

9.1 USES PERMITTED

No *person* shall within any AB Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the AB *uses* presented in Table 9.1:

TABLE 9.1: USES PERMITTED
• an <i>abattoir</i> ;
• an agricultural research and/or breeding operation;
• an <i>animal kennel</i> ;
• a commercial grain elevator;
• a <i>communications structure</i> ;
• a <i>converted dwelling</i> in accordance with the provisions of Section 6.4 of this Zoning By-Law;
• a <i>dead stock removal operation</i> ;
• a <i>farm auction barn</i> ;
• a <i>farm implement dealer</i> ;
• a farm drainage and excavation contractor;
• a farm produce <i>retail outlet</i> ;
• a feed mill;
• a <i>home occupation</i> in accordance with the provisions of Section 6.14 of this Zoning By-Law;
• a landscaping business;
• a <i>livestock assembly and sales yard</i> ;
• a manufacturing plant for the production of agricultural filed tile;
• a processing plant for agricultural products and/or by-products;
• a <i>public use</i> in accordance with the provisions of subsection 6.22 of this Zoning By-Law;
• a regulating and compressor station for a petroleum products pipeline or natural gas pipeline;
• a <i>retail or wholesale nursery</i> ;
• a <i>retail outlet</i> , a wholesale outlet or a business office <i>accessory</i> to a permitted <i>use</i> ;
• a <i>retail outlet</i> for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
• a sawmill;
• a <i>single detached dwelling accessory</i> to a permitted <i>use</i> ;
• a soil processing operation;
• a <i>veterinary clinic</i> ;
• a <i>wayside sand or gravel pit or stone quarry</i> in accordance with the provisions of Section 6.33 of this Zoning By-Law;
• a welding and repair garage for servicing farm vehicles and farm implements.

(Amended by By-Law 3-2007)

(Amended by By-Law 15-2009)

April/09

9.2 ZONE PROVISIONS

No person shall within any AB Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 9.2. The *lot area* and *lot frontage* provisions for residential *uses* are cumulative with the *lot area* and *lot frontage* provisions for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*.

TABLE 9.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per Lot, Maximum	1	No Provision
Lot Area, Minimum Where sanitary sewers and public water supply not available	.4 h (1 ac)	.4 h (1 ac)
Lot Frontage, Minimum	45 m (147.6 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	10 m (32.8 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft)	7.5 m (24.6 ft)
Lot Depth, Minimum	60 m (196.9 ft)	60 m (196.9 ft)
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	26 m (85.3 ft)	26 m (85.3 ft)
Setback, Minimum distance from the property boundary of Highway 401	7.5 m (28.6 ft)	14 m (45.9 ft)
Lot Coverage, Maximum	30% of the <i>lot area</i>	40% for all <i>buildings</i>
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft) or in accordance with the provisions of Section 6.32 of this Zoning By-Law
Gross Floor Area, Minimum	93 m² (1,001 ft ²)	No Provision
Landscaped Open Space, Minimum	30% of <i>lot area</i>	10 % of the <i>lot area</i>
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.	

TABLE 9.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
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)

9.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

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 defined in the County of Oxford Official Plan, 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 lesser.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

Existing dwellings located outside of a designated 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)

9.2.2

(Deleted by By-Law 67-99)

9.2.3 SPECIAL PROVISION FOR ACCESSORY RESIDENTIAL USE

Prior to the issuance of a building permit for the *single detached dwelling*, the construction of the agri-business *buildings* and *structures* must be complete, to the satisfaction of the *Chief Building Official*.

(Amended by By-Law 15-2009)

April/09

9.2.4 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for *use* as an *animal kennel* closer than **90 m** (295.3 ft) to any *lot* line.

(Added by By-Law 15-2009)

9.2.5 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main building provided that:

- 9.2.5.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 9.2.5.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 9.2.5.3 such *open storage* shall be enclosed within a closed wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground, constructed of new materials.
- 9.2.5.4 Notwithstanding the *open storage yard*, *setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale

(Added by By-Law 67-99)

9.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (AB-C)

In accordance with the provisions of Section 6.5, all AB-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or any non-residential *use* permitted in Section 9.1, in accordance with the provisions of Section 9.2 of this Zoning By-Law.

