

10.1 USES PERMITTED

No *person* shall within any RR Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RR *uses* presented in Table 10.1:

TABLE 10.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with the provisions of section 6.4 of this Zoning By-Law;
•	a <i>garden suite</i> , in accordance with the provisions of Section 6.9;
•	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 <i>single detached dwelling</i> house;
•	a <i>wayside sand or 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.

10.2 ZONE PROVISIONS

No *person* shall within any RR Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 10.2:

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	2,800 m ² (30,139 ft ²)
Lot Frontage, Minimum	35 m (114.8 ft)
Lot Depth, Minimum	80 m (262.5 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	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the lot is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft) within a designated settlement and 26 m (85.3 ft) outside of a designated settlement.
Lot Coverage, Maximum	30% of the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	Uses
Gross Floor Area, Minimum	50 m ² (538 ft ²)
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
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)

(Deleted and Replaced by By-Law 39-2022)

10.2.1 LOCATION OF NEW DWELLINGS

Dwellings, buildings or structures hereafter erected outside of a designated settlement as listed in Section 4.7.2.1 of this Zoning By-Law, 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.

Dwellings, buildings or structures hereafter erected within a Rural Cluster designation, as listed in Section 4.7.2.1 of this Zoning By-Law, shall be required to satisfy the MDS I, in accordance with Section 4.7 of this Zoning By-Law, **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 36-2007)

(Amended by By-Law 15-2009)

Existing dwellings, buildings or structures located outside of a settlement, as listed in Section 4.7.2.1 of this Zoning By-Law, 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)

10.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RR-C)

In accordance with the provisions of Section 6.4, all RR-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or a *public use* in accordance with the provisions of Section 10.2 of this Zoning By-Law.

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10.4 SPECIAL PROVISIONS10.4.1 LOCATION: LOT 16, CONCESSION 6 (DEREHAM); RR-1

10.4.1.1 Notwithstanding Section 10.1, no *person* shall within any 'RR-1' Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling.

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

10.4.1.2.1 LOT AREA

Minimum **10 ha** (24.7 ac)

10.4.1.2.2 LOT FRONTAGE

Minimum **9 m** (29.5 ft)

10.4.1.2.3 AREA CLEARED OF TREES FOR ALL BUILDINGS AND STRUCTURES, OPEN SPACE, PARKING

Maximum **0.4 ha** (1 ac)

10.4.1.2.4 All other provisions in Section 10.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

10.4.2 LOCATION: PART LOT 14, CONCESSION 10 (DEREHAM), RR-2

10.4.2.1 Notwithstanding Section 10.1, no *person* shall within any RR-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 10.1 to this Zoning By-Law;
a home occupation consisting of a home decorating business.

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

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10.4.2.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

10.4.2.2.1.1 A *home occupation* may be permitted within a maximum of two *accessory buildings*.

10.4.2.2.1.2 The total combined area of the *home occupation* permitted in the *dwelling* and *accessory buildings* shall not exceed **135 m²** (1,453.2 ft²).

10.4.2.2.1.3 That all other provisions of Section 10.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

10.4.3 LOCATION: PART LOT 3, CONCESSION 2 (WEST OXFORD); RR-3

10.4.3.1 Notwithstanding Section 10.1, no *person* shall within any RR-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 10.1 to this Zoning By-Law.

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

10.4.3.2.1 LOT DEPTH

Minimum **80 m** (262.5 ft)

10.4.3.2.2 All other provisions in Section 10.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 39-98)

10.4.4 LOCATION: PART LOT 24, R.C.P. 1621 (WEST OXFORD); RR-4

10.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RR-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 10.1 to this Zoning By-Law

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

(Added by By-Law 8-99)

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- 10.4.4.2.1 LOT AREA
- Minimum **2100 m²** (22,605 ft²)
- 10.4.4.2.2 LOT FRONTAGE
- Minimum **44.5 m** (146 ft)
- 10.4.4.2.3 LOT DEPTH
- Minimum **47 m** (154.2 ft)
- 10.4.4.2.4 That all the provisions of the RR Zone in Section 10.2 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 8-99)

10.4.5 LOCATION: PART LOT 24, R.C.P. 1621 (WEST OXFORD): RR-5

- 10.4.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-5' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- all *uses* permitted in Section 10.1 to the By-Law.
- 10.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-5' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 10.4.5.2.1 LOT AREA
- Minimum **1900 m²** (20,452 ft²)
- 10.4.5.2.2 LOT FRONTAGE
- Minimum **4.8 m** (15.7 ft)
- 10.4.5.2.3 That all the provisions of the RR Zone in Section 10.2 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 8-99)

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10.4.6 LOCATION: PART LOT 5, B.F. CONCESSION (WEST OXFORD): RR-6

10.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RR-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 10.1 to this Zoning By-Law.

