

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 5.5 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 5.22 of this Zoning By-Law;
• a <i>recreation</i> or <i>athletic facility/club</i> ;
• a <i>single detached dwelling</i> accessory to a permitted <i>use</i> ;
• a sports field;
• a wayside <i>sand</i> or <i>gravel pit</i> , outside of a designated settlement, in accordance with the provisions of Section 5.33 of this Zoning By-Law.

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 5.32 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
<b>Parking and Accessory Buildings, Etc.</b>	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.

*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 PROVISIONS23.4.1 Location: Part Lot 18 & 19, Concession 11 (East Zorra), REC-1 (Key Map 27)  
(Amended by By-Law 2021-09)

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 *lot area* of trailer camp.

## 23.4.1.2.2 LOT AREA PER CAMPSITE

Minimum **185.0 m<sup>2</sup>** (1,991.4 ft<sup>2</sup>)

## 23.4.1.2.3 DISTANCE BETWEEN TRAILERS

Minimum **3.0 m** (9.8 ft)

## 23.4.1.2.4 LENGTH OF A TRAVEL TRAILER

Maximum **10.1 m** (33.1 ft)

23.4.1.3 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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23.4.2 **Location: Part Lot 14, Concession 10 (East Zorra), REC-2 (Key Map 34)**  
(Amended by By-Law 2021-09)

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>185.0 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>3.0 m</b> (9.8 ft)
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23.4.2.2.4 LENGTH OF A TRAVEL TRAILER

Maximum	<b>10.1 m</b> (33.1 ft)
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23.4.2.2.5 NUMBER OF DWELLING UNITS IN A PORTION OF A NON-RESIDENTIAL BUILDING

Maximum	1
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23.4.2.2.6 GROSS FLOOR AREA OF A DWELLING UNIT IN A PORTION OF A NON-RESIDENTIAL BUILDING

Maximum	<b>90.0 m<sup>2</sup></b> (968.7 ft <sup>2</sup> )
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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.

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23.4.2.3 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 (Key Map 42)**  
(Amended by By-Law 2021-09)

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.

23.4.3.2.2 LOT AREA PER CAMPSITE

Minimum **185.0 m<sup>2</sup>** (1,991.4 ft<sup>2</sup>)

23.4.3.2.3 DISTANCE BETWEEN TRAILERS

Minimum **3.0 m** (9.8 ft)

23.4.3.2.4 LENGTH OF A TRAVEL TRAILER

Maximum **10.1 m** (33.1 ft)

23.4.3.3 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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23.4.4 **Location: Part Lots 8 & 9, Concession 17 & Part of R.P. 111 (Innerkip), REC-4 (Key Map 46)**

(Amended by By-Law 2021-09)

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)

23.4.4.3 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.

23.4.5 **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

23.4.5.3 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)

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