

12.1 USES PERMITTED

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 12.1:

TABLE 12.1: 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, of this Zoning By-Law;
•	a <i>group home</i> , in accordance with the provisions of Section 6.12 of this Zoning By-Law;
•	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> .

(Amended by By-Law 67-99)

12.2 ZONE PROVISIONS

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 12.2:

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum Where sanitary sewers are not available	2,800 m² (30.140 ft ²)
Lot Area, Minimum Where served by both sanitary sewers and public water supply	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>
Lot Frontage, Minimum Where sanitary sewers are not available	35 m (114.8 ft)

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
Lot Frontage , Minimum Where served by both sanitary sewers and public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>
Lot Depth , Minimum, where sanitary sewers are not available	80 m (262.5 ft)
Lot Depth , Minimum, where served by sanitary sewers and public water supply	30 m (98.4 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 <i>lot</i> 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)
Lot Coverage , Maximum	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	93 m² (1,001 ft ²)
Height of Building , Maximum	11 m (36.1 ft)
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)

12.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)**

In accordance with the provisions of Section 6.5, all R1-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 12.2 of this Zoning By-Law.

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12.3.1 **LOCATION: PART LOTS 91-93, RP 175, (W. OXFORD) BEACHVILLE, R1-C1**

12.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-C1 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 12.1;
a converted dwelling.

12.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-C1 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

12.3.1.2.1 LOT FRONTAGE

Minimum **21 m (68 ft)**

12.3.1.2.2 LOT DEPTH

Minimum **39 m (127 ft)**

12.3.1.2.3 FRONT YARD DEPTH

Minimum **2.5 m (8ft)**

12.3.1.2.4 EXTERIOR SIDE YARD WIDTH

Minimum **NIL**

12.3.1.2.5 REAR YARD DEPTH

Minimum **1.5 m (4.9ft)**

12.3.1.2.6 PROVISIONS FOR A CONVERTED DWELLING

12.3.1.2.6.1 Minimum Lot Area **1,342m² (14,445 ft²)**

12.3.1.2.6.2 Minimum Size of Converted Dwelling **90 m² (968.75 ft²)**

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12.3.1.3 That all of the provisions of the R1 Zone in Section 12.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 29-2017)

12.4 SPECIAL PROVISIONS

12.4.1 LOCATION: PART LOT 11, CONCESSION 5 (DEREHAM) R1-1

12.4.1.1 Notwithstanding Section 12.1, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

12.4.1.2 Notwithstanding the Lot Area provisions of Section 12.2, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.1.2.1 LOT AREA

Where served by a public *water supply*
Minimum **700 m²** (7,535 ft²)

12.4.1.2.2 LOT FRONTAGE

Where served by a public *water supply*
Minimum **20 m** (65.6 ft)

12.4.1.2.3 LOT DEPTH

Where served by a public *water supply*
Minimum **30 m** (98.4 ft)

12.4.1.2.4 That all the provisions of the R1 Zone in Section 12.2 to By-Law Number 25-98, 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 20-00)

May/17

12.4.2 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION (WEST OXFORD), R1-2

12.4.2.1 No *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

12.4.2.2 Notwithstanding the *lot frontage* and *front yard* provisions of Section 12.2, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.2.2.1 LOT AREA

Minimum **10 ha** (24.7 ac)

(Amended by By-Law 75-2012)

12.4.2.2.2 FRONT YARD

Minimum Depth **50 m** (164.1 ft)

12.4.2.2.3 That all other provisions in Section 12.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

12.4.3 LOCATION: PART LOT 21, CONC. 2 (NORTH OXFORD); R1-3

12.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any "R1-3" Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any "R1-3" Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.3.2.1 SPECIAL PROVISIONS FOR FLOOD AND FILL AREA

(Added by By-Law 57-99)

Sept 30/17

- 12.4.3.2.1.1 No additions or extensions to an *existing building*, no new *buildings* or *structures* and no site alteration shall be permitted without the approval of the Upper Thames River Conservation Authority.
- 12.4.3.2.2 That all the provisions of the R1 Zone in Section 12.1 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 57-99)

12.4.4 LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM) SALFORD: R1-4

- 12.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law

- 12.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.4.2.1 LOT FRONTAGE

Minimum along Quinn Drive **34 m** (111.5 ft)

12.4.4.2.2 LOT AREA

Minimum **1,000 m²** (10,764 ft²)

12.4.4.2.3 LOT DEPTH

Minimum **48 m** (157.5 ft)

- 12.4.4.2.4 That all the provisions of the R1 Zone in Section 12.2 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 38-00)

Sept/17

12.4.5 LOCATION: PT. LOT 14, CONC. 2 (DEREHAM), SALFORD: R1-5

12.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law

12.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.5.2.1 LOT DEPTH

Minimum **59 m** (193.6 ft)

12.4.5.2.2 That all the provisions of the R1 Zone in Section 12.2 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 15-2001)

12.4.6 LOCATION: PART LOT 21, CONCESSION 10 (DEREHAM); BROWNSVILLE, R1-6

12.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law;
a *home occupation* allowing the outside temporary parking of *mobile homes* and *trailers*.