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

10.4.6.2.1 LOT AREA

Minimum **0.3 ha** (0.74 ac)

10.4.6.2.2 LOT DEPTH

Minimum **74 m** (242.8 ft)

10.4.6.2.3 That all the provisions of the RR Zone in Section 10.2 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 53-99)

10.4.7 LOCATION: PART LOT 5, B.F. CONCESSION (WEST OXFORD): RR-7 (KEY MAP 7)

10.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RR-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 10.1 to this Zoning By-Law.

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

10.4.7.2.1 LOT AREA

Minimum **0.25 ha** (0.62 ac)

(Added by By-Law 53-99)

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10.4.7.2.2 LOT FRONTAGE

Minimum **36.5 m** (119.7 ft)

10.4.7.2.3 LOT DEPTH

Minimum **74 m** (242.8 ft)

10.4.7.2.4 That all the provisions of the RR Zone in Section 10.2 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 53-99)

10.4.7 LOCATION: PART LOT 28, CONCESSION 8 (DEREHAM): RR-7 (KEY MAP 58)

10.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-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 10.1 to this Zoning By-Law

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

10.4.7.2.1 LOT DEPTH

Minimum **65.5 m** (214.9 ft)

10.4.7.2.2 That all the provisions of the RR Zone in Section 10.2 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 18-00)

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10.4.8 LOCATION: PART LOT 22, CONCESSION 5 (DEREHAM): RR-8

10.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-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 10.1 to this Zoning By-Law

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

10.4.8.2.1 LOT DEPTH

Minimum **58 m** (190.3 ft)

10.4.8.2.2 That all the provisions of the RR Zone in Section 10.2 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 5-2001)

10.4.9 LOCATION: PART LOT 14, CONCESSION 1 (WEST OXFORD): RR-9

10.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-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 10.1 to this Zoning By-Law

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

10.4.9.2.1 LOT AREA

Minimum **2,600 m²** (27,987 ft²)

10.4.9.2.2 That all the provisions of the RR Zone in Section 10.2 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 12-2001)

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10.4.10 LOCATION: PART LOT 7, CONCESSION 1 (DEREHAM), RR-10

10.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-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 10.1 to this Zoning By-Law;

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

10.4.10.2.1 LOT DEPTH

Minimum **60 m** (196.8 ft)

10.4.10.2.2 That all the provisions of the RR Zone in Section 10.2 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 28-2002)

10.4.11 LOCATION: PART LOT 15, CONCESSION 1 (DEREHAM) RR-11

10.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-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 10.1 to this Zoning By-Law.

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

10.4.11.2.1 LOT DEPTH

Minimum **60 m** (196.8 ft)

10.4.11.2.2 That all the provisions of the RR Zone in Section 10.2 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 5-2003)

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10.4.12 LOCATION: PART LOT 13, CONCESSION 5 (DEREHAM), RR-12

10.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law,

10.4.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.12.2.1 LOT DEPTH

Minimum **73 m** (239.5 ft)

10.4.12.2.2 That all the provisions of the RR Zone in Section 10.2 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 14-2003)

10.4.13 LOCATION: PART LOT 9, CONCESSION 9 (DEREHAM), RR-13

10.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law.

10.4.13.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.13.2.1 LOT DEPTH

Minimum **60 m** (196.8 ft)

10.4.13.2.2 That all the provisions of the RR Zone in Section 10.2 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 21-2003)

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10.4.14 LOCATION: PART LOT 7, CONCESSION 10 (DEREHAM), RR-14

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

all *uses* permitted in Section 10.1 to this Zoning By-Law.

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

10.4.14.2.1 LOT DEPTH

Minimum **30 m** (98.4 ft)

10.4.14.2.2 That all the provisions of the RR Zone in Section 10.2 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 23-2003)

10.4.15 LOCATION: PART LOT 3, BROKEN FRONT CONCESSION (WEST OXFORD), RR-15

10.4.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 of this Zoning By-Law;

10.4.15.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.15.2.1 LOT FRONTAGE

Minimum **28 m** (91.86 ft)

10.4.15.2.2 That all the provisions of the RR Zone in Section 10.2 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)

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10.4.16 LOCATION: PART LOT 7, CONCESSION 7 (DEREHAM), RR-16

10.4.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law.