April/09

9.4 SPECIAL PROVISIONS9.4.1 LOCATION: PART LOT 8, CONCESSION 7 (DEREHAM) AB-1

9.4.1.1 Notwithstanding Section 9.1, no *person* shall within any AB-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a wholesale and retail warehouse outlet for antique tractors and parts;
a regional supply warehouse for custom fireplace products and drainage supplies.

9.4.1.2 Notwithstanding the *lot depth* provisions of Section 9.2, no *person* shall within any AB-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.4.1.2.1 LOT DEPTH

Minimum **50 m** (164.0 ft)

9.4.1.2.2 That all other provisions of Section 9.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

9.4.2 LOCATION: PART LOT 1, BROKEN FRONT CONCESSION (WEST OXFORD), AB-2

9.4.2.1 Notwithstanding Section 9.1, no *person* shall within any AB-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*, a welding and repair garage for servicing farm vehicles and farm implements.

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

9.4.2.3 LOT FRONTAGE

Minimum **30 m** (98.4 ft)

9.4.2.4 LOT AREA

Minimum **1,700 m²** (0.4 ac)

9.4.2.5 LOT DEPTH

Minimum **40 m** (131.2 ft)

July 13/09

9.4.2.6 That all the provisions in Section 9.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

9.4.3 **LOCATION: PART LOT 1, CONCESSION 3 (WEST OXFORD), AB-3**

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

a machine shop for serving agricultural and forestry operations;
a public *use*, in accordance with the provisions of subsection 6.22 of this By-Law;
a retail outlet, a wholesale outlet or a *business office accessory* to a permitted *use*;
an agricultural research operation, excluding livestock;
a commercial grain elevator;
a *communications structure*;
a *contractor's shop or yard*;
a manufacturing operation;
a fabricating operation;
office space, including *professional offices*;
a *farm auction barn*, excluding livestock;
a *farm implement dealer*;
a farm drainage and excavating contractor;
a farm produce retail outlet;
a feed mill;
a landscaping business;
a retail or wholesale *nursery*;
a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizers, etc.;
a sawmill;
a *soil processing operation*;
a *warehouse*;
a welding and repair garage for servicing farm vehicles and farm implements.

9.4.3.2 That all the provisions of the AB Zone in Section 9.2 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*.

(Amended by By-Law 43-2009)

October/09

9.4.4 LOCATION: PART LOT 13, CONCESSION 8 (DEREHAM), AB-4

9.4.4.1 Notwithstanding Section 9.1, no *person* shall within any AB-4 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

9.4.4.1.1 RESIDENTIAL USES

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person*, employed on the *lot* on which such *dwelling* is located, and his family.

9.4.4.1.2 NON-RESIDENTIAL USES

a *farm*, but not a *regulated farm*;
a landscaping business;
a *retail* and *wholesale nursery*.

(Amended by By-Law 36-2007)

9.4.4.2 That all other provisions of section 9.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

9.4.5 LOCATION: PART LOT 2, CONCESSION 6 (DEREHAM), AB-5

9.4.5.1 Notwithstanding Section 9.1, no *person* shall within any AB-5 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a sawmill.

9.4.5.2 That all other provisions of the AB Zone in Section 9.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

9.4.6 LOCATION: PART LOT 9, CONCESSION 6 (DEREHAM), AB-6

9.4.6.1 Notwithstanding Section 9.1, no *person* shall within any AB-6 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

open storage of soil processed products and associated loading and parking facilities

9.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any *building* or *structure* except in accordance with the following provisions:

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9.4.6.2.1 FRONT YARD

Minimum depth **55 m** (180.4 ft)

For the purposes of this Zoning By-Law, the *front yard* shall be used only as landscaped open space.

9.4.6.2.2 INTERIOR SIDE YARD

Minimum width **5 m** (16.4 ft)

9.4.6.2.3 REAR YARD

Minimum depth **5 m** (16.4 ft)

9.4.6.2.4 VEHICULAR ACCESS TO COUNTY ROAD 27 (PROUSE ROAD)

Notwithstanding any provisions of this Zoning By-Law to the contrary, one ingress *driveway* only shall be allowed from County Road 27 (Prouse Road).

