

8.1 USES PERMITTED

No person shall within any A2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A2 *uses* presented in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>animal kennel</i> ;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 6.4 of this Zoning By-Law;
• a <i>regulated farm</i> ;
• 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>farm</i> ;
• an oil or gas well;
• an <i>on-farm composting facility</i> ;
• an <i>on-farm diversified use</i> , in accordance with the provisions of Section 6.18 of this Zoning By-Law;
• a <i>private airstrip</i> ;
• a <i>public use</i> , in accordance with Section 6.22 of this Zoning By-Law;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling</i> if <i>accessory</i> to a <i>farm</i> or a <i>regulated farm</i> ;
• a topsoil or peat extraction operation in accordance with the provisions of Section 6.31 of this Zoning By-Law;
• a <i>wayside sand and gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 6.31 of this Zoning By-Law.

(Amended by By-Law 56-2003)

(Amended by By-law 36-2007)

(Amended by By-Law 15-2009)

8.2 ZONE PROVISIONS

No person shall within any A2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 8.2:

April/09

<b>TABLE 8.2: ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Livestock Barns &amp; Manure Storage Buildings &amp; Structures</b>	<b>Sales Outlets for Farm Produce</b>	<b>All Other Buildings and Structures</b>
<b>Lot Area, Minimum</b>	<b>30 ha</b> (74.1 ac)		
<b>Lot Frontage, Minimum</b>	<b>100 m</b> (328.1 ft)		
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	Greater of <b>30 m</b> (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	<b>5 m</b> (16.4 ft)	<b>10 m</b> (32.8 ft)
<b>Rear Yard, Minimum Depth</b> <b>Interior Side Yard, Minimum Width</b>	Greater of <b>10 m</b> (32.8 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	<b>7.5 m</b> (24.6 ft)	
<b>Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road</b>	Greater of <b>45 m</b> (148 ft) or the sum of <b>16 m</b> (52.5 ft) plus the <i>front</i> or <i>exterior side yard</i> measure determined through the application of the MDS II.	<b>21 m</b> (68.9 ft)	
<b>Setback, Minimum distance from property boundary of Highway 401</b>	<b>14 m</b> (45.9 ft) except for a <i>single detached dwelling</i> which shall be a minimum of <b>7.5 m</b> (24.6 ft)		
<b>Minimum Manure Storage Capacity</b>	In accordance with the minimum storage requirements for manure storage facilities set out in the Nutrient Management Act, 2002.		
<b>Height of Building, Maximum</b>	<b>15 m</b> (49.2 ft) or in accordance with the provisions of Section 6.32 of this Zoning By-Law.		
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 6 of this Zoning By-Law.		
<b>Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport</b>	In accordance with the provisions of Section 6.13 of this Zoning By-Law.		

(Amended by By-Law 67-99)  
 (Amended by By-Law 13-2006 - as approved by  
 OMB Order 2554, September 11, 2006)  
 (Amended by By-Law 36-2007)

July 13/09

### 8.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARN AND STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 8.2 above, agricultural *buildings* and *structures* hereafter *erected, altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law.

(Amended by By-Law 67-99)

(Amended by By-Law 39-2003)

(Amended by By-Law 36-2007)

### 8.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 8.2 above, manure storage structures *erected* or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law.

(Amended by By-Law 67-99)

(Amended by By-Law 39-2003)

(Amended by By-Law 36-2007)

### 8.2.3 SUPPLEMENTARY REQUIREMENT FOR REGULATED FARMS

For new or *existing regulated farms* or *farms* expanding to the size of a *regulated farm*, new *buildings* and/or *structures* and/or alterations to *existing buildings* and/or *structures*, used or *erected* for the purpose of housing livestock or for manure containment shall be *permitted* only when a Nutrient Management Strategy and/or plan is prepared in accordance with the requirements set out in the Nutrient Management Act, 2002, as amended.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

### 8.2.4 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

<i>Single detached dwelling</i> , Maximum	1, except that up to a maximum of 3 <i>accessory single detached dwellings</i> may be located on a <i>farm</i> or a <i>regulated farm</i> subject to the approval of the Committee of Adjustment.
---	---

(Amended by By-Law 36-2007)

July 13/09

<i>Converted dwelling</i> , Maximum	1, with a maximum of 2 units, in accordance with the provisions of Section 6.5 of this Zoning By-Law.
<i>Garden suite</i> , Maximum	1, in accordance with the provisions of Section 6.9 of this Zoning By-Law.