10.4.16.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.16.2.1 LOT DEPTH

Minimum **65 m** (213.25 ft)

10.4.16.2.2 That all the provisions of the RR Zone in Section 10.2 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 1-2004)

10.4.17 LOCATION: PART LOT 17, CONCESSION 11 (DEREHAM); RR-17

(Added by By-Law 41-2004)

(Deleted by By-Law 58-2010)

10.4.18 LOCATION: PART LOT 9, CONCESSION 2 (DEREHAM), RR-18

10.4.18.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law.

10.4.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.18.2.1 LOT DEPTH

Minimum **60 m** (216.5 ft)

December/10

- 10.4.18.2.2 That all the provisions of the RR Zone in Section 10.2 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 15-2005)

10.4.19 **LOCATION: PART LOT 10, CONCESSION 5 (DEREHAM); RR-19**

- 10.4.19.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law.

- 10.4.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.19.2.1 LOT DEPTH

Minimum **75 m** (246.1 ft)

- 10.4.19.2.2 That all the provisions of the RR Zone in Section 10.2 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)

10.4.20 **LOCATION: PART LOT 21, CONCESSION 5 (DEREHAM), RR-20**

- 10.4.20.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law.

- 10.4.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

March 18/11

10.4.20.2.1 LOT DEPTH

Minimum **39.0 m** (127.9 ft).

10.4.20.2.2 SETBACK

Minimum distance from
Centreline of County Road **21.0 m** (68.9 ft).

10.4.20.2.3 REAR YARD SETBACK

Minimum **4.0 m** (13.1 ft).

10.4.20.2.3 That all the provisions of the RR Zone in Section 10.4 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 46-2006)

10.4.21 LOCATION: PART LOT 13, CONCESSION 4 (WEST OXFORD), RR-21

10.4.21.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law.

10.4.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.21.2.1 LOT DEPTH

Minimum **62.5 m** (205 ft)

10.4.21.2.2 All other provisions of the RR Zone in Section 10.2 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 04-2008)

March 18/11

10.4.22 LOCATION: PART LOT 22, CONCESSION 5 (DEREHAM) VERSCHOYLE, RR-22

10.4.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law;
a retail gift shop

10.4.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.22.2.1 FLOOR AREA OF RETAIL GIFT SHOP

Maximum **50 m²** (538.7 ft²)

10.4.22.2.2 That all the provisions of the RE Zone in Section 10.2 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 12-2003)

10.4.23 LOCATION: PART LOTS 15 AND 16, CONCESSIONS 4 AND 5 (WEST OXFORD), RR-23

10.4.23.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law.

10.4.23.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.23.2.1 LOT DEPTH

Minimum **60 m** (196 ft)

10.4.23.2.2 FLOOR AREA OF ACCESSORY STRUCTURE

Maximum **178.4 m²** (1,920.3 ft²)

March 18/11

- 10.4.23.2.3 That all the provisions of the RR Zone in Section 10.2 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 26-2010)

10.4.25 LOCATION: PART LOT 14, CONCESSION 7 (DEREHAM), RR-25

- 10.4.25.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 10.1 of this Zoning By-Law.

- 10.4.25.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.4.25.2.1 LOT FRONTAGE

Minimum **34.3 m** (112.5 ft)

10.4.25.2.2 LOT AREA

Minimum **1578.1 m²** (16,987.5 ft²)

10.4.25.2.3 LOT DEPTH

Minimum **46 m** (112.5 ft)

- 10.4.25.3 All the other provisions of the RR Zone in Section 10.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 58-2011)

10.4.26 LOCATION: PART LOT 23, CONCESSION 4 (DEREHAM), RR-26

10.4.26.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 10.1 of this Zoning By-Law.

10.4.26.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

10.4.26.2.1 GROSS FLOOR AREA OF AN ACCESSORY BUILDING

Maximum **170 m²** (1,830 ft²)

10.4.26.2.2 All other provisions of the RR Zone in Section 10.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 42-2012)

10.4.27 LOCATION: 27 RICHMOND STREET, CULLODEN (RR-27)

10.4.27.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-27 Zone *use any lot, or erect, alter or use any building or structure* except for the following:

all uses permitted in Section 10.1 to this Zoning By-Law.

