

11.1 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 11.1:

TABLE 11.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4 of this Zoning By-Law;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.10, of this Zoning By-Law;
•	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 of Section 5.14 of this Zoning By-Law;
•	a <i>public use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law;
•	a <i>single detached dwelling</i> .

11.2 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 11.2:

TABLE 11.2: 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)
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>

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	Uses
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 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 5 of this Zoning By-Law.

11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)

In accordance with the provisions of Section 5.4, 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 11.2 of this Zoning By-Law.

11.3.1 Location: Part of Lot 7 & 8, Registered Plan 39 (Embros), R1-C1

11.3.1.1 Notwithstanding any provisions of this Zoning 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 Section 11.1 of this Zoning By-Law; and
a *converted dwelling*;

11.3.1.2 Notwithstanding any provisions of this Zoning 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* except in accordance with the following provisions:

11.3.1.2.1 INTERIOR SIDE YARD (SOUTH SIDE YARD)

Minimum Width 1 m (3.28 ft)

11.3.1.2.2 EXTERIOR STAIRWAYS

As existing as of November 6th, 2012.

11.3.1.3 That all the provisions of the R1 Zone in Section 11.2 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 76-12)

11.3.2 Location: Lot 103, Registered Plan 643 (Thamesford), R1-C2

11.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-C2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this By-Law; and
a *converted dwelling*;

11.3.2.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-C2 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.3.2.2.1 Rear Yard Depth

Minimum Width 3.7 m (12 ft)

- 11.3.2.2.2 That all the provisions of the R1 Zone in Section 11.2 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 33-17)

11.4 SPECIAL PROVISIONS

11.4.1 Location: Lot 5 and Part Lot 6, Registered Plan 134 (Embro), R1-1

- 11.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, 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 11.1 of this Zoning By-Law;
an establishment for the sales, service and repair of water treatment equipment, and the sales and storage of motorcycle parts and accessories.

- 11.4.1.2 Notwithstanding any provisions of this Zoning By-law to the contrary, 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:

11.4.1.2.1 GROSS FLOOR AREA OF SHOP & ACCESSORY STORAGE

Maximum **180 m²** (1,937.6 ft²)

11.4.1.2.2 OPEN STORAGE

Not permitted.

- 11.4.1.2.3 That all the other provisions of the R1 Zone in Section 11.2 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 75-12)

11.4.2 Location: Lot 11, Concession 4 (Embro): R1-2

- 11.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, 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:

a *single detached dwelling*; and
a service shop for the sharpening of tools.

11.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, 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:

11.4.2.2.1 LOT FRONTAGE

Minimum **20.12 m** (66.0 ft)

11.4.2.2.2 GROSS FLOOR AREA OF SERVICE SHOP

Maximum **45 m²** (484.4 ft²)

11.4.2.2.3 That all the other provisions of the R1 Zone in Section 11.2 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*.

11.4.3 Location: Part Lot 12, Concession 5 (West Zorra) R1-3

11.4.3.1 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 11.1 to this Zoning By-Law; and
a commercial greenhouse.

11.4.3.2 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* except in accordance with the following provisions:

11.4.3.2.1 That all the other provisions of the R1 Zone in Section 11.2 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*.

11.4.4 Location: Part Lot 12, Concession 5 (West Zorra) R1-4

11.4.4.1 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 11.1 to this Zoning By-Law; and
a duplex dwelling.

11.4.4.2 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* except in accordance with the following provisions:

11.4.4.2.1 That all the other provisions of the R1 Zone in Section 11.2 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*.

11.4.5 Location: Part Lot 11, Concession 4 (West Zorra); Parts 1-4, Reference Plan 41R-5861, R1-5

11.4.5.1 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 11.1 of this Zoning By-Law.

11.4.5.2 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* except in accordance with the following provisions:

11.4.5.2.1 LOT DEPTH

Minimum **56 m** (183.7 ft)

11.4.5.2.2 LOT AREA

Minimum **1,650 m²** (17,761 ft²)

11.4.5.2.3 That all the provisions of the R1 Zone in Section 11.2 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 32-00)

**11.4.6 Location: Parts 1 & 2, Reference Plan 41R-6618;
Parts 3-5, Reference Plan 41R-6215 (West Zorra), R1-6**

11.4.6.1 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 11.1 of this Zoning By-Law.