### 8.2.5 LOCATION OF NEW FARM RESIDENCES

New *farm dwellings*, including temporary *dwellings*, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* or not further reduce and *existing* insufficient *setback*.

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

8.2.6 (Deleted by By-Law 67-99)

### 8.2.7 REQUIREMENTS FOR ON-FARM COMPOSTING FACILITY

The following additional provisions apply to *on-farm composting facilities*:

- 8.2.7.1 The facility will require a concrete floor with run-off containment, solid walls not less than **1.5 m** (4.9 ft) in height consisting of a closed wooden, metal and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials.
- 8.2.7.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities erected* or *altered* shall meet the application of Minimum Distance Separation requirements determined through the application of the *Minimum Distance Separation Formula II (MDS II)* or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or uncovered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;
- 8.2.7.3 The facility shall require engineered drawings submitted at the time of application for building permit;
- 8.2.7.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Amended by By-Law 15-2009)

April/09

8.2.8 LOCATION OF ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for use as an *animal kennel* closer than **90 m** (295.3 ft) to any *lot* line.

(Added by By-Law 15-2009)

8.2.9 REGULATIONS FOR AN OIL OR GAS WELL

No gas or oil well or drilling in connection therewith, or storage tank, or other *accessory use* in connection with the foregoing shall be located closer than **75 m** (246 ft) to any Residential Zone to any *building* on an adjacent *lot*.

(Added by By-Law 15-2009)

8.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A2-C)

In accordance with the provisions of Section 6.4, all A2-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or any non-residential *use* permitted in Section 8.1, in accordance with the provisions of Section 8.2 of this Zoning By-Law.

8.4 SPECIAL PROVISIONS8.4.1 LOCATION: PART OF LOTS 22 & 23, CONCESSION 6 (DEREHAM); A2-1

(Amended by By-Law 36-2007)

(Deleted by By-Law 14-2010)

**8.4.2 LOCATION: PARTS OF LOTS 11 & 12, CONCESSION 1 (WEST OXFORD), A2-2**

8.4.2.1 No *person* shall within any A2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;

8.4.2.2 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any A2-2 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.2.2.1 TIME PERIOD FOR GARDEN SUITE

Maximum March 4, 2002 to March 4, 2012

8.4.2.2.2 At the conclusion of the 5 year time period, the *garden suite* shall be removed.

8.4.2.2.3 That all other provisions in Section 8.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

**8.4.3 LOCATION: PARTS OF LOT 8, CONCESSION 7 (DEREHAM), A2-3**

8.4.3.1 No *person* shall within any A2-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law, except a "*regulated farm*" and "*single detached dwelling*" as defined in this Zoning By-Law; a *long term care facility* containing a maximum of 20 residents; and a *dwelling unit* in portion of the *long term care facility* if occupation by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling unit* is located and his/her family.

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

8.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-3 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

June 28/10

## 8.4.3.2.1 LOT AREA

Minimum **11 ha** (27.2 ac)

8.4.3.2.2 That all other provisions in Section 8.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply mutatis mutandis.

8.4.4 LOCATION: PART LOT 7, CONCESSION 8 (DEREHAM); A2-4

8.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *farm*, excluding the keeping of any livestock.

8.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 8.4.4.2.1 LOT AREA

Minimum **2 ha** (4.9 ac)

## 8.4.4.2.2 LOT FRONTAGE:

No *lot frontage* required

8.4.4.2.3 That all the provisions of the A2 Zone in Section 8.2 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 41-98)

8.4.5 LOCATION: PART LOT 15, CONCESSION 2 (DEREHAM), A2-5

8.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of the By-Law, except a *regulated farm* and *single detached dwelling* as defined in this Zoning By-Law.

