

24.1 USES PERMITTED

No person shall within any I Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the I *uses* presented in Table 24.1:

TABLE 24.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Province of Ontario or the Dominion of Canada;
• a cemetery;
• a community centre;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 6.4 of this Zoning By-Law;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> and if occupied by the owner or an employee of the institutional <i>use</i> on the <i>lot</i> ;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a funeral home;
• 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 in Section 6.14 of this Zoning By-Law;
• a <i>long term care facility</i> ;
• a <i>medical centre</i> ;
• a <i>municipal yard</i> ;
• a museum;
• a <i>place of worship</i> ;
• a <i>public</i> or <i>private school</i> ;
• a <i>public use</i> in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a <i>public</i> or <i>private hospital</i> ;
• a <i>public library</i> ;
• a <i>single detached dwelling</i> if occupied by the owner or an employee of the institutional <i>use</i> on the <i>lot</i> .

(Amended by By-Law 67-99)

(Amended by By-Law 15-2009)

April/09

24.2 ZONE PROVISIONS

No person shall within any I Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 24.2. The lot area and lot frontage provisions for single detached dwellings in Table 24.2 are cumulative with the lot area and lot frontage provisions for non-residential uses in Table 24.2 when such single detached dwelling is located on the same lot with a permitted non-residential use.

TABLE 24.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	Non-Residential Uses
Number of Dwellings Per Lot, Maximum	1 dwelling	1 dwelling	Not Applicable
Lot Area, Minimum, where sanitary sewers are not available	2,800 m <sup>2</sup> (30,140 ft <sup>2</sup> )	300 m <sup>2</sup> (3,229 ft <sup>2</sup> )	3,700 m <sup>2</sup> (39,828 ft <sup>2</sup> )
Lot Area, Minimum, where served by both sanitary sewers and public water supply	450 m <sup>2</sup> (4,844 ft <sup>2</sup> ) or 600 m <sup>2</sup> (6,458.6 ft <sup>2</sup> ) in the case of a corner lot	No Provision	2,000 m <sup>2</sup> (21,528.5 ft <sup>2</sup> )
Lot Frontage, Minimum, where sanitary sewers are not available	30 m (98.4 ft)	No Provision	40 m (131.2 ft)
Lot Frontage, Minimum, where served by both sanitary sewers or public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a corner lot	No Provision	30 m (98.4 ft)
Lot Depth, Minimum Where sanitary sewers are not available	No Provision	No Provision	92.5 m (303.f ft)
Front Yard, Minimum Depth	10 m (32.8 ft)		
Exterior Side Yard, Minimum Width			
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	
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 garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width shall be 1.5 m (4.9 ft).		7.5 m (24.6 ft)

TABLE 24.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	Non-Residential Uses
<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>		
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft), or in accordance with the provisions in Section 6.30 of this Zoning By-Law	
<b>Gross Floor Area</b> , Minimum	<b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> )	<b>70 m<sup>2</sup></b> (753.5 ft <sup>2</sup> )	No Provision
<b>Landscaped Open Space</b> , Minimum	No Provision	30% of <i>lot area</i>	
<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)

#### 24.2.1 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 an I Zone as a permitted non-residential *building*, a **2 m** (6.6 ft) *yard* is required between such *buildings*.

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

## 24.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES

*Dwellings* or other *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 or not further reduce an existing insufficient *setback* relative to MDS I, whichever is the lesser.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

*Existing dwellings, buildings* or *structures* located outside of a designated settlement, as listed in Section 4.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 4.7 of this Zoning By-Law, or not further reduce an existing insufficient *setback* relative to MDS I, whichever is the lesser.

(Added by By-Law 36-2007)

(Amended by By-Law 15-2009)

24.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

In accordance with the provisions of Section 6.5, all I-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or any non-residential *use* permitted in Section 24.1, in accordance with the provisions of Section 24.2 of this Zoning By-Law.

24.4 SPECIAL PROVISIONS24.4.1 LOCATION: LOT 21, CONCESSION 1 (WEST OXFORD) I-1

Lands now within the Town of Ingersoll

See Town of Ingersoll Zoning By-Law Number 04-4160

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24.4.2 LOCATION: LOT 3, CONCESSION BROKEN FRONT (WEST OXFORD), I-2

24.4.2.1 Notwithstanding Section 24.1, no *person* shall within any I-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:  
a cemetery.

24.4.2.2 That all the provisions in Section 24.2 and all other relevant provisions contained in this Zoning By-Law Number shall continue to apply mutatis mutandis.

24.4.3 LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), I-3

Lands now within the Town of Ingersoll  
See Town of Ingersoll Zoning By-Law Number 04-4160

24.4.4 LOCATION: PART LOT 20, CONCESSION 4 (DEREHAM), I-4

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

all *uses* permitted in Section 24.1 to this Zoning By-Law.

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

24.4.4.2.1 LOT DEPTH

Minimum **48.1 m** (157.8 ft)

24.4.4.2.2 All other provisions of the I Zone in Section 24.2 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 10-2008)

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24.4.5 LOCATION: PART LOT 10, CONCESSION 5, I-5 (H)

24.4.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any I-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

*a private school.*

24.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any I-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

24.4.5.2.1 HOLDING PROVISIONS

Where the symbol (H) appears on the zoning map following the zone symbol I-5, only the development of phase 1 of the school with a maximum *gross floor area* of **2,750 m<sup>2</sup>** (29,602 ft<sup>2</sup>) will be permitted unless this By-Law has been amended to remove the relevant (H) symbol.

24.4.5.2.2 CRITERIA FOR REMOVAL OF THE (H) HOLDING SYMBOL

Prior to the removal of the (H) Holding Symbol a letter issued by the County of Oxford Public Works Department confirming that the property has been connected to the municipal *water supply* system and the municipal *sanitary sewer* system shall be required.

24.4.5.3 All other provisions of the I Zone in Section 24.2 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)

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