11.4.6.2 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* except in accordance with the following provisions:

11.4.6.2.1 LOT FRONTAGE

Minimum **30 m** (98.4 ft)

11.4.6.2.2 LOT AREA

Minimum **2,000 m²** (21,528.5 ft²)

11.4.6.2.3 That all the provisions of the R1 Zone in Section 11.2 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 31-00)

**11.4.7 Location: Parts 1 & 2, Reference Plan 41R-6618; Parts 3-5,
Reference Plan 341R-6215 (West Zorra), R1-7**

11.4.7.1 Notwithstanding any provisions 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* for any purpose except the following:

all uses permitted in Section 11.1 of this Zoning By-Law.

11.4.7.2 Notwithstanding any provisions 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:

11.4.7.2.1 LOT DEPTH

Minimum **69 m** (226.4 ft)

11.4.7.2.2 That all the provisions of the R1 Zone in Section 11.2 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*.

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(Added by By-Law 31-00)

**11.4.8. Location: Parts 1 & 2, Reference Plan 41R-6618; Parts 3-5,
Reference Plan 41R-6215 (West Zorra), R1-8**

11.4.8.1 Notwithstanding any provisions 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* for any purpose except the following:

all *uses permitted* in Section 11.1 of this Zoning By-Law.

11.4.8.2 Notwithstanding any provisions 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 in accordance with the following provisions:

11.4.8.2.1 LOT FRONTAGE

Minimum	25 m (82 ft)
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11.4.8.2.2 That all the provisions of the R1 Zone in Section 11.2 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 31-00)

**11.4.9 Location: Part of Lot 21, Concession 1 (North Dorchester),
Thamesford R1-9 & R1-9(H)**

11.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-9 or R1-9(H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this Zoning By-Law.

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

11.4.9.2.1 FRONT AND EXTERIOR SIDE YARDS

Front Yard Minimum Depth	7.5 m (24.6 ft)
Exterior Side Yard Minimum Depth	6.0 m (19.7 ft)

(Amended by By-Law 17-04)

11.4.9.2.2 PERMITTED R1-9(H) USES

Notwithstanding Section 11.1. to this Zoning By-Law, no *person* shall within any R1-9(H) Zone *use any lot, or erect, alter or use any building or structure* except for such purposes existing as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

11.4.9.2.3 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any *use* in Section 11.4.9.1 shall be *permitted* at such time as the County of Oxford and the Township of Zorra are satisfied that adequate sanitary and water services will be available to service the development and financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services, and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

11.4.9.2.4 That all the provisions of the R1 Zone in Section 11.2 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 42-00)

11.4.10 **Location: Part of Lot 21, Concession 1 (North Oxford) & Lots 1, 15, 16, 40, 41, 47, 48, 55, Registered Plan 41M-249, Thamesford, R1-10, R1-10 (H) (Key Map 68)**11.4.10.1 Notwithstanding any provisions 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 11.1 of this Zoning By-Law.

11.4.10.2 Notwithstanding any provisions 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* except in accordance with the following provisions:

11.4.10.2.1 FRONT YARD DEPTH

Minimum **6.0 m** (19.8 ft)

11.4.10.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.7 ft)

(Added by By-Law 42-00)

(Amended by By-Law 35-13)

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11.4.10.2.3 PERMITTED R1-10(H) USES

Notwithstanding Section 11.1 to this Zoning By-Law, no person shall within any R1-10(H) Zone *use any lot, or erect, alter, or use any building or structure* except for such purposes existing as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

11.4.10.2.4 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any *use* in Section 11.4.10.1 shall be *permitted* at such time as the County of Oxford and the Township of Zorra are satisfied that adequate sanitary and water services will be available to service the development and financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services, and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

11.4.10.3 That all the provisions of the R1 Zone in Section 11.2 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 42-00)

(Amended by By-Law 35-13)

11.4.11 **Location: Part of Lot 21, Concession 1 (North Dorchester), Thamesford, R1-11(H)**

(Added by By-Law 42-00)

(Deleted by By-Law 35-13)

11.4.12 **Location: Part Lot 30, Concession 2 (West Zorra), R1-12**

11.4.12.1 Notwithstanding any provisions 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* for any purpose except the following:

all uses permitted in Section 11.1 of this Zoning By-Law.