July 13/09

(Amended by By-Law 36-2007)

8.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.5.2.1 LOT AREA

Minimum **4.7 ha (11.8 ac)**

(Amended by By-Law 17-2014)

8.4.5.2.2 That all the provisions of the A2 Zone in Section 8.2 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 2-99)

8.4.6 **LOCATION: PART LOT 19, CONCESSION 2 (DEREHAM), A2-6**

8.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law.

8.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.6.2.1 TIME PERIOD FOR *GARDEN SUITE*

Maximum January 19, 1999 to January 19, 2009

8.4.6.2.2 For the purposes of this Zoning By-Law, Section 6.9.3 of this Zoning By-Law shall not apply.

8.4.6.2.3 That all the provisions of the A2 Zone in Section 8.2 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 7-99)

February/14



**8.4.7 LOCATION: PART LOT 8, CONCESSION 4 (DEREHAM), A2-7**

8.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a *communications structure*;
- a *conservation project*;
- a *farm* but not including any *buildings* or *structures*;
- an oil or gas well;
- a public *use*, in accordance with Section 6.22 of this Zoning By-Law;
- a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the *farm* on which the outlet is located;
- a topsoil or pit extraction operation in accordance with the provision of Section 6.31 of this Zoning By-Law;
- a *wayside sand* and *gravel pit* or *stone quarry* in accordance with the provisions of Section 6.31 of this Zoning By-Law.

8.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.7.2.1 LOT AREA

Minimum **11.5 ha** (28.4 ac)

8.4.7.2.2 That all the provisions of the A2 Zone in Section 8.2 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 1-00)

**8.4.8 LOCATION: PART LOT 2, CONCESSION 6 (DEREHAM), A2-8**

8.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- all *uses permitted* in Section 8.1 to the By-Law;
- two *single detached dwellings accessory* to a permitted *use*;

(Added by By-Law 27-00)

(Replaced by By-Law 34-2018)

April/18

8.4.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.8.2.1 LOT AREA

Minimum **28.3 ha (70 ac)**

8.4.8.2.2 That all the provisions of the A2 Zone in Section 8.2 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 27-00)

(Replaced by By-Law 34-2018)

8.4.9 LOCATION: PART LOT 8, CONCESSION 7 (DEREHAM), A2-9

8.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;  
an on-farm winery and retail wine outlet.

8.4.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.9.2.1 GROSS FLOOR AREA OF WINERY

Maximum **225 m<sup>2</sup> (2,422 ft<sup>2</sup>)**

8.4.9.2.2 That all the provisions of the A2 Zone in Section 8.2 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 26-2001)

**8.4.10 LOCATION: PART LOTS 24 & 25, CONCESSION 1 (DEREHAM); A2-10**

8.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;  
a distribution operation for farm-related products.

8.4.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.10.2.1 GROSS FLOOR AREA OF DISTRIBUTION OPERATION

Maximum **225 m<sup>2</sup>** (2422 ft<sup>2</sup>)

8.4.10.2.2 That all the provisions of the A2 Zone in Section 8.2 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 45-2001)

**8.4.11 LOCATION: PART LOT 16, CONCESSION 5 (DEREHAM), A2-11**

8.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;

For the purposes of this Zoning By-Law, a *single detached dwelling* if *accessory* to a *farm* or a *regulated farm* may be a mobile home.

(Amended by By-Law 36-2007)

8.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

July 13/09

## 8.4.11.2.1 TIME PERIOD FOR MOBILE HOME

Maximum February 19, 2011 to  
February 19, 2014

(Amended by By-Law 19-2008)

(Amended by By-Law 14-2011)

8.4.11.2.2 That all the provisions of the A2 Zone in Section 8.2 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 13-2002)

8.4.12 LOCATION: PART LOT 21, CONCESSION 3 (DEREHAM), A2-12

8.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;  
an *on-farm diversified use* consisting of a welding, fabricating and painting operation.

