

18.1 USES PERMITTED

No person shall within any MR Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the MR *uses* presented in Table 18.1:

TABLE 18.1: USES PERMITTED
• an assembly plant;
• a <i>communications establishment</i> ;
• a <i>contractor's shop</i> or <i>yard</i> ;
• a fabricating plant;
• an industrial mall;
• a manufacturing plant;
• a packaging plant;
• a <i>parking lot</i> ;
• a printing plant;
• a processing plant;
• a <i>public garage</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a retail outlet, a wholesale outlet or a <i>business office accessory</i> to a permitted use;
• a <i>service shop</i> ;
• a <i>warehouse</i> .
• a <i>wayside sand</i> or <i>gravel pit</i> or <i>stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 6.33 of this Zoning By-Law.

(Amended by By-Law 15-2009)

April/09

Township of South-West Oxford Zoning By-Law Number 25-98

18.2 ZONE PROVISIONS

No person shall within any MR Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 18.2

TABLE 18.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area , Minimum, Where Sanitary Sewers are not Available	3,000 m² (32,293 ft ²)
Lot Area , Minimum, Where Served by Sanitary Sewers	1,000 m² (10,764 ft ²)
Lot Frontage , Minimum	35 m (114.8 ft)
Lot Depth , Minimum	40 m (131.2 ft)
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	10 m (32.8 ft)
Rear Yard , Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard , Minimum Width	5 m (16.4 ft), 7.5 m (24.6 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) within a designated settlement, 26 m (85.3 ft) outside of a designated settlement.
Lot Coverage , Maximum	40%
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 6.30 of this Zoning By-Law.
Landscaped Open Space , Minimum	10%
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.
Special Provisions - Lands in vicinity of Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.

July 13/09

18.2.1 LOCATION OF NEW BUILDINGS OR STRUCTURES

Buildings or structures hereafter erected outside of a designated Settlement, 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)* in accordance with Section 4.7 of this Zoning By-Law.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

Buildings or structures hereafter erected within a Rural Cluster designation as listed in Section 4.7.2.1, shall be required to satisfy the 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 15-2009)

18.2.2 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front and exterior side yards* shall be kept open and unobstructed by any *structure or parking area for motor vehicles*, except for *visitor parking areas*.

18.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* provided that:

- 18.2.3.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;
- 18.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 18.2.3.3 such *open storage* does not cover more than 35% of the *lot area*;
- 18.2.3.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a permanent, opaque fence unpierced except for gates necessary for access; and

April/09

- 18.2.3.5 the fence described in the foregoing subsection is at least **1.5 m** in *height* from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section, and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;
- 18.2.3.6 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

18.2.4 ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE

Retail, wholesale or *business office* space *accessory* to a permitted industrial *use* shall occupy no more than 20 percent of the *gross floor area* of the main industrial *building* on the *lot*.

18.3 SPECIAL PROVISIONS

18.3.1 LOCATION: LOT 17, B.F. CONCESSION (WEST OXFORD); 'MR-1'

- 18.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'MR-1' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- 18.3.1.1.1 RESIDENTIAL USES
- a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person*, employed on the *lot* on which such *dwelling* is located, and his family.
- 18.3.1.1.2 NON-RESIDENTIAL USES
- a *farm* supplies, implement sales, and assembly operation.
- 18.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'MR-1' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

July 13/09

18.3.1.2.1 RESIDENTIAL USES

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

18.3.1.2.2 NON-RESIDENTIAL USES

That all the provisions of the 'MR' Zone in Section 18.2 to this Zoning By-Law shall apply, and further that all other provisions of this Zoning By-Law Number that are consistent with the provisions contained in this by-law shall continue to apply mutatis mutandis.