11.4.12.2 Notwithstanding any provisions 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:

(Added by By-Law 48-01)

11.4.12.2.1 LOT DEPTH

Minimum **62 m** (203.4 ft)

11.4.12.2.2 That all the provisions of the R1 Zone in Section 11.2 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 48-01)

11.4.13 **Location: Part of Lot 22 & 23, Concession 1 (North Dorchester), Thamesford, R1(H)**

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

all *uses permitted* in Section 11.1 of this Zoning By-Law.

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

11.4.13.2.1 PERMITTED R1(H) USES

Notwithstanding Section 11.1 to this Zoning By-Law, no *person* shall within any R1(H) Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except for such purposes existing as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

11.4.13.2.2 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any *use* in Section 11.1 shall be *permitted* at such time as the County of Oxford and the Township of Zorra are satisfied that adequate sanitary and water services will be available to service the development and financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services, and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

11.4.13.2.3 That all the provisions of the R1 Zone in Section 11.2 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 11-02, as approved by OMB Order 1252)

11.4.14 Location: 120 George Street (Thamesford), R1-14

11.4.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 to this Zoning By-Law.

11.4.14.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.14.2.1 LOT FRONTAGE

Minimum **18 m** (59.1 ft)

11.4.14.2.2 LOT DEPTH

Minimum **27 m** (88.6 ft)

11.4.14.2.3 LOT AREA

Minimum **486 m²** (5,231.4 ft²)

11.4.14.2.4 That all the provisions of the R1 Zone in Section 11.2 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 27-07)

11.4.15 Location: Part Lot 11, Concession 5 (West Zorra), R1-15

11.4.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 to this Zoning By-Law.

11.4.15.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-15 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.15.2.1 LOT DEPTH

Minimum **71.0 m** (233 ft)

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(Added by By-Law 44-07)

11.4.15.2.2 That all the provisions of the R1 Zone in Section 11.2 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 44-07)

11.4.16 **LOCATION: PART LOT 30, CONCESSION 2 (WEST ZORRA), R1-16**

11.4.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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all uses permitted in Section 11.1 of this Zoning By-Law.

11.4.16.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-16 Zone *use any lot, or erect, alter or use any building or structure* except in accordance the following provisions:

11.4.16.2.1 LOT DEPTH

Minimum

61.0 m (200.1 ft).

11.4.16.2.2 That all the provisions of the R1 Zone in Section 11.2 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 34-09)

11.4.17 **LOCATION: LOT 66, PLAN M-26, 198 STANLEY STREET, R1-17**

11.4.17.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this Zoning By-Law.

11.4.17.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-17 Zone *use any lot, or erect, alter or use any building or structure* except in accordance the following provisions:

11.4.17.2.1 PROVISIONS FOR A 'WELLNESS CENTRE AND SPA'

Notwithstanding any provisions of this Zoning By-Law to the contrary:

(Added by By-Law 24-11)

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- i) a ‘wellness centre and spa’ may occupy a maximum of **73 m²** (784 ft²) of *gross floor area of a residential dwelling as a home occupation*;
- ii) a minimum of 1 *parking space* shall be provided for a ‘wellness centre and spa’.

11.4.17.2.2 That all the provisions of the R1 Zone in Section 11.2 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 24-11)

11.4.18 LOCATION: PART LOT 21, CONCESSION 1 (NORTH OXFORD), R1-18

11.4.18.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this By-Law.

11.4.18.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone *use any lot, or erect, alter or use any building or structure* except in accordance the following provisions:

11.4.18.2.1 LOT FRONTAGE

Minimum **14.50 m** (47.57 ft)

11.4.18.2.2 That all the provisions of the R1 Zone in Section 11.2 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 95-11)

11.4.19 LOCATION: LOTS 4, 10, 18-21, 26-30, 33, 35, 38, 39 AND 49,
REGISTERED PLAN 41M-249, THAMESFORD, R1-19

11.4.19.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this Zoning By-Law.

