

10.1 USES PERMITTED

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

| <b>TABLE 10.1: USES PERMITTED</b> |  |
|-----------------------------------|--|
|                                   | • a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6;          |
|                                   | • a <i>garden suite</i> , in accordance with the provisions of Section 5.11;               |
|                                   | • a <i>home occupation</i> , in accordance with the provisions of Section 5.16;            |
|                                   | • a <i>public use</i> , in accordance with the provisions of Section 5.23;                 |
|                                   | • a <i>single detached dwelling</i> ;  |
|                                   | • a <i>wayside sand or gravel pit</i> , in accordance with the provisions of Section 5.33. |

10.2 ZONE PROVISIONS

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

| <b>TABLE 10.2: ZONE PROVISIONS</b>   |   |
|--|---|
| Zone Provision   | All Uses  |
| <b>Number of Single Detached Dwellings Per Lot, Maximum</b>                  | 1   |
| <b>Lot Area, Minimum</b>   | <i>Existing</i> at the date of passing of this By-Law or created by a <i>boundary adjustment</i> as defined by this By-Law  |
| <b>Lot Frontage, Minimum</b>   | <i>Existing</i> at the date of passing of this By-Law or created by a <i>boundary adjustment</i> as defined by this By-Law  |
| <b>Front Yard, Minimum Depth</b><br><b>Exterior Side Yard, Minimum Width</b> | <b>10 m</b> (32.8 ft)   |
| <b>Rear Yard, Minimum Depth</b>  | <b>15.0 m</b> (49.2 ft)   |
| <b>Interior Side Yard, Minimum Width</b>                                     | <b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side, provided that where a garage or carport 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 <b>1.5 m</b> (4.9 ft). |
| <b>Setback, Minimum Distance from the Centreline of a County Road</b>        | <b>26 m</b> (85.3 feet)   |
| <b>Lot Coverage, Maximum</b>   | 30% of the <i>lot area</i>  |

| <b>TABLE 10.2: ZONE PROVISIONS</b>   |  |
|--|--|
| <b>Zone Provision</b>  | <b>All Uses</b>                                    |
| <b>Landscaped Open Space</b> , Minimum   | 30% of the <i>lot area</i>                         |
| <b>Gross Floor Area</b> , Minimum  | <b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> )   |
| <b>Height of Building</b> , Maximum  | <b>11 m</b> (36.1 ft)                              |
| <b>Parking, Accessory Uses, Etc.</b>   | In accordance with the provisions of Section 5.    |
| Special Provisions for Lands in the Vicinity of the Tillsonburg Regional Airport | In accordance with the provisions of Section 5.15. |

### 10.3 LOCATION OF NEW DWELLINGS

Dwellings 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 dwellings* 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.

(Amended by By-Law 7-2014-Z)

### 10.4 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RE-C)

Lots zoned RE-C may contain a *converted dwelling*, in accordance with the provisions of Section 5.5, and/or any *use* permitted in Section 10.1, in accordance with the provisions of Section 10.2 of this Zoning By-Law.

### 10.5 SPECIAL PROVISIONS FOR A GARDEN SUITE (RE-G)

Lots zoned RE-G may contain a *garden suite*, in accordance with the provisions of Section 5.11, and/or any *use* permitted in Section 10.1, in accordance with the provisions of Section 10.2 of this Zoning By-Law. Upon expiry of the temporary *use* by-law, the *garden suite* shall be removed unless a request for an extension of the *use* is submitted and approved by the Corporation pursuant to Section 39 of the Planning Act.

Mar 31/17

**10.5.9 LOCATION: Part of Lot 63, Plan 396 (North Norwich), RE-9(T), (Key Map 55)**

10.5.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-9(T) 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.

10.5.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-9(T) Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

10.5.9.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

10.5.9.2.1.1 NUMBER OF SINGLE DETACHED DWELLINGS

Maximum **2**

10.5.9.2.1.2 TIME PERIOD

Notwithstanding any other provision of this Zoning By-law to the contrary, 2 single detached dwellings shall be permitted from August 8, 2017 to August 8, 2020, after which only 1 accessory single-detached dwelling shall be permitted.

10.5.9.2.2 SPECIAL PROVISIONS FOR ACCESSORY BUILDINGS & STRUCTURES

10.5.9.2.2.1 TOTAL LOT COVERAGE

Maximum **280 m<sup>2</sup> (3,014 ft<sup>2</sup>)**

10.5.9.2.2.2 HEIGHT

Maximum **6.7 m (22 ft)**

10.5.9.3 That all the provisions of the RE 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 9-2018-Z)

August/17

10.6 SPECIAL PROVISIONS10.6.1 LOCATION: Part Lot 22, Concession 3 (East Oxford), RE-1 (Key Map 9)

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

*a single detached dwelling existing on the date of the passing of this Zoning By-Law;*  
*a home occupation in an accessory structure, consisting of a service shop for the repair of motor vehicles but not including a paint shop.*

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

## 10.6.1.2.1 SPECIAL PROVISION FOR HOME OCCUPATION

The portion of the *accessory structure* used for the *home occupation* shall not exceed **59 m<sup>2</sup>** (635.1 ft<sup>2</sup>).