8.4.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 8.4.12.2.1 Time Period For On-Farm Diversified Use

Maximum May 7, 2002 to May 7, 2005

## 8.4.12.2.2 EMPLOYEES

The *on-farm diversified use* shall only be carried out by the farm operator and family members residing on the *farm* and up to one additional full-time employee. In addition, a maximum of 5 seasonal employees may be permitted. For the purpose of this by-law, seasonal shall mean a *person* employed from March 1st to November 30th.

8.4.12.2.3 That all the provisions of the A2 Zone in Section 8.2 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.

March/11

(Added by By-Law 27-2002)

**8.4.13 LOCATION: PART LOT 21, CONCESSION 5 (DEREHAM), A2-13**

8.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law, except a *regulated farm*.

(Amended by By-Law 36-2007)

8.4.13.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.13.2.1 LOT AREA

Minimum **13.5 ha** (33.4 ac)

8.4.13.2.2 SPECIAL PROVISION FOR ACCESSORY SINGLE DETACHED DWELLING

Prior to the issuance by the Township of a building permit for an *accessory single detached dwelling*, *farm buildings* with a total combined minimum floor area of **650 m<sup>2</sup>** shall be *erected* and completed on the subject property.

8.4.13.2.3 That all the provisions of the A2 Zone in Section 8.2 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 44-2002)

**8.4.14 LOCATION: PART LOTS 9 & 10, CONCESSION 10 (DEREHAM), A2-14 (KEY MAP 60)**

8.4.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law  
an *on-farm diversified use* consisting of a pool and spa sales and service operation with *accessory* related sales and storage of material and products.

(Added by By-Law 18-2003)

July 13/09

8.4.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.14.2.1 That all the provisions of the A2 Zone in Section 8.4 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 18-2003)

8.4.14 LOCATION: PART LOT 15, CONCESSION 9 (DEREHAM); A2-14 (KEY MAP 56)

(Added by By-Law 43-2004, as amended by  
OMB Order 1442, September 3, 2004)

(Deleted by By-Law 36-2016)

8.4.15 LOCATION: PART LOT 15, CONCESSION 10 (DEREHAM), A2-15

8.4.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;  
an *accessory single detached dwelling*.

8.4.15.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.15.2.1 LOT AREA

Minimum **7.0 ha (17.2 ac)**

8.4.15.2.2 LOCATION OF ACCESSORY DWELLING

The permitted *accessory single detached dwelling* shall be located within the area corresponding to the Rural Cluster designation for Delmer as provided for in Section 4.2.2.2 of the County of Oxford Official Plan.

8.4.15.2.3 That all the provisions of the A2 Zone in Section 8.4 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*.

April/16

(Added by By-Law 36-2006)

**8.4.16 LOCATION: PART LOTS 2 & 3, CONCESSION 6 (DEREHAM), A2-16**

8.4.16.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law.

8.4.16.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.16.2.1 LOT AREA

Minimum **24.6 ha** (60.5 ac)

8.4.16.2.2 All other provisions of the A2 Zone in Section 8.2 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 15-2008)

**8.4.17 LOCATION: PART LOT 3, CONCESSION 6 (DEREHAM), A2-17**

8.4.17.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law.

8.4.17.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.17.2.1 LOT AREA

Minimum **25.5 ha** (63 ac)

8.4.17.2.2 All other provisions of the A2 Zone in Section 8.2 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 16-2008)

June 30/16

**8.4.18 LOCATION: PART LOTS 5 & 6, BROKEN FRONT CONCESSION (WEST OXFORD), A2-18**

8.4.18.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law.

8.4.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.18.2.1 LOT FRONTAGE

Minimum **86.8 m** (284.8 ft)

8.4.18.2.2 All other provisions of the A2 Zone in Section 8.2 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 29-2008)

**8.4.19 LOCATION: PART OF LOT 8, CONCESSION 6 (WEST OXFORD), A2-19 (KEY MAP 38)**

8.4.19.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to the By-law.