(Added by By-Law 51-14)

11.4.19.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-19 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.19.2.1 FRONT YARD DEPTH

Minimum **7.5 m** (24.6 ft)

11.4.19.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **6.0 m** (19.7 ft)

11.4.19.2.3 LOT COVERAGE

Maximum 40% of *lot area*

11.4.19.2.4 That all the provisions of the R1 Zone in Section 11.2 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 51-14)

11.4.20 LOCATION: PART OF LOT 21, CONCESSION 1 (NORTH OXFORD) R1-20(H)

11.4.20.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this Zoning By-Law.

11.4.20.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.20.2.1 FRONT YARD DEPTH

Minimum **6.0 m** (19.8 ft)

11.4.20.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.7 ft)

11.4.20.2.3 LOT COVERAGE

Maximum 40% of *lot area*

(Added by By-Law 51-14)

(Amended by By-Law 26-19)

Dec 30/19

11.4.20.2.4 That all the provisions of the R1 Zone in Section 11.2 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 51-14)
(Amended by By-Law 26-19)

11.4.20.2.4 PERMITTED R1-20(H) USES

(Deleted by By-Law 26-19)

11.4.20.2.5 REMOVAL OF THE HOLDING SYMBOL (H)

(Deleted by By-Law 26-19)

11.4.21 LOCATION: PART LOT 12, CONCESSION 4 (WEST ZORRA), R1-21 (KEY MAP 45)

11.4.21.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any “R1-21” Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this By-Law.

11.4.21.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any “R1-21” Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.21.2.1 FRONT YARD DEPTH

Minimum **6.0 m (19.7 ft)**

11.4.21.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **6.0 m (19.7 ft)**

11.4.21.2.3 That all the provisions of the “R1” Zone in Section 11.2 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 18-16)

11.4.22 LOCATION: PART LOT 12, CONCESSION 4 (WEST ZORRA), R1-22 (KEY MAP 45)

11.4.22.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any “R1-22” Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this By-Law.

11.4.22.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any “R1-22” Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.22.2.1 FRONT YARD DEPTH

Minimum **6.0 m (19.7 ft)**

11.4.22.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **6.0 m (19.7 ft)**

11.4.22.2.3 Notwithstanding the provisions of Section 2.3 where a lot is both zoned “R1-22” and “OS”, the lot shall be considered as one lot for the purposes of determining zone provisions of this By-law.

11.4.22.2.4 hat all the provisions of the “R1” Zone in Section 11.2 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 18-16)

11.4.23 LOCATION: PART LOT 12, CONCESSION 4 (WEST ZORRA); LOTS 7-12, REGISTERED PLAN 41M-333 (FRASER SUBDIVISION, PHASE 1), EMBRO, R1-23 (KEY MAP 45)

11.4.23.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any “R1-23” Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this By-Law.

11.4.23.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any “R1-23” Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

(Added by By-Law 05-18)

11.4.23.2.1 FRONT YARD DEPTH

Minimum	6.0 m (19.7 ft)
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11.4.23.2.2 EXTERIOR SIDE YARD WIDTH

Minimum	6.0 m (19.7 ft)
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11.4.23.2.3 LOT COVERAGE

Maximum	37.5% of lot area
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11.4.23.2.3 That all the provisions of the “R1” Zone in Section 11.2 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 05-18)

11.4.24 **LOCATION: PART LOT 15, CONCESSION 10 (EAST NISSOURI), R1-24 (KEY MAP 40)**

11.4.24.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any R1-24 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this By-Law;

11.4.24.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any R1-24 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.24.2.1 LOT AREA

Minimum	2,209 m ² (23,777.5 ft ²)
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11.4.24.3 That all the provisions of the R1 Zone in Section 11.2 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 44-18)

11.4.25 **LOCATION: PART LOT 12, CONCESSION 4 (WEST ZORRA); LOTS 1, 4-9, AND 12-13, FRASER SUBDIVISION, PHASE 2, VILLAGE OF EMBRO, R1-25 (KEY MAP 45)**

11.4.25.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any “R1-25” Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this By-Law.

