

22.1 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 22.1:

TABLE 22.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;
• a cemetery;
• a community centre;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4 of this Zoning By-Law;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential building, if <i>accessory</i> to a permitted use on the lot;
• a fire hall or police station;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a <i>group home</i> , in accordance with the provisions of Section 5.12 of this Zoning By-Law;
• a <i>home occupation</i> in accordance with the provisions in Section 5.13 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>parking lot</i> ;
• a <i>place of worship</i> ;
• a <i>public</i> or <i>private hospital</i> ;
• a <i>public library</i> ;
• a <i>public</i> or <i>private school</i> ;
• a public use in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>single detached dwelling</i> if <i>accessory</i> to a permitted use on the lot.

(Amended by By-Law 2009-15)

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22.2 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 22.2. The lot area provisions for residential uses in Table 22.2 are cumulative with the lot area provisions for non-residential uses in Table 22.2 when such single detached dwelling is located on the same lot with a permitted non-residential use.

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
Number of Dwellings Per Lot, Maximum	1 dwelling	1 dwelling	Not Applicable
Lot Area, Minimum, Where sanitary sewers are not available	2,800 m ² (30,140 ft ²)	300 m ² (3,229 ft ²)	3,700 m ² (39,828 ft ²)
Lot Area, Minimum, where served by both sanitary sewers and public water supply	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a corner lot	No provision	2,000 m ² (21,528.5 ft ²)
Lot Frontage, Minimum, Where sanitary sewers are not available	30 m (98.4 ft)	No provision	40 m (131.2)
Lot Frontage, Minimum Where served by both sanitary sewers and 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	50 m (164.0 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	9 m (29.5 ft)		
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 1.2 m (3.9 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 1.2 m (3.9 ft).		7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)		

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft), or in accordance with the provisions in Section 5.28 of this Zoning By-Law	
Gross Floor Area, Minimum	93 m ² (1,001 ft ²)	55 m ² (592.0 ft ²)	No Provision
Landscaped Open Space, Minimum	No Provision	30% of <i>lot</i> area	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.		

22.2.1 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 I Zone as a permitted non-residential *building*, a *setback* of **3 m** (9.8 ft) is required between such *buildings*.

22.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES:

Dwellings, buildings or structures hereafter *erected* outside of a settlement, as defined in Section 2.7.2.1, 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 2.7 of this Zoning By-Law.

Existing dwellings, buildings or structures located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

Dwellings, buildings or structures hereafter *erected*, within a settlement defined in Section 2.7.2.1, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

(Amended by By-Law 2009-15)

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

In accordance with the provisions of Section 5.5, all I-C zoned *lots* may contain a *converted dwelling*, or any use permitted in Section 22.1, in accordance with the provisions of Section 22.2 of this Zoning By-Law.

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22.4 SPECIAL PROVISIONS22.4.1 Location: Lot 14, Plan 1609, 80 Maria Street(Tavistock), I-1

22.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any I-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 22.1 of this Zoning By-Law;
a *business* or *professional office*;
a financial institution;
a *personal service establishment*;
a *commercial school*;
a *service shop*;
a *studio*.

22.4.1.2 That all the other provisions of the I Zone in Section 22.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

22.4.2 Location: Part Lot 20, Concession 15 (East Zorra), I-2

22.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, 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 *place of worship* and *accessory* parking.

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

22.4.2.2.1 CALCULATION OF MINIMUM DISTANCE SEPARATION FORMULA II (MDS II)

For the purpose of calculating the required *Minimum Distance Separation Formula II (MDS II) setback* from the subject property, the measurement shall be taken from the closest part of the *existing church building*.

22.4.2.2.2 That all the other provisions of the I Zone in Section 22.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Amended by By-Law 2009-15)

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22.4.3 **Location: Part Lot 9, Concession 17 (East Zorra), I-3**

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

a place of worship;

a parking lot;

a sports field;

a public use in accordance with the provisions of subsection 5.20 of this Zoning By-Law.

(Amended by By-Law 2009-15)

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

22.4.3.2.1 (Added by By-Law 2005-20)
(Deleted by By-Law 2005-43)

22.4.3.2.2 (Added by By-Law 2005-20)
(Deleted by By-Law 2005-43)

22.4.3.2.3 That all of the provisions of the I Zone in Section 22.2 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 2005-20)
(Amended by By-Law 2005-43)

22.4.4 **Location: Part Lot 36 Concession 9 (East Zorra), I-4**

22.4.4.1 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* for any purpose except the following:

all uses permitted in Section 22.1.

22.4.4.2 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:

22.4.4.2.1 LOT AREA

Minimum **2,870 m²** (30,893.4 ft.²)

(Added by By-Law 2013-16)

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22.4.4.2.2 That all provisions of the 'I' Zone in Section 22.2 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 2013-16)

22.4.5 **Location: Part of Lot 8, Concession 11 (East Zorra), I-5 (Key Map 42)**

22.4.5.1 Notwithstanding any provisions 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* for any purpose except the following:

a private school;

22.4.5.2 That all provisions of the I Zone in Section 22.2 and 22.3 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2019-33)

22.4.6 **Location: Part of Lot 8, Concession 11 (East Zorra), I-6 (Key Map 42)**

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

a place of worship;

22.4.6.2 That all provisions of the I Zone in Section 22.2 and 22.3 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2019-33)

July/19