

7.1 USES PERMITTED

No person shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* presented in Table 7.1:

TABLE 7.1: USES PERMITTED
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 6.4 of this Zoning By-Law;
• a <i>farm</i> , but does not include a <i>regulated farm</i> as defined in 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;
• an oil or gas well;
• an <i>on-farm composting facility</i> ;
• an <i>on-farm diversified use</i> , in accordance with the provisions of Section 6.18 of this Zoning By-Law;
• a <i>public use</i> , in accordance with 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</i> if <i>accessory</i> to a <i>farm</i> ;
• a topsoil or peat extraction operation in accordance with the provisions of Section 6.31 of this Zoning By-Law;
• a <i>wayside sand and gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 6.33 of this Zoning By-Law.

(Amended by By-Law 56-2003)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

7.2 ZONE PROVISIONS

No person shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 7.2:

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TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area , Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i> .		
Number of Nutrient Units , Maximum	2.5 Nutrient Units per Tillable Hectare (1 Nutrient Unit per Tillable Acre).		
Lot Frontage , Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i> .		
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	5 m (16.4 ft)	10 m (32.8 ft)
Rear Yard , Minimum Depth Interior Side Yard , Minimum Width	Greater of 10 m (32.8 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front</i> or <i>exterior side yard</i> measure determined through the application of the MDS II.	21 m (68.9 ft)	
Setback , Minimum distance from the property boundary of Highway 401	14 m (45.9 ft) except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft)		
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 6.30 of this Zoning By-Law.		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.		
Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.		

(Amended by By-Law 67-99)
(Amended by By-Law 36-2007)
(Amended by By-Law 15-2009)

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7.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARN AND STRUCTURES

In addition to the minimum yard and setback requirements contained in Table 7.2 above, agricultural *buildings* and *structures* hereafter erected, altered and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law.

(Amended by By-Law 67-99)

(Amended by By-Law 39-2003)

(Amended by By-Law 36-2007)

7.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum yard and setback requirements contained in Table 7.2 above, manure storage structures erected, or altered shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law

(Amended by By-Law 67-99)

(Amended by By-Law 39-2003)

(Amended by By-Law 36-2007)

7.2.3 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

<i>Single detached dwelling</i> , Maximum	1, except that up to a maximum of 2 <i>accessory single detached dwelling</i> may be located on a <i>farm</i> subject to the approval of the Committee of Adjustment.
<i>Converted dwelling</i> , Maximum	1, with a maximum of 2 units, in accordance with the provisions of Section 6.4 of this Zoning By-Law.
<i>Garden suite</i> , Maximum	1, in accordance with the provisions of Section 6.9 of this Zoning By-Law.

7.2.4 LOCATION OF NEW FARM RESIDENCES

New farm *dwelling*s, including temporary *dwelling*s, 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.

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

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7.2.5 (Deleted by By-Law 67-99)

7.2.6 REQUIREMENTS FOR ON-FARM COMPOSTING FACILITY

The following additional provisions apply to *on-farm composting facilities*:

- 7.2.6.1 The facility will require a concrete floor with run-off containment, solid walls not less than **1.5 m** (4.9 ft) in *height* consisting of a closed wooden, metal and/or concrete wall consisting of a closed wooden, metal and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials.
- 7.2.6.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities erected or altered* shall meet the application of Minimum Distance Separation requirements determined through the application of the *Minimum Distance Separation Formula II (MDS II)* or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or uncovered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;
- 7.2.6.3 The facility shall require engineered drawings submitted at the time of application for building permit;
- 7.2.6.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Amended by By-Law 15-2009)

7.2.7 REQUIREMENTS FOR AN OIL OR GAS WELL

No gas or oil well or any drilling in connection therewith, or storage tank, or other *accessory use* in connection with the foregoing shall be located closer than **75 m** (246 ft) to any Residential Zone or to any *building* in an adjacent *lot*.

(Added by By-Law 56-2003)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

7.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A1-C)

In accordance with the provisions of Section 6.4 all A1-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation*, or any non-residential *use* permitted in Section 7.1, in accordance with the provisions of Section 7.2 of this Zoning By-Law.

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7.3.1 LOCATION: PART LOT 15, CONCESSION 10 (DEREHAM), A1-C-1

7.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-C-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 7.1 to this Zoning By-Law.

7.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-C-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.1.2.1 CONVERTED DWELLING – MINIMUM DWELLING SIZE

Notwithstanding subsection 6.4.4 to this Zoning By-Law, the minimum *dwelling* size of the *existing dwelling* shall be that *existing* at the time of passing of the By-Law.

7.3.1.2.2 CONVERTED DWELLING – ALTERATION TO DWELLING

Notwithstanding subsection 6.4.7 of this Zoning By-Law, the second *dwelling* unit shall have a maximum gross floor area of **150 m²** (1614.6 ft²).

7.3.1.2.3 That all the provisions of the A1 Zone in Section 7-2 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 25-2004)

7.4 SPECIAL PROVISIONS**7.4.1 LOCATION: PART LOT 24, CONCESSION BROKEN FRONT (WEST OXFORD); A1-1**

7.4.1.1 Notwithstanding Section 7.1, lands within the A1-1 zone shall be used for the following purpose:

any railway *use* as permitted under the Railway Act.

