

23.1 USES PERMITTED

No person shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the D *uses* presented in Table 23.1:

TABLE 23.1: USES PERMITTED	
•	a <i>farm</i> , excluding the keeping of any livestock or the construction or placement of any <i>buildings</i> or <i>structures</i> ;
•	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 seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
•	a <i>single detached dwelling existing</i> at the date of passing of this Zoning By-Law.

(Amended by By-Law 15-2009)

23.2 ZONE PROVISIONS

No person shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 23.2:

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Single Detached Dwellings per lot, Maximum</b>	A <i>single detached dwelling existing</i> at the date of passing of this Zoning By-Law, together with any replacement, rebuilding or <i>alteration</i> thereto made after the passing of this Zoning By-Law provided that any such replacement, rebuilding or <i>alteration</i> does not enlarge the <i>gross floor area</i> of the original <i>single detached dwelling</i> by more than 25%.	
<b>Lot Area, Minimum</b>	<i>Existing</i> at the date of passing of this Zoning By-Law or created through the consent process	<b>30 h</b> (74.1 ac)
<b>Lot Frontage, Minimum</b>	<i>Existing</i> at the date of passing of this Zoning By-Law or created through the consent process	<b>100 m</b> (328 ft)

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<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	<b>7.5 m</b> (24.6 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>	none
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft), or in accordance with Section 6.32 of the By-Law
<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 subsection 6.13 of this Zoning By-Law.	

(Amended by By-Law 13-2006)

(Amended by By-Law 15-2009)

Dec. 14/09

23.3 SPECIAL PROVISIONS

23.3.1 LOCATION: PART LOT 10, CONCESSION 5, D-1

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

all *uses* permitted in Section 23.1 to this By-Law.

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

23.3.1.2.1 LOT AREA

Minimum **4.85 ha** (11.9 ac)

23.3.1.2.2 LOT FRONTAGE

Minimum None

23.3.1.2.3 All other provisions of the D Zone in Section 23.2 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 19-2009, as approved by OMB File PL090185)

April/09