12.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 3-2002)

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12.4.6.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

The parking of a tractor-trailer (tractor and *accessory trailer(s)*) and the temporary parking of a maximum of 2 *mobile homes* or *trailers* shall be permitted. For the purpose of this Zoning By-Law, temporary shall mean a maximum of seven days.

12.4.6.2.2 That all the provisions of the R1 Zone in Section 12.2 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 3-2002)

12.4.7 LOCATION: PART LOT 8, BROKEN FRONT CONCESSION (WEST OXFORD), R1-7

12.4.7.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.7.2.1 LOT FRONTAGE

Minimum **12.8 m** (41.99 ft)

12.4.7.2.2 All other provisions of the R1 Zone in Section 12.2 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 33-2008)

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12.4.8 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-8

12.4.8.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.8.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.8.2.1 LOT DEPTH

Minimum **56.39 m (185 ft)**

12.4.8.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

12.4.9 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-9

12.4.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.9.2.1 LOT FRONTAGE

Minimum **7.6 m (25 ft)**

(Added by By-Law 17-2010)

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- 12.4.9.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

12.4.10 LOCATION: PART LOT 22 CONCESSION 11 (DEREHAM), R1-10

- 12.4.10.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this By-Law.

- 12.4.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.10.2.1 LOT FRONTAGE

Minimum **20.2 m** (66 ft)

12.4.10.2.2 LOT AREA

Minimum **809.4 m²** (8,712 ft²)

12.4.10.2.3 LOT DEPTH

Minimum **40.25 m** (132 ft)

12.4.10.2.4 FRONT YARD

Minimum **5.2 m** (17 ft)

12.4.10.2.5 SIDE YARD

Minimum **2.75 m** (9 ft)

- 12.4.10.2.6 All the other provisions of the R1 Zone in Section 12.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 56-2011)

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12.4.11 LOCATION: 324107 MOUNT ELGIN ROAD, MOUNT ELGIN (R1-11)

12.4.11.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

12.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.11.2.1 LOT AREA

Minimum
(where sanitary sewers are not available) **1,488 m²** (16,017.2 ft²)

12.4.11.2.2 LOT FRONTAGE

Minimum
(where sanitary sewers are not available) **27.0 m** (88.5 ft)

12.4.11.2.3 LOT DEPTH

Minimum
(where sanitary sewers are not available) **57.0 m** (187.0 ft)

12.4.11.2.4 All other provisions of the R1 Zone in Section 12.1 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 31-2013)

12.4.12 LOCATION: 292192 CULLODEN LINE, BROWNSVILLE (R1-12)

12.4.12.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

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(Added by By-Law 37-2013)

12.4.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.4.12.2.1 LOT AREA

Minimum
(where sanitary sewers are not available) **2,485 m²** (26,749.2.ft²)

12.4.12.2.2 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* on July 9, 2013.

12.4.12.2.3 SETBACK TO COUNTY ROAD CENTRE LINE

The minimum *setback* shall be the *setback existing* on July 9, 2013.

12.4.12.2.4 All other provisions of the R1 Zone in Section 12.1 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 37-2013)

12.4.13 LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM), SALFORD, R1-13

12.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-13 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 12.1 of this By-Law

12.4.13.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

12.4.13.2.1 LOT AREA

Minimum **1300 m²** (13,994 ft²)

(Added by By-Law 74-2017)

Dec/17

12.4.13.2.2 LOT FRONTAGE

Minimum **40 m (131.2 ft)**

For the purposes of this Zoning By-Law, the lot frontage shall be determined to be measured at the lot line along Salford Road.

12.4.13.2.3 LOT DEPTH

Minimum Existing at the date of passing of this Zoning By-Law

12.4.13.2.4 FRONT, EXTERIOR, AND REAR YARDS

Minimum Width Existing at the date of passing of this Zoning By-Law

12.4.13.2.5 SETBACKS

Minimum Existing at the date of passing of this Zoning By-Law

12.4.13.3 That all the provisions of the R1 Zone in Section 12.2 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 74-2017)

Dec/17