10.4.27.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-27 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

10.4.27.2.1 LOT AREA

Minimum **412 m²** (4,416 ft²)

10.4.27.2.2 LOT FRONTAGE

Minimum **20 m** (66 ft)

10.4.27.2.3 LOT DEPTH

Minimum **20 m** (66 ft)

March/14

10.4.27.2.4 EXTERIOR SIDE YARD

Minimum	Existing as of March 4 th , 2014
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10.4.27.2.5 FRONT YARD DEPTH

Minimum	0 m
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10.4.27.2.6 REAR YARD DEPTH

Minimum	0 m
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10.4.27.2.7 LOT COVERAGE

Maximum	32.5 %
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10.4.27.3 All other provisions of the RR Zone in Section 10.2 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 19-2014)

10.4.28 LOCATION: PART LOT 25, CONCESSION 9 (DEREHAM), (RR-28)

10.4.28.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-28 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 10.1 to this Zoning By-Law;
a storage silo, existing on July 15th, 2014.

10.4.28.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-28 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.28.2.1 GROSS FLOOR AREA OF ACCESSORY BUILDINGS / STRUCTURES

Maximum (excluding a storage silo)	580 m² (6,250 ft ²)
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10.4.28.2.2 SPECIAL PROVISIONS FOR STORAGE SILO

10.4.28.2.2.1 HEIGHT

Maximum	As existing on July 15 th , 2014
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July/14

10.4.28.2.2.2 LOT COVERAGE

Maximum	As existing on July 15 th , 2014
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10.4.28.3 All other provisions of the RR Zone in Section 10.2 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 43-2014)

10.4.29 LOCATION: PART LOT 8, CONCESSION 1 (DEREHAM), (RR-29)

10.4.29.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-29 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 10.1 to this Zoning By-Law;

10.4.29.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-29 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.29.2.1 GROSS FLOOR AREA OF ACCESSORY BUILDINGS / STRUCTURES

Maximum	270 m² (2,906.24 ft ²)
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10.4.29.3 All other provisions of the RR Zone in Section 10.2 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 48-2014)

10.4.30 LOCATION: PART LOT 9, CONCESSION 8 (DEREHAM), (RR-30)

10.4.30.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 10.1 to this Zoning By-Law;

10.4.30.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

August/14

10.4.30.2.1 Gross Floor Area Of Accessory Buildings / Structures

Maximum **145 m²** (1,560 ft²)

10.4.30.3 All other provisions of the RR Zone in Section 10.2 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 49-2014)

10.4.31 LOCATION: PART LOTS 9 & 10, CONCESSION 10 (DEREHAM), RR-31, (KEY MAP 60)

10.4.31.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law
a *duplex*.

10.4.31.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.4.31.2.1 LOT DEPTH

Minimum **63 m** (208 ft)

10.4.31.2.2 That all of the provisions of the RR Zone in Section 10.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 73-2015)

10.4.32 LOCATION: PART LOT 1, PLAN 501 (WEST OXFORD), RR-32 (KEY MAP 2)

10.4.32.1 No *person* shall within any RR-32 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 10.1 of this By-Law;
a farm market

(Added by By-Law 40-2017)

July/17

10.4.32.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-32 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

10.4.32.2.1 TOTAL GROSS FLOOR AREA FOR ACCESSORY BUILDINGS IN A RESIDENTIAL ZONE

Maximum 350 m² (3,768 ft²)

10.4.32.3 That all of the provisions of the RR Zone in Section 10.2 of 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 shall continue to apply *mutatis mutandis*.

(Added by By-Law 40-2017)

10.4.33 LOCATION: PART LOT 22, CONCESSION 5, (DEREHAM), RR-33 (KEY MAP 49)

10.4.33.1 No *person* shall within any RR-33 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 10.1 of this By-Law;
a retail frozen meat products shop

10.4.33.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-33 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

10.4.33.2.1 FLOOR AREA FOR RETAIL FROZEN MEAT PRODUCTS SHOP

Maximum 58 m² (627 ft²)

10.4.33.3 That all of the provisions of the RR Zone in Section 10.2 of 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 shall continue to apply *mutatis mutandis*.

