

**THE CORPORATION OF THE
TOWNSHIP OF EAST ZORRA-TAVISTOCK
COUNTY OF OXFORD
BY-LAW NUMBER 2026-04**

A By-Law to amend Zoning By-Law Number 2003-18, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of East Zorra-Tavistock deems it advisable to amend By-Law Number 2003-18, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of East Zorra-Tavistock, enacts as follows:

1. That Section 4.0 to By-Law Number 2003-18, as amended, is hereby further amended by adding the following new definitions in alphabetical order in the index and to the corresponding list of existing definitions:

"DETACHED ADDITIONAL RESIDENTIAL UNIT", means an *additional residential unit* located within or attached to a detached *accessory building* that is located on the same *lot* as a *principal dwelling*.

"DISTANCE FROM", means the smallest dimension between two *buildings* or *structures* measured on a two-dimensional plan from the outside face of exterior walls of the foundations.

2. That Section 4.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting the definitions of "Dwelling Unit Area", "Ground Floor Area", "Lot Coverage", "Multiple Unit Dwelling", and "Principal Dwelling" and replacing them with the following definitions:

"DWELLING UNIT AREA", means the aggregate of the horizontal areas contained within the inside walls of a *dwelling unit*, excluding: any areas used for the storage or parking of *motor vehicles*; a porch or veranda; unfinished *attic*, *cellar* or *basement*; common areas that are accessible by more than one *dwelling unit* (e.g. stairways, elevators, accessibility ramps, laundry); and, areas occupied by mechanical equipment.

"GROUND FLOOR AREA", means the aggregate of the maximum horizontal extent of all areas of a *building* measured between the exterior faces of the exterior walls, including retractable walls and roofed projections (e.g. covered *porches*, *decks*, balconies and *carports*). For greater clarity, *ground floor area* shall encompass the total footprint of a *building* that exists above or below grade (e.g. walk-out *basements*) and shall exclude

uncovered *decks* and balconies, canopies, and overhanging eaves, which are two metres or more in *height* above *finished grade*.

"LOT COVERAGE", means that percentage of the *lot area* covered by the maximum horizontal extent of all *buildings* and *structures* on the *lot*, excluding the area covered by uncovered *decks* and balconies, canopies, and overhanging eaves, which are two meters or more in *height* above *finished grade*.

For greater clarity, *ground floor area* is used for determining *lot coverage*. The calculation of *lot coverage* for *accessory structures* includes the *ground floor area* of any detached *accessory structures* and any *detached additional residential units*. The *lot coverage* of all *accessory structures*, except those exempted under Section 5.1.2, shall be included in the calculation of the maximum *lot coverage* for the principal *use* of the *lot*.

"MULTIPLE UNIT DWELLING", means a *dwelling* consisting of three or more *dwelling units*, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of *dwelling units* have direct access to grade or a roof terrace. A *multiple unit dwelling* may include a triplex, a fourplex, a fiveplex, a sixplex and a *townhouse*, but shall not include an *additional residential unit*, a *converted dwelling*, a *street fronting townhouse* or an *apartment dwelling*.

"PRINCIPAL DWELLING", means the *single detached dwelling*, *semi-detached dwelling*, or *street fronting townhouse dwelling* that has been altered to contain *additional residential unit(s)* and/or is located on the same *lot* as a *detached additional residential unit*.

The creation of *additional residential unit(s)* not change the *principal dwelling* into any other type of *dwelling* as defined in this By-Law.