(Amended by By-Law 63-99)

9.4.6.2.5 That all other provisions in Section 9.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

9.4.7 LOCATION: PART LOT 7, CONCESSION 8 (DEREHAM); AB-7

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

a farm drainage contractor;

a *home occupation*;

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, and his/her family.

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

9.4.7.2.1 That all the provisions of the AB Zone in Section 9.2 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 41-98)

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9.4.8 LOCATION: PART LOT 6, CONCESSION 9 (DEREHAM) AB-8

9.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-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 9.1 to this Zoning By-Law;
a pool and spa sales and service operation and *accessory* related sales

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

9.4.8.2.1 That all the provisions of the AB Zone in Section 9.2 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 5-99)

9.4.9 LOCATION: PART LOT 1, CONCESSION 3 (WEST OXFORD) AB-9

9.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-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 9.1 to this Zoning By-Law;
a dental laboratory.

(Amended by By-Law 53-2006)

9.4.9.2 Notwithstanding any provision of By-Law Number 25-95 to the contrary, no *person* shall within any AB-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.4.9.2.1 That all the provisions of the AB Zone in Section 9.2 to By-Law Number 25-95, as amended, shall apply, and further that all other provisions of By-Law Number 25-95, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 19-2002)

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9.4.10 LOCATION: PART LOT 28, BROKEN FRONT CONCESSION (WEST OXFORD), AB-10

9.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-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 9.1 to this Zoning By-Law;
a *mobile home*.

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

9.4.10.2.1 TIME PERIOD FOR MOBILE HOMES

Maximum June 3, 2003 to June 3, 2006

At the conclusion of the 3 year time period, the mobile homes shall be removed.

(Added by By-Law 25-2003)

9.4.10.2.2 NUMBER OF MOBILE HOMES

Maximum 3

9.4.10.2.3 The *mobile homes* shall only be occupied on a seasonal basis by employees involved in the adjacent AB zoned property. For the purposes of this Zoning By-Law, seasonal shall mean occupation of the mobile homes from June 1st to December 31st.

9.4.10.2.4 That all the provisions of the AB Zone in Section 9.1 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 25-2003)

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9.4.11 LOCATION: PART LOT 20, CONCESSION 5 (DEREHAM); AB-11

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

- a custom farm fertilizer operation;
- a public *use* in accordance with the provisions of subsection 6.22 of this Zoning By-Law;
- a *retail outlet* for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
- a *single detached dwelling* if occupied by the owner, caretaker, watchman, or other similar *person* employed on the *lot* on which such *dwelling* is located, and his/her family;
- a repair and maintenance facility for agricultural equipment.

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

9.4.11.2.1 That all the provisions of the AB Zone in Section 9.2 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 35-2005)

9.4.12 LOCATION: PART LOT 12, CONCESSION 3 (DEREHAM), AB-12

9.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-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 9.1 of this Zoning By-Law;
- an *existing* farm implement and farm equipment manufacturing operation;
- a farm equipment and farm implement testing and research area;
- a public *use* in accordance with the provisions of Subsection 6.22 of this Zoning By-Law.

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

(Added by By-Law 37-2005)

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- 9.4.12.2.1 That all the provisions of the AB Zone in Section 9.1 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 37-2005)

9.4.13 LOCATION: PART LOT 10, CONCESSION 10 (DEREHAM), AB-13

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

a contractor's shop or yard;

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

- 9.4.13.2.1 INTERIOR SIDE YARD

Minimum **5.0 m** (16.4 ft)

- 9.4.13.2.2 That all the provisions of the AB Zone in Section 9.2 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*.

9.4.14 LOCATION: PART LOT 10, CONCESSION 2 (DEREHAM), AB-14

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

- 9.4.14.1.1 A wood chipping operation and associated loading and parking facilities.
A single detached dwelling accessory to a permitted use.

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

(Added by By-Law 43-2007)

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- 9.4.14.2.1 That all the provisions of the AB Zone in Section 9.2 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 43-2007)

9.4.15 LOCATION: PART LOT 9, CONCESSION 2, AB-15

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

a farm equipment sale and service operation;
a *single detached dwelling* accessory to a permitted *use*.