18.3.2 LOCATION: LOT 7, CONCESSION 8 (DEREHAM); MR-218.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'MR-2' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

processing, warehousing, storage and related office and retail *uses* for a nut, confectionery and baking supplies operation;

additional permitted *uses* shall include: retail sale of giftware, greeting cards and stationary, party and paper goods, natural food supplements, tourist souvenirs, fireworks and the *use* of vending machines for the sale of food to the public for immediate consumption. The sale of articles of clothing (except for souvenir t-shirts and sweatshirts) and any dolls or doll related items shall not be permitted. Additional permitted *uses* shall not collectively occupy more than 25% of the floor area of the *building* or *structure*.

(Amended by By-Law 11-00 as amended by OMB Order 1124)

18.3.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'MR-2' zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:18.3.2.2.1 that the *buildings* are located wholly within the area designated "Building Area" on Schedule "B-1";

July 13/09

- 18.3.2.2.2 that *landscaped open space* is provided wholly within the area designated "*Landscaped open space*" on Schedule "B-1". *Accessory buildings and structures* may be permitted in the "*Landscaped open space*" area on Schedule "B-1";
- 18.3.2.2.3 that a minimum of 240 *parking spaces*, each **3 m** (9.8 ft) x **6 m** (19.7 ft) are provided wholly within the area designated "Parking" on Schedule "B-1" at such time as the total Building Area is developed. A minimum of 90 *parking spaces* shall be provided in the first phase of development.
- 18.3.2.2.4 that a minimum of 20 *parking spaces* for buses are provided wholly within the area designated 'Parking' on Schedule "B-1";
- 18.3.2.2.5 that common vehicular access is provided to the development wholly within the areas defined as "*Driveway Only*" on Schedule "B-1";
- 18.3.2.2.6 that a loading space is provided wholly within the area designated "Loading Area" on Schedule "B-1";
- 18.3.2.2.7 that a planting strip is provided and maintained wholly within the area designated "Planting Strip" on Schedule "B-1";
- 18.3.2.2.8 HEIGHT OF BUILDING
- Maximum 1 *storey*;
- 18.3.2.2.8.1 SPECIAL PROVISIONS - LANDS IN VICINITY OF TILLSONBURG REGIONAL AIRPORT:
- In accordance with the provisions of subsection 6.13 hereof.
- 18.3.2.2.9 all other requirements in accordance with the provisions of this Zoning By-Law that are consistent with the provisions of subsection 18.3.2 contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

July 13/09

18.3.3 LOCATION: PART LOT 19, CONCESSION 2 (WEST OXFORD), MR-3

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

any *use* permitted in an AB Zone;
an assembly plant;
a fabricating plant;
a manufacturing plant;
a machine shop;
a processing plant;
a *public use*, in accordance with the provisions of Section 6.22 of this By-Law.
a retail outlet, a wholesale outlet or a *business office accessory* to a permitted *use*;
a *service shop*;
a *warehouse*.

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

18.3.3.2.1 That all the provisions of the MR Zone in Section 18.2 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 10-2005)

18.3.4 LOCATION: PART LOT 21, CONCESSION 11, MR-4

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

a *contractor's yard* limited to an exterior renovation/finishing business;
a *single detached dwelling* if *accessory* to a permitted *use* on the *lot*.

(Added by By-Law 32-2009)

July/09

- 18.3.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MR-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 18.3.4.2.1 REAR YARD
- | | |
|---------|----------------------|
| Minimum | 4.6 m (15 ft) |
|---------|----------------------|
- 18.3.4.2.2 INTERIOR SIDE YARD
- | | |
|---------|----------------------|
| Minimum | 4.6 m (15 ft) |
|---------|----------------------|
- 18.3.4.2.3 PARKING
- | | |
|---------|----------|
| Minimum | 4 spaces |
|---------|----------|
- 18.3.4.2.4 SIGNAGE
- No external display or advertising other than 1 sign with an area of **1 m²** (10.8 ft²).
- 18.3.4.2.5 OPEN STORAGE
- | | |
|--|------|
| | None |
|--|------|
- 18.3.4.2.6 All other provisions of the MR Zone in Section 18.2 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 32-2009)

July/09