

24.1 USES PERMITTED

No person shall within any I Zone use any *lot* or *erect, alter* or use any *building* or structure for any purpose except one or more of the I *uses* presented in Table 24.1:

TABLE 24.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;
• a cemetery;
• a community centre;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4 of this Zoning By-Law;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> , and if occupied by the owner or an employee of the institutional <i>use</i> on the <i>lot</i> ;
• a <i>fraternal lodge or institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with the provisions of Section 5.13 of this Zoning By-Law;
• a <i>home occupation</i> in accordance with the provisions in Section 5.14 of this Zoning By-Law;
• a <i>long term care facility</i> ;
• a <i>medical centre</i> ;
• a <i>municipal yard</i> ;
• a museum;
• a <i>place of worship</i> ;
• a <i>public or private school</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>public or private hospital</i> ;
• a <i>public library</i> ;
• a <i>single detached dwelling</i> if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> .

(Amended by By-Law 31-09)

May/09

24.2 ZONE PROVISIONS

No person shall within any I Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 24.2. The *lot area* and *lot frontage* provisions for residential *uses* in Table 24.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential *uses* in Table 24.2 when such *single detached dwelling* is located on the same *lot* with a permitted non-residential *use*.

<b>TABLE 24.2: ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Residential Uses</b>		<b>Non-Residential Uses</b>
	<b>Single Detached Dwelling</b>	<b>Dwelling Unit in a portion of a Non-Residential Building</b>	
<b>Number of Dwellings Per Lot, Maximum</b>	1 <i>dwelling</i>	1 <i>dwelling</i>	Not Applicable
<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>300 m<sup>2</sup></b> (3,229 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>	No provision	<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)	No provision	<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>	No provision	<b>30 m</b> (98.4 ft)
<b>Lot Depth, Minimum where sanitary sewers are not available</b>	No provision	No provision	<b>92.5 m</b> (303.5 ft)
<b>Front Yard, Minimum Depth</b>	<b>10 m</b> (32.8 ft)	<b>10 m</b> (32.8 ft)	<b>10 m</b> (32.8 ft)
<b>Exterior Side Yard, Minimum Width</b>			
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	<b>10 m</b> (32.8 ft)	<b>10 m</b> (32.8 ft)

TABLE 24.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
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).		7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)		
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft), or in accordance with the provisions in Section 5.30 of this Zoning By-Law	
Gross Floor Area, Minimum	93 m <sup>2</sup> (1,001 ft <sup>2</sup> )	70 m <sup>2</sup> (753.5 ft <sup>2</sup> )	No Provision
Landscaped Open Space, Minimum	No Provision	30% of lot area	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.		

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

#### 24.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES

*Dwellings* and other *buildings* or *structures* hereafter *erected* outside of a designated Settlement, as listed 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 or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

May/09

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

*Existing dwellings, buildings or structures* located outside of a designated settlement, listed 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 85-07)

(Amended by By-Law 31-09)

#### 24.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

In accordance with the provisions of Section 5.4, all I-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or any non-residential *use* permitted in Section 24.1, in accordance with the provisions of Section 24.2 of this Zoning By-Law.

#### 24.4 SPECIAL PROVISIONS

##### 24.4.1 Location: Lot 11, Concession 3 (North Oxford) I-1

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

a cemetery.

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

24.4.1.2.1 That all the other provisions of the I Zone in Section 24.2 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*.

May/09

24.4.2 LOCATION: PART LOT 21, CONCESSION 1 (NORTH DORCHESTER), I-2

24.4.2.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any I-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 24.1 of this By-Law;

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

24.4.2.2.1 INTERIOR SIDE YARD (NORTH LOT LINE)

Minimum **4.2 m** (13.9 ft).

24.4.2.2.2 That all the provisions of the Institutional (I) Zone in Section 24.2 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 48-10)

August/10