- That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting Table 5.1.1.5 and replacing it with the following new Table 5.1.1.5:

TABLE 5.1.1.5 - REGULATIONS FOR ACCESSORY USES				
Provision	ER, RE and RR Zones	R1, R2, R3, CC and V Zones	A1 and A2 Zones	All Other Zones
Permitted Location	Any <i>yard</i> other than a required <i>front yard</i> and <i>exterior side yard</i> .			To the rear of the required <i>front yard</i> , in accordance with the <i>yard</i> and <i>setback</i> provisions of the zone in which such <i>building</i> or <i>structure</i> is located.
Minimum Distance from Main <i>Buildings</i>	1.2 m (3.9 ft)		2.0 m (6.6 ft)	2.0 m (6.6 ft)
Maximum <i>Height</i>	5.5 m (18 ft)	4.0 m (13.1 ft)	5.5 m (18 ft)	See appropriate Zone
<i>Side Yard Setback</i>	1.2 m (3.9 ft)			See appropriate Zone
<i>Rear Yard Setback</i>	1.2 m (3.9 ft)			See appropriate Zone

<i>Lot Coverage, Maximum for all accessory buildings and structures</i>	10% of <i>lot area</i> , or 280 m² (3,014 ft ²) of <i>ground floor area</i> , whichever is the lesser.	10% of the <i>lot area</i> , or 100 m² (1,076.4 ft ²) of <i>ground floor area</i> , whichever is the lesser.	where a <i>building or structure</i> is accessory to a residential use, 280 m² (3,014 ft ²) of <i>ground floor area</i> .	See appropriate Zone
<i>Gross Floor Area, Maximum for all accessory buildings and structures</i>	280 m² (3,014 ft ²) of <i>gross floor area</i>	100 m² (1,076.4 ft ²) of <i>gross floor area</i>	280 m² (3,014 ft ²) of <i>gross floor area</i>	In accordance with applicable zone provisions

4. That Section 5.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 5.5.2 and replacing it with the following new subsection 5.5.2:

5.5.2 ADDITIONAL RESIDENTIAL UNITS

5.5.2.1 WHERE PERMITTED

Where listed as a permitted *use* in an applicable Zone, *additional residential units* are permitted subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

Detached additional residential units located outside of a settlement defined in Section 2.7.2 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 an existing insufficient MDS I *setback*.

5.5.2.2 WHERE NOT PERMITTED

Additional residential units shall not be permitted:

- i) on any *lot* within the following settlements as defined in Section 2.7.2:
 - a) Tavistock (Serviced Village), but only within the contributory area for the William Street Sewage Pumping Station.
- ii) on any *lot* containing a *boarding or lodging house*, a *group home*, a *garden suite*, a *converted dwelling*, a *duplex dwelling*, a *mobile home*, or a *bed and breakfast establishment*. An *additional residential unit* within the *principal dwelling* may be permitted on the same *lot* as an *existing garden suite* where the *lot* meets the provisions of Section 5.5.2 and an application under the Planning Act has been approved;
- iii) on any *lot* located within a settlement defined in Section 2.7.2, unless adequate *municipal water system* and/or *municipal sewage system*

capacity to service the *additional residential unit(s)* has been confirmed by the *County* in writing;

- iv) on any portion of a *lot* containing *natural hazards*, unless formal clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event;
- v) on any *lot* serviced by a *private communal water system* and/or *private communal sewage system*;
- vi) notwithstanding the provisions of Section 5.9 and 5.17, on any *lot* in a residential, mixed use or commercial zone, as defined by Section 3.1.1, serviced by an *individual on-site sewage system* where the *lot area* doesn't meet the minimum *lot area* provisions of this Section or the Zone in which the *lot* is located, whichever is the greater.

5.5.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.5.2.3.

TABLE 5.5.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS				
Provision	Column 1 - R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i>	Column 2 - R1, R2 and V Zones, where not served by a <i>municipal sewage system</i>	Column 3 - RE, ER and RR Zones in a settlement area (as defined in Section 2.7.2)	Column 4 -A1, A2, RR, and RE Zones outside of a settlement area (as defined in Section 2.7.2)
Number of <i>Additional Residential Units per lot</i> , Maximum	2, in the Village of Tavistock, except as per 5.5.2.2 i) 1, in the Village of Innerkip	1	1	2
<i>Lot Coverage</i> , Maximum for all <i>buildings</i> and <i>structures</i>	45%, provided there are no non-residential uses on the <i>lot</i> .	In accordance with the Maximum <i>Lot Coverage</i> provisions for the Zone in which the <i>lot</i> is located.		
Cumulative <i>Dwelling Unit Area for all Additional Residential Units</i> , Maximum	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> , or 50 m ² (538 ft ²) of <i>dwelling unit area</i> , whichever is the lesser.	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> , or 100 m ² (1076 ft ²) of <i>dwelling unit area</i> , whichever is the lesser.	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> , or 140 m ² (1506 ft ²) of <i>dwelling unit area</i> , whichever is the lesser.	
<i>Dwelling Unit Area for an Additional Residential Unit in a Basement or Cellar</i>	Notwithstanding the maximum <i>dwelling unit area</i> provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i> , provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the <i>lot</i> .			