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

9.4.15.2.1 LOT AREA

Minimum **1.42 ha** (3.52 ac)

- 9.4.15.2.2 All other provisions of the AB-15 Zone in Section 9.2 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 21-2010)

9.4.16 LOCATION: PART LOT 3, CONCESSION 5 (DEREHAM), AB-16C (KEY MAP 44)

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

a *retail store* and *warehouse* for the sale of wood/corn burning stoves, fuel pellets and feed and seed;
a *single detached dwelling* accessory to a permitted *use*;
a *converted dwelling*.

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

May/21

(Deleted and Replaced by By-Law 42-2021)

- 9.4.16.2.1 *LOT AREA*
- Minimum **0.62 ha** (1.54 ac).
- 9.4.16.2.2 *LOT COVERAGE FOR NON-RESIDENTIAL USES*
- Maximum *gross floor area* **371.6.m²** (4,000 ft²).
- 9.4.16.2.3 *SPECIAL PROVISIONS FOR A CONVERTED DWELLING*
- 9.4.16.2.3.1 *GROSS FLOOR AREA FOR SECOND DWELLING UNIT*
- Maximum **83.7 m²** (900 ft²)
- 9.4.16.3 All other provisions of the AB Zone in Section 9.2 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 provision herein contained shall continue to apply *mutatis mutandis*.
- (Added by By-Law 54-2013)
(Deleted and Replaced by By-Law 42-2021)

9.4.17 LOCATION: PART OF LOT 6, CONCESSION 3 (WEST OXFORD), AB-17

- 9.4.17.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- a maple syrup production and warehouse facility and *uses accessory* thereto; and, a *garden suite*.
- 9.4.17.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 9.4.17.2.1 *INTERIOR SIDE YARD WIDTH (NORTHERLY LOT LINE)*
- Minimum **6.7 m** (22 ft)
- 9.4.17.2.2 *LOT COVERAGE FOR GARDEN SUITE*
- Maximum *gross floor area* **178 m²** (1,916 ft²)
- 9.4.17.2.3 *TIME PERIOD FOR GARDEN SUITE*
- Maximum October 21st, 2014 to October 21st, 2024

May/21

9.4.17.2.3.1 The *garden suite* shall be removed from the lands at the conclusion of the ten (10) year time period unless a request for a time extension is submitted to and approved by the *Council* pursuant to Section 39 of the Planning Act.

9.4.17.2.4 That all of the provisions of the AB zone in Section 9.2 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 62-2014)

9.4.18 **LOCATION: PART LOT 17-18, CONCESSION 11 (DEREHAM), AB-18**

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

a cheese and dairy processing operation;
a *single detached dwelling accessory* to a permitted *use*;

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

9.4.18.2.1 LOT AREA

Minimum **1 ha** (2.47 ac)

9.4.18.2.2 That all the provisions of the AB Zone in Section 9.2 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 30-2018)

9.4.19 **LOCATION: PART LOT 6, CONCESSION 2 (WEST OXFORD), AB-19 (KEY MAP 21)**

9.4.19.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any AB-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 9.1 of this Zoning By-Law;
a Truck Repair and Certification Facility.

(Added by By-Law 33-2020)

Sept 30/22

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

9.4.19.2.1 *GROSS FLOOR AREA OF TRUCK REPAIR AND CERTIFICATION FACILITY*

Maximum **116 m²** (1,248 ft²)

9.4.19.3 That all the provisions of the AB Zone in Section 9.2 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 33-2020)

9.4.20 LOCATION: PART LOT 21, CONCESSION 10 (DEREHAM), AB-20 (KEY MAP 62)

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

a seed warehouse;
a *single detached dwelling* if accessory to a *permitted use*;

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

9.4.20.2.1 SPECIAL PROVISIONS FOR A SEED WAREHOUSE

9.4.20.2.1.1 *GROSS FLOOR AREA*

Maximum **940 m²** (10,118 ft²)

9.4.20.2.1.2 PARKING REQUIREMENTS

Minimum **2 parking spaces**

9.4.20.2.1.3 *LOT DEPTH*

Minimum **45 m** (147.6 ft)

9.4.20.3 That all the provisions of the AB Zone in Section 9.2 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*.

April/21

(Added by By-Law 33-2021)