11.4.25.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any “R1-25” Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.25.2.1 FRONT YARD DEPTH

Minimum 6.0 m (19.7 ft)

11.4.25.2.2 EXTERIOR SIDE YARD WIDTH

Minimum 6.0 m (19.7 ft)

11.4.25.2.3 LOT COVERAGE

Maximum 35% of lot area

11.4.25.2.4 That all the provisions of the “R1” Zone in Section 11.2 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 61-18)

11.4.26 **LOCATION: PART LOT 11, CONCESSION 4 (WEST ZORRA), R1-26 (KEY MAP 47)**

11.4.26.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any R1-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this By-Law;

11.4.26.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any R1-26 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.26.2.2 FRONT YARD

Minimum Depth 6 m (19.6 ft)

(Added by By-Law 76-18)

July/20

(Deleted and Replaced by By-Law 45-20)

11.4.26.2.3 EXTERIOR SIDE YARD

Minimum Width **4.5 m** (14.7 ft)

11.4.26.2.4 REAR YARD

Minimum Depth **6 m** (19.6 ft)

11.4.26.2.5 INTERIOR SIDE YARD

Minimum Width **1.2 m** (3.9 ft)

11.4.26.2.6 LOT COVERAGE

Maximum **40%** of the *lot area*

11.4.26.2.7 That all the provisions of the R1 Zone in Section 11.2 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 76-18)

(Deleted and Replaced by By-Law 45-20)

11.4.27 Location: Part Lot 12, Concession 4 (West Zorra), R1-27 (Key Map 45)

11.4.27.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any “R1-27” Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 11.1 of this By-Law.

11.4.27.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any “R1-27” Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.27.2.1 FRONT YARD DEPTH

Minimum **6.0 m** (19.7 ft)

11.4.27.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **6.0 m** (19.7 ft)

11.4.27.2.3 LOT COVERAGE

Maximum **40%** of the *lot area*

(Added by By-Law 73-19)

July/20

11.4.27.2.4 Notwithstanding the provisions of Section 2.3 of this Zoning By-Law, where a lot is both zoned “R1-27” and “OS”, the lot shall be considered as one lot for the purposes of determining the zone provisions of this By-law.

11.4.27.2.5 That all the provisions of the “R1” Zone in Section 11.2 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 73-19)

11.4.28 LOCATION: PART LOT 20, CONCESSION 1 (NORTH OXFORD), R1-28 (H) (KEY MAP 81)

11.4.28.1 Notwithstanding any provisions of this Zoning By-law, no person shall within any R1-28 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

All *uses* permitted in Section 11.1 of this Zoning By-law.

11.4.28.2 Notwithstanding any provisions of this Zoning By-law, no person shall within any R1-28 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.4.28.2.1 FRONTAGE

Minimum **12.8 m** (42 ft)

11.4.28.2.2 FRONT YARD

Minimum Depth **6.0 m** (19.7 ft)

11.4.28.2.3 EXTERIOR SIDE YARD

Minimum Width **4.5 m** (14.8 ft)

11.4.28.2.4 LOT COVERAGE

Maximum **40%**

11.4.28.2.5 PERMITTED R1-28 (H) USES

Notwithstanding Section 11.1. to this Zoning By-Law, no *person* shall within any R1-28 (H) Zone *use any lot, or erect, alter or use any building or structure* except for such purposes existing as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

(Added by By-Law 62-20)

October/20

11.4.28.2.6 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any *use* in Section 11.4.28.1 shall be permitted at such time as the County of Oxford and the Township of Zorra are satisfied that:

- i) adequate sanitary and water services will be available to service the development and financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services;
- ii) the aggregate extraction operation to the west of the subject lands, known as Banner Pit, Ontario Pit License No. 611821, has ceased operations, been rehabilitated in accordance with licensing requirements, the license has been surrendered, and the property has been zoned to an appropriate non-extractive use; and,
- iii) the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

11.4.28.2.7 That all the provisions of the R1 Zone in Section 11.2 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 62-20)