

23.1 USES PERMITTED

No person shall within any REC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the REC *uses* presented in Table 23.1:

TABLE 23.1: USES PERMITTED
• an arena;
• a community centre;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> in accordance with the provisions of Section 5.4 of this Zoning By-Law;
• a flood control structure;
• a golf course;
• a <i>home occupation</i> , in accordance with Section 5.13 of this Zoning By-Law;
• a museum;
• an <i>outdoor commercial recreation facility</i> ;
• a <i>park</i> ;
• a picnic area;
• a playground;
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>recreation or athletic facility/club</i> ;
• a <i>single detached dwelling</i> accessory to a permitted <i>use</i> ;
• a sports field;
• a <i>wayside sand or gravel pit</i> , outside of a designated settlement, in accordance with the provisions of Section 5.31 of this Zoning By-Law.

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23.2 ZONE PROVISIONS

No person shall within any REC Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 23.2. The *lot area* provisions for residential *uses* in Table 23.2 are cumulative with the *lot area* provisions for non-residential *uses* in Table 23.2 when such residential *use* is located on the same *lot* with a permitted non-residential *use*.

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Single Detached Dwellings per Lot, Maximum</b>	1	No Provision
<b>Lot Area, Minimum, where sanitary sewers are not available</b>	<b>2,800 m<sup>2</sup></b> (30,140 ft <sup>2</sup> )	<b>3,700 m<sup>2</sup></b> (39,828 ft <sup>2</sup> )
<b>Lot Area, Minimum, where served by both sanitary sewers and public water supply</b>	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> ) or <b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	<b>2,000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Frontage, Minimum, where sanitary sewers are not available</b>	<b>30 m</b> (98.4 ft)	<b>40 m</b> (131.2)
<b>Lot Frontage, Minimum, where served by both sanitary sewers and public water supply</b>	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>	<b>30 m</b> (98.4 ft)
<b>Lot Depth, Minimum</b>	No Provision	<b>30 m</b> (98.4 ft)
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>10 m</b> (32.8 ft)	
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow side	<b>7.5 m</b> (24.6 ft)
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>23 m</b> (75.5 ft) within a designated settlement and <b>26 m</b> (85.3 ft) outside of a designated settlement.	
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft) or in accordance with the provisions of Section 5.28 of this Zoning By-Law
<b>Gross Floor Area, Minimum</b>	<b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> )	No provision

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.	

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

### 23.2.2 LOCATION OF RECREATIONAL USE:

Any new recreational *use*, except a *conservation project*, a *wayside sand/gravel pit*, or *stone quarry*, a *public use* or a flood control structure, which is located outside of a designated 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.

Any *existing* recreational *use*, except a *conservation project*, a *wayside sand/gravel pit*, or *stone quarry*, a *public use* or a flood control structure, located outside of a settlement, as defined in Section 2.7.2.1, which is 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.

### 23.2.3 LOCATION OF NEW BUILDINGS OR STRUCTURES:

*Single detached 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 single detached 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.

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*Single detached 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)

### 23.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (REC-C)

In accordance with the provisions of Section 5.5, all REC-C zoned *lots* may contain a *converted dwelling*, or any use permitted in Section 23.1, in accordance with the provisions of Section 23.2 of this Zoning By-Law.

### 23.4 SPECIAL PROVISIONS

#### 23.4.1 Location: Part Lot 18 & 19, Concession 11 (East Zorra), REC-1

23.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-1 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

*a seasonal trailer park or campground; and*  
*a single detached dwelling accessory to a permitted use.*

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

#### 23.4.1.2.1 TOTAL TRAILER DENSITY

Maximum	38 campsites per net hectare of total <i>lot area</i> of trailer camp.
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#### 23.4.1.2.2 LOT AREA PER CAMPSITE

Minimum	<b>185 m<sup>2</sup></b> (1,991.4 ft <sup>2</sup> )
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## 23.4.1.2.3 DISTANCE BETWEEN TRAILERS

Minimum	<b>3 m</b> (9.8 ft)
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## 23.4.1.2.4 LENGTH OF A TRAVEL TRAILER

Maximum	<b>10.1 m</b> (33.1 ft)
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23.4.1.2.5 That all the other provisions of the REC Zone in Section 23.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

23.4.2 Location: Part Lot 14, Concession 10 (East Zorra), REC-2

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

*a seasonal trailer park or campground;*  
*a single detached dwelling accessory to a permitted use;* and  
*a dwelling unit in a portion of a non-residential building, 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.*

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

## 23.4.2.2.1 TOTAL TRAILER DENSITY

Maximum	38 campsites per net hectare of total <i>lot area</i> of trailer camp.
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## 23.4.2.2.2 LOT AREA PER CAMPSITE

Minimum	<b>185 m<sup>2</sup></b> (1,991.4 ft <sup>2</sup> )
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## 23.4.2.2.3 DISTANCE BETWEEN TRAILERS

Minimum	<b>3 m</b> (9.8 ft)
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## 23.4.2.2.4 LENGTH OF A TRAVEL TRAILER

Maximum **10.1 m** (33.1 ft)

## 23.4.2.2.5 NUMBER OF DWELLING UNITS IN A PORTION OF A NON-RESIDENTIAL BUILDING

Maximum 1

## 23.4.2.2.6 GROSS FLOOR AREA OF A DWELLING UNIT IN A PORTION OF A NON-RESIDENTIAL BUILDING

Maximum **90 m<sup>2</sup>** (968.7 ft<sup>2</sup>)

## 23.4.2.2.7 LOCATION OF THE SINGLE DETACHED DWELLING ON THE LOT

The *accessory single detached dwelling* shall be located above the flood line as established by the Upper Thames River Conservation Authority.

## 23.4.2.2.8 That all the other provisions of the REC Zone in Section 23.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

23.4.3 **Location: Part Lot 8 & 9, Concession 11 (East Zorra), REC-3**23.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a seasonal trailer park or campground; and*  
*a single detached dwelling accessory to a permitted use.*

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

## 23.4.3.2.1 TOTAL TRAILER DENSITY

Maximum 38 campsites per net hectare of total *lot area* of trailer camp.

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## 23.4.3.2.2 LOT AREA PER CAMPSITE

Minimum **185 m<sup>2</sup>** (1,991.4 ft<sup>2</sup>)

## 23.4.3.2.3 DISTANCE BETWEEN TRAILERS

Minimum **3 m** (9.8 ft)

## 23.4.3.2.4 LENGTH OF A TRAVEL TRAILER

Maximum **10.1 m** (33.1 ft)

23.4.3.2.5 That all the other provisions of the REC Zone in Section 23.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

23.4.4 **Location: Part Lots 8 & 9, Concession 17 & Part of R.P. 111 (Innerkip), REC-4**

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

*a private park;*  
*a single detached dwelling accessory to a permitted use;*  
*a seasonal trailer park or campground.*

(Amended by By-Law 2006-5)

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

23.4.4.2.1 (Deleted by By-Law 2006-5)

23.4.4.2.2 That all the other provisions of the REC Zone in Section 23.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

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23.4.5 **Location: Part Lots 33 & 34, Concession 13 (East Zorra), REC-5 (Key Map 9)**

23.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘REC-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 23.1.

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

23.4.5.2.1 SPECIAL PROVISION FOR AN ACCESSORY SINGLE DETACHED DWELLING

Maximum number of *accessory*  
*single detached dwellings* 2

23.4.5.2.2 That all provisions of the ‘REC’ Zone in Section 23.2 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 2015-4)