10.6.1.2.2 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*.

(Amended by By-Law 7-2014-Z)

10.6.2 LOCATION: Part Lot 8, Concession 2 (North Norwich), RE-2 (Key Map 34)

10.6.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-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 home occupation.*

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

## 10.6.2.2.1 SPECIAL PROVISIONS FOR A HOME OCCUPATION

10.6.2.2.1.1 A *home occupation* permitted within an *accessory building* shall be limited to the assembly and fabrication of ornamental gates.

Sept 30/17

10.6.2.2.1.2 The maximum gross floor area of a *home occupation* in an *accessory building* shall be **70 m<sup>2</sup>** (753.5 ft<sup>2</sup>).

10.6.2.2.1.3 That all of the provisions of the RE 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*

10.6.3 **LOCATION: Part Lot 16, Concession 3 (North Norwich), RE-3 (Key Map 37)**

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

a *single detached dwelling* existing on the date of the passing of this Zoning By-Law; a *home occupation* consisting of the service and sale of computers, software and communications equipment.

10.6.3.2 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*.

(Amended by By-Law 7-2014-Z)

10.6.4 **LOCATION: Part Lot 18, Concession 1 (North Norwich), RE-4 (Key Map 28)**

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

10.6.4.1.1 RESIDENTIAL USES

all *uses* permitted in Section 10.1.

10.6.4.1.2 NON-RESIDENTIAL USES

a mobile mechanic/agricultural implement repair shop.

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

(Amended by By-Law 7-2014-Z)

Sept 30/17

10.6.4.2.1 RESIDENTIAL USES

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*.

10.6.4.2.2 NON-RESIDENTIAL USES

## 10.6.4.2.2.1 SPECIAL PROVISIONS FOR A MOBILE MECHANIC/AGRICULTURAL IMPLEMENT REPAIR SHOP

## 10.6.4.2.2.1.1 OPEN STORAGE

No *open storage* of goods or materials is permitted outside any *building*.

## 10.6.4.2.2.1.2 MAXIMUM GROSS FLOOR AREA

The maximum gross floor area of a Mobile Mechanic/Agricultural Implement Repair Shop shall be **465 m<sup>2</sup>** (5,005 ft<sup>2</sup>).

10.6.4.2.2.2 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*.

(Amended by By-Law 7-2014-Z)

10.6.5 LOCATION: Part Lot 27, Concession 11 (South Norwich), RE-5 (Key Map 77)10.6.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-5 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.

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

(Amended by By-Law 7-2014-Z)

Sept 30/17

## 10.6.5.2.1 SPECIAL PROVISIONS FOR AN ACCESSORY STRUCTURE

## 10.6.5.2.2.1 BUILDING HEIGHT

Maximum *As existing* on the date of passage of this by-law.

10.6.5.2.3 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.

(Amended by By-Law 7-2014-Z)

10.6.6 LOCATION: Part Lots 6 & 7, Concession 1 (North Norwich), RE-6 Key Map 35)

10.6.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-6 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 Zoning By-Law.

## 10.6.6.2.1 SPECIAL PROVISIONS FOR AN ACCESSORY STRUCTURE

## 10.6.6.2.2.1 MAXIMUM GROSS FLOOR AREA

The maximum *gross floor area* of an *accessory structure* shall be **185 m<sup>2</sup>** (2,000 ft<sup>2</sup>).

10.6.6.2.3 That all 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.

(Amended by By-Law 7-2014-Z)

10.6.7 LOCATION: Part Lots 7, Concession 1 (East Oxford), RE-7 (Key Map 7)

10.6.7.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any RE-7 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 7.1 of this By-law.

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

Sept 30/17

(Added by By-Law 06-2016-Z)

## 10.6.7.2.1 NUMBER OF TRACTOR TRAILERS IN RESIDENTIAL ZONES

Notwithstanding subsection 5.21.1.4.3, a maximum of 2 tractor *trailers* may be parked or stored on the *lot*.

## 10.6.7.2.2 MAXIMUM DRIVEWAY WIDTH

Notwithstanding Section 5.21.1.7.3, the maximum driveway width shall be **22 m** (17.2 ft) of the easterly lot line and **15 m** (49.2 ft) of the northerly lot line.

10.6.7.2.3 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 06-2016-Z)

10.6.8 LOCATION: Part Lot 10, Concession 4 (East Oxford), RE-8 (Key Map 13)10.6.8.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any RE-8 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;  
An *animal kennel*.

10.6.8.2 That all the provisions of the RE 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 07-2016-Z)

10.6.9 LOCATION: Part Lot 11, Concession 10 (South Norwich), RE-9 (Key Map 73)10.6.9.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any RE-9 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 Zoning By-law;

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

(Added by By-Law 1-2017-Z)

Sept 30/17



10.6.9.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

Maximum number of single detached dwellings 2

10.6.9.2.2 LOCATION OF SECOND SINGLE DETACHED DWELLING

Notwithstanding any other provision of this Zoning By-Law to the contrary, a second single detached dwelling shall be located no further than 35 m (114.8 ft) from the most southerly lot line.

10.6.9.3 That all the provisions of the RE 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 1-2017-Z)