7.4.1.2 All other provisions of Section 7.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

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7.4.2 LOCATION: PART LOT 13, CONCESSION 3 (WEST OXFORD) FOLDENS, A1-2

7.4.2.1 Notwithstanding Section 7.1, no *person* shall within any A1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law, except a *single detached dwelling* as defined in this Zoning By-Law.

7.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provision:

7.4.2.2.1 LOT AREA

Minimum **2 ha** (4.94 acres)

7.4.2.2.2 That all the provisions of the A1 Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of By-Law Number 25-98, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Amended by By-Law 07-2005)

7.4.3 LOCATION: PART LOTS 25 & 26, CONCESSION 11 (DEREHAM), A1-3

7.4.3.1 Notwithstanding Section 7.1, no *person* shall within any A1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;

(Amended by By-Law 36-2007)

7.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-3 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

Minimum **12 ha** (29.7 ac)

For the purpose of this Zoning By-Law, *lot area* shall be defined as all those lands zoned A1-3.

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7.4.3.2.1 LOT AREA

Minimum **12 ha** (29.7 ac)

For the purpose of this Zoning By-Law, *lot area* shall be defined as all those lands zoned A1-3.

7.4.3.2.2 SPECIAL PROVISIONS FOR ACCESSORY SINGLE DETACHED DWELLING:

Prior to the issuance of a building permit by the *Corporation* for the *accessory single detached dwelling*, a certificate of occupancy issued by the *Corporation* shall be required indicating that a minimum of **110 m²** (1184.1 ft²) of ground floor area of a *building* containing a *farm use* has been provided.

7.4.3.2.3 That all other provisions in Section 7.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply mutatis mutandis.

7.4.4 LOCATION: PART LOT 8, CONCESSION 4 (WEST OXFORD); A1-47.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a communications structure;
a farm, limited to field crops and excluding any *buildings* or *structures*.

7.4.4.2 That all the provisions in Section 7.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply mutatis mutandis.

7.4.5 LOCATION: PART LOT 10, CONCESSION 4 (DEREHAM), A1-57.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of the By-Law.

7.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

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7.4.5.2.1 LOT AREA

Minimum **4 ha** (9.8 acres)

(Added by By-Law 15-99)

7.4.5.2.2 That all the provisions of the A1 Zone in Section 7.2 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 15-99)

7.4.6 LOCATION: PART LOT 5, CONCESSION 8 (DEREHAM), A1-6

7.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

7.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.6.2.1 LOT AREA

Minimum **1.8 ha** (4.4 ac)

7.4.6.2.2 That all the provisions of the A1 Zone in Section 7.2 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 29-2003)

7.4.7 LOCATION: PART LOT 3, BROKEN FRONT CONCESSION (WEST OXFORD), A1-7

7.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;

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7.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.7.2.1 LOT AREA

Minimum **4 ha** (9.88 ac)

7.4.7.2.2 LOT FRONTAGE

Minimum **40 m** (131.23 ft)

7.4.7.2.3 That all the provisions of the A1 Zone in Section 7.2 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 42-2003)

7.4.8 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION (WEST OXFORD); A1-8

7.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
a *single detached dwelling*.

(Amended by By-Law 15-2009)

7.4.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.8.2.1 LOT AREA

Minimum **2.4 ha** (5.9 ac)

7.4.8.2.2 LOT FRONTAGE

Minimum **95 m** (311.7 ft)

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- 7.4.8.2.3 That all the provisions of the A1 Zone in Section 7.2 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 02-2005)

7.4.9 **LOCATION: PART LOT 10, CONCESSION 5 (DEREHAM); A1-9**

- 7.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

- 7.4.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.9.2.1 LOT FRONTAGE

Minimum **168 m** (551.2 ft)

7.4.9.2.2 LOT AREA

Minimum **1.8 ha** (4.4 ac)

- 7.4.9.2.3 That all the provisions of the A1 Zone in Section 7.2 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 34-2005)

7.4.10 **LOCATION: PART LOTS 10 AND 11, CONCESSION 4 (DEREHAM), A1-10**

- 7.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

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7.4.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.10.2.1 LOT FRONTAGE

Minimum **65 m** (213.2 ft)

7.4.10.2.2 LOT AREA

Minimum **6 ha** (14.8 ac)

7.4.10.2.3 That all the provisions of the A1 Zone in Section 7.2 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 41-2005)

7.4.11 LOCATION: PART LOT 22, CONCESSION 2 (DEREHAM), A1-11

7.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

7.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.11.2.1 LOT FRONTAGE

Minimum **215 m** (705.4 ft)

7.4.11.2.2 LOT AREA

Minimum **1.7 ha** (4.2 ac)

7.4.11.2.3 REAR YARD

Minimum depth for *existing* drive-shed **0.3 m** (1ft)

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7.4.13.2.1 LOT AREA

Minimum **2.5 ha** (6 ac)

7.4.13.2.2 LOT FRONTAGE

Minimum **Nil**

7.4.13.2.3 All other provisions of the A1 Zone in Section 7.2 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)

7.4.14 LOCATION: PART LOT 1, CONCESSION 7 (DEREHAM), A1-14

7.4.14.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

7.4.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.14.2.1 LOT AREA

Minimum **1.5 ha** (3.7 ac)

7.4.14.2.2 All other provisions of the A1 Zone in Section 7.2 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 09-2009)

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