(Added by By-Law 45-2017)

(Replaced by By-Law 68-2019)

10.4.34 LOCATION: PART LOT 12, CONCESSION 11 (DEREHAM), RR-34 (KEY MAP 60)

10.4.34.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RR-34 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 10.1 of this Zoning By-Law;

November/19

(Added by By-Law 90-2019)

10.4.34.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RR-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.4.34.2.1 LOT FRONTAGE

Minimum **30.5 m** (100 ft.)

10.4.34.3 All of the other provisions of the RR Zone in Section 10.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 90-2019)

10.4.35 LOCATION: PART LOT 4, CONCESSION BROKEN FRONT (WEST OXFORD),
RR-35 (KEY MAP 6)

10.4.35.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-35 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 of this Zoning By-Law;

10.4.35.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-35 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.4.35.2.1 LOT FRONTAGE

Minimum **34.5 m** (113 ft)

10.4.35.3 That all the provisions of the RR Zone in Section 10.2 of 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 shall continue to apply *mutatis mutandis*.

(Added by By-Law 45-2020)

10.4.36 LOCATION: PART LOT 1, CONCESSION BROKEN FRONT (WEST OXFORD),
RR-36T (KEY MAP 3)

10.4.36.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-36T Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 10.1 of this Zoning By-Law;
a garden suite.

10.4.36.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-36T Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

10.4.36.2.1 SPECIAL PROVISIONS FOR A *GARDEN SUITE*

10.4.36.2.1.1 *GROSS FLOOR AREA*

Maximum **108.3 m²** (1,165.3 ft²)

10.4.36.2.1.2 TIME PERIOD FOR A *GARDEN SUITE*

Maximum October 5, 2021 to October 5, 2031

10.4.36.3 That all the provisions of the RR Zone in Section 10.2 of 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 and shall continue to apply *mutatis mutandis*.

(Added by By-Law 68-2021)

10.4.37 LOCATION: PART LOT 9, CONCESSION BROKEN FRONT (DEREHAM),
RR-37, (KEY MAP 10)

10.4.37.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-37 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

10.4.37.1.1 *LOT FRONTAGE*

Minimum **8 m** (26.2 ft)

10.4.37.1.2 HOLDING PROVISIONS

Where the symbol "H" appears on a zoning map following the zone symbol RR-37, those lands shall not be developed or *used* unless this By-law has been amended to remove the "H" symbol.

(Added by By-Law 68-2021)

January/22

(Amended by By-Law 04-2022)

10.4.37.1.2.1 CRITERIA FOR THE REMOVAL OF THE HOLDING PROVISION

- i) Prior to the removal of the "H" symbol the applicant shall submit an Environmental Impact Study (EIS), prepared to the satisfaction of the Township of South-West Oxford, in consultation with the Conservation Authority having jurisdiction.

10.4.37.2 That all the provisions of the RR Zone in Section 10.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 75-2021)

(Amended by By-Law 04-2022)

10.4.38 **LOCATION: PART LOT 12, CONCESSION 5, PART LOT 11, CONCESSION 6
(WEST OXFORD) RR-38 (KEY MAP 38)**

10.4.38.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any RR-38 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following;

All uses permitted in Section 10.1 of this By-law.

10.4.38.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any RR-38 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

10.4.38.2.1 *GROSS FLOOR AREA FOR ACCESSORY BUILDINGS*

Maximum **217 m²** (2,336 ft²)

10.4.38.3 That all the other provisions of the RR Zone in Section 10.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 42-2022)

10.4.39 **LOCATION: PART LOT 3, CONCESSION 9 (DEREHAM) RR-39 (KEY MAP 51)**

10.4.39.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any RR-39 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following;

All uses permitted in Section 10.1 of this By-law.

(Added by By-Law 11-2022)

February/22

10.4.39.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any RR-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

10.4.39.2.1 *LOT FRONTAGE*

Minimum **16 m** (52.5 ft)

10.4.39.3 That all the other provisions of the RR Zone in Section 10.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 11-2022)

"10.4.40 **LOCATION: PART LOT 24, CONCESSION 3, (DEREHAM), PART 2, 41R-10309, RR-40 (KEY MAP 43)**

10.4.40.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any RR-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following;

all uses permitted in Section 10.1 of this By-law.

10.4.40.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any RR-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

10.4.40.2.1 *LOT DEPTH*

Minimum **60 m** (196 ft)

10.4.40.3 That all the other provisions of the RR Zone in Section 10.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning Bylaw, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 32-2022)

April/22