8.4.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.19.2.1 LOT AREA

Minimum **6.97 ha** (17.22 ac)

8.4.19.2.2 That all the provisions of the A2 Zone in Section 8.2 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 36-2016)

April/16



**8.4.20 LOCATION: PART LOT 7 & 8, CONCESSION 3 (WEST OXFORD), A2-20**

8.4.20.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 8.1 of this By-Law;  
*a mobile home.*

8.4.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.20.2.1 PROVISIONS FOR A MOBILE HOME

8.4.20.2.1.1 TIME PERIOD FOR A MOBILE HOME

Maximum August 7<sup>th</sup>, 2012 to August 7<sup>th</sup>, 2015

8.4.20.2.2 That all the provisions of the A2 Zone in Section 8.2 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 71-2012)

**8.4.21 LOCATION: PART LOT 11, CONCESSION 5 (DEREHAM), A2-21**

8.4.21.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-21 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 8.1 of this Zoning By-Law;

8.4.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-21 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.21.2.1 LOT AREA

Minimum **24 ha** (59.3 ac)

8.4.21.2.2 That all the provisions of the A2 Zone in Section 8.2 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*.

June 30/16

(Added by By-Law 74-2012)

**8.4.22 LOCATION: PART OF LOT 6, CONCESSION 3 (WEST OXFORD), A2-22 (KEY MAP 32)**

8.4.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* contained is Section 8.1 of this Zoning By-Law.

8.4.22.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.22.2.1 INTERIOR SIDE YARD WIDTH (SOUTHERLY LOT LINE)

Minimum **0.5 m (1.7 ft)**

8.4.22.2.2 That all of the provisions of the A2 zone in Section 8.2 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 62-2014)

**8.4.22 LOCATION: PART OF LOT 19, CONCESSION 7 (TOWNSHIP OF DEREHAM), A2-22 (KEY MAP 56)**

(Added by By-Law 66-2014)

(Deleted by By-Law 36-2016)

**8.4.23 LOCATION: PART LOT 1, CONCESSION 1 (WEST OXFORD), A2-23 (KEY MAP 21)**

8.4.23.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.23.1.1 LOT AREA

Minimum **12747 m<sup>2</sup> (137212 ft<sup>2</sup>)**

8.4.23.1.2 LOT FRONTAGE

Nil

8.4.23.2 That all of the provisions of the A2 Zone in Section 8.2 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*.

(Added by By-Law 76-2015)

April 2016

**8.4.24 LOCATION: PART OF LOT 15, CONCESSION 9 (DEREHAM), A2-24 (KEY MAP 56)**

8.4.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;  
 a *bed and breakfast establishment* with a maximum of 2 *guest rooms* located in an *accessory building*.

For the purposes of this Zoning By-Law, the operation of a *bed and breakfast establishment* shall be such that the marketing of *the bed and breakfast establishment* shall make no reference to the golf course on the land zoned A2-24 and furthermore, there shall be no additional *guest room* charge for the *use* of the golf course.

8.4.24.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.24.2.1 That all the provisions of the A2 Zone in Section 8.2 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 36-2016)

**8.4.25 LOCATION: PART OF LOT 19, CONCESSION 7 (DEREHAM), A2-25 (KEY MAP 56)**

8.4.25.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law, and  
 a *public garage*.

8.4.25.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.25.3 GROSS FLOOR AREA OF PUBLIC GARAGE

Maximum **1,050 m<sup>2</sup>** (11,302 ft<sup>2</sup>)

November/16

(Amended by By-Law 70-2016)

8.4.25.4 That all of the provisions of the A2-25 Zone in Section 8.2 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 36-2016)

**8.4.26 LOCATION: PART LOTS 11 AND 12, CONCESSION 5 (DEREHAM), A2-26 (KEY MAP 45)**

8.4.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*an animal kennel;*

*a communications structure;*

*a conservation project;*

*a farm*, excluding the keeping of livestock;

*an oil or gas well;*

*a public use*, in accordance with Section 6.22 of this Zoning By-Law;

*a seasonal fruit, vegetable, flower or farm produce sales outlet*, provided the produce is the product of the *farm* on which the outlet is located;

*a topsoil or pit extraction operation* in accordance with the provision of Section 6.31 of this Zoning By-Law;

*a wayside sand and gravel pit or stone quarry* in accordance with the provisions of Section 6.31 of this Zoning By-Law.

