32.8 ft);
- 16.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);

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- 16.2.5.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);
- 16.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

16.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (V-C)**

In accordance with the provisions of Section 6.5, all V-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* and any non-residential *use* permitted in Section 16.1, in accordance with the provisions of Section 16.2 of this Zoning By-Law.

16.4 **SPECIAL PROVISIONS**

16.4.1 **LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM), SALFORD, V-1**

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

an *automobile service station*;
a *business* or *professional office*;
a financial institution;
a *parking lot*;
a *public use*, in accordance with the provisions of Section 6.21 of this Zoning By-Law;
a *retail store*;
a retail outlet, a wholesale outlet, or a *business office accessory* to a permitted *use*;
a *service shop*;
a *studio*.

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

(Added by By-Law 39-2005)

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16.4.1.2.1 LOT AREA

Minimum **1300 m²** (13,994 ft²)

16.4.1.2.2 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.

16.4.1.2.3 LOT DEPTH

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

16.4.1.2.4 FRONT, EXTERIOR, AND REAR YARDS

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

16.4.1.2.5 SETBACKS

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

16.4.1.2.6 That all the provisions of the V Zone in Section 16.2 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 39-2005)

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