

22.1 USES PERMITTED

No person shall within any MA Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the MA uses presented in Table 22.1:

TABLE 22.1: USES PERMITTED
• an <i>accessory use</i> to an airfield operation;
• an aircraft and parts retail outlet and <i>business office</i> ;
• an airfield related service use;
• an airfield;
• a <i>farm</i> , excluding <i>farm buildings, structures</i> and <i>accessory dwellings</i> and the keeping of livestock;
• a <i>home occupation</i> ;
• a parachute club;
• 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> if occupied by the owner or an employee of the industrial use on the lot;
• a <i>warehouse</i> .

22.2 ZONE PROVISIONS

No person shall within any MA Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 22.2:

TABLE 22.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per Lot, Maximum	1	No Provision
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	20 m (65.6 ft)
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	7.5 m (24.6 ft)	15 m (49.2 ft)
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	26 m (85.3 ft)	36 m (118.1 ft)
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

TABLE 22.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
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.	

22.2.1 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 MA Zone as a permitted non-residential building, a **2 m** (6.6 ft) yard is required between such buildings.

22.2.2 LOCATION OF BUILDINGS OR STRUCTURES

Single detached dwelling or other buildings or structures hereafter erected, modified or enlarged shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*.

(Amended by By-Law 36-2007)

22.2.3 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front* and *exterior side yards* shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor parking areas.

22.2.4 OPEN STORAGE

Open storage of goods or materials is permitted within any yard except the *front yard* or *exterior side yard* provided that:

- 22.2.4.1 such *open storage* is accessory to the use of the main building on the lot;
- 22.2.4.2 such *open storage* complies with the yard and setback requirements of this Section;
- 22.2.4.3 such *open storage* does not cover more than 5% of the lot area;
- 22.2.4.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a building is enclosed by a permanent, opaque fence unpierced except for gates necessary for access;

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22.2.4.5 the fence described in the foregoing subsection is at least **1.5 m** (4.9 ft) in *height* from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;

22.2.4.6 any *open storage* shall be maintained as *landscaped open space* or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

22.2.5 AIRFIELD PROVISIONS

The following additional provisions apply to airfields:

22.2.5.1 No part of any landing strip shall be located closer than **45 m** (147.6 ft) to any *lot line*.

22.2.5.2 No part of any landing strip shall be located closer than **150 m** (492.1 ft) to any Residential Zone.

22.3 SPECIAL PROVISIONS

22.3.1 LOCATION: PART LOTS 4 TO 7, CONCESSION 7 (DEREHAM), MA-1

(Added by By-Law 20-2002)

(temporary use provisions expired on July 24, 2002)

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