8.4.26.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.26.2.1 LOT AREA

Minimum **20 ha** (49.4 ac)

8.4.26.2.2 LOT FRONTAGE

Minimum **31.5 m** (103.3 ft)

8.4.26.3 That all of the provisions of the A2 Zone in Section 8.2 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 32-2016)

**8.4.27 LOCATION: PART LOT 1, CONCESSION 1 (WEST OXFORD), A2-27 (KEY MAP 21)**

8.4.27.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-27 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 8.1 of this Zoning By-Law;  
a *special event facility*;

8.4.27.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-27 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.27.2.1 LOT AREA

Minimum **2.02 ha** (4.99 ac)

8.4.29.2.2 NUMBER OF ACCESSORY DWELLINGS PER LOT

Single detached dwellings, Maximum **2**

8.4.27.2.3 SPECIAL PROVISIONS FOR A SPECIAL EVENT FACILITY

8.4.27.2.3.1 For the purposes of this By-law, a *special event facility* shall mean premises used for the purposes of catering to banquets, weddings, receptions, or similar functions, for which food and beverages are prepared and served, and may also include an *eating establishment* as defined in Township of South-West Oxford Zoning By-Law No. 25-98, as amended.

8.4.27.2.3.2 LOCATION

Notwithstanding any other provision of this Zoning By-law, a *special event facility* shall be located within the bank barn existing as of October 15, 2019.

8.4.27.2.3.3 MINIMUM DISTANCE SEPARATION FORMULAE SETBACK

Notwithstanding any other provision of this Zoning By-law, the Minimum Separation Distance between any *building or structure* used for the purpose of a *special event facility* and any *building or structure* used for the housing of livestock or manure storage on a separate *lot* shall be **520 m** (1,705 ft).

8.4.27.2.3.4 That all of the provisions of the A2 Zone in Section 8.2 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.

(Added by By-Law 33-2016)

(Amended by By-Law 23-2017, lapsed Apr.18/18)

(Replaced by By-Law 81-2019)

October/19

**8.4.28 LOCATION: PART LOT 28, CONCESSION 3 (DEREHAM), A2-28T (KEY MAP 43)**

8.4.28.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-28T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;  
a *Garden Suite*, in accordance with the provisions of Section 6.9.

8.4.28.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-28T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.28.2.1 Special Provisions for a Garden Suite

8.4.28.2.1.1 Ground Floor Area

Maximum **120 m<sup>2</sup>** (1,300 ft<sup>2</sup>)

8.4.28.2.1.2 Time Period

Maximum September 18, 2018 to September 18, 2028

8.4.28.3 All of the other provisions of the A2 Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 74-2018)

**8.4.29 LOCATION: PART LOT 19, CONCESSION 8 (DEREHAM), A2-29T (KEY MAP 56)**

8.4.29.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-29T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;  
a *Garden Suite*, in accordance with the provisions of Section 6.9.

8.4.29.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-29T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.29.2.1 Lot Area

Minimum **8.9 ha** (22 ac)

January/19

(Added by By-Law 11-2019)

## 8.4.29.2.2 Special Provisions for a Garden Suite

## 8.4.29.2.2.1 Ground Floor Area

Maximum **117 m<sup>2</sup>** (1,250 ft<sup>2</sup>)

## 8.4.29.2.2.2 Time Period

Maximum January 22, 2019 to January 22, 2029

8.4.29.3 All of the other provisions of the A2 Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 11-2019)

8.4.30 LOCATION: PART LOT 12, CONCESSION 11 (DEREHAM), A2-30 (KEY MAP 60)

8.4.30.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;

8.4.30.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

## 8.4.30.2.1 LOT AREA

Minimum **24.2 ha** (60 ac.)

8.4.30.3 All of the other provisions of the A2 Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.”

(Added by By-Law 90-2019)