Driveway Access	All <i>additional residential dwelling units</i> shall have direct access to the same <i>driveway</i> as the <i>principal dwelling</i> .
Location of Entrances	All <i>dwelling units</i> within the <i>principal dwelling</i> shall be accessed through a common entrance from an internal corridor or vestibule, except that separate entrance(s) may be located in the <i>rear yard</i> or <i>interior side yard</i> .
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> .
Unobstructed Pathway to Entrance of Unit(s), Minimum	1.2 m (3.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments to a height of up to 2.3 m (7.5 ft).
Parking Spaces, Minimum	1 space per <i>additional residential unit</i> is required. Such spaces may be <i>tandem parking spaces</i> , provided no <i>tandem parking space</i> for an <i>additional residential unit</i> is located within a <i>private garage</i> .
Landscaped Open Space in Rear Yard, Minimum	75 m ² (807 ft ²) for 1 <i>additional residential unit</i> and 100 m ² (1076 ft ²) for 2 <i>additional residential units</i> and such <i>landscaped open space</i> shall be accessible to all <i>dwelling units</i> or exclusive access is apportioned to each <i>dwelling unit</i> .

5.5.2.4 PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS

A *detached additional residential unit* shall comply with the provisions of Table 5.5.2.3 and Table 5.5.2.4, where a conflict exists, the provisions of Table 5.5.2.4 will prevail.

Provision	Column 1 - R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i>	Column 2 - R1, R2 and V Zones, where not served by a <i>municipal sewage system</i>	Column 3 - RE, ER and RR Zones, in a <i>settlement area</i> (as defined in Section 2.7.2)	Column 4 - RR and RE Zones, outside of a <i>settlement area</i> (as defined in Section 2.7.2)	Column 5 - A1 and A2 Zones
Number of Detached Additional Residential Units per lot, Maximum	1, excluding areas listed in 5.5.2.2 i)	1	1	1	1 (Subject to approval of a planning application)
Lot Area, Minimum	In accordance with the applicable zone provisions for the <i>principal dwelling</i> .	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)
Permitted Location	<i>Rear yard</i> or <i>interior side yard</i> of <i>principal dwelling</i> .				Any yard, except a <i>required yard</i> .

Maximum Size	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses – Lot Coverage</i> ¹ and Table 5.5.2.3 Provisions for All <i>Additional Residential Units – Maximum Cumulative Dwelling Unit Area</i> for all <i>Additional Residential Units</i> , whichever is the lesser.				
Required Yards and Setbacks	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> .			In accordance with Zone Provisions for “All Other <i>Buildings and Structures</i> ”.	
Building Height, Maximum	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> and shall not exceed the <i>height</i> of the <i>principal dwelling</i> .			In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> .	
Distance from the Principal Dwelling, Minimum	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> .			1.2 m (3.9 ft)	
Distance from the Principal Dwelling, Maximum	No provision	No provision	No provision	No provision	30 m (98.4 ft)
Setback from Public Street, Maximum	40 m (147.6 ft)	40 m (147.6 ft)	40 m (147.6 ft)	No provision	No provision
Privacy Fence, Minimum	A solid privacy fence with a minimum height of 1.8 m around the perimeter of the <i>rear yard</i> .	A solid privacy fence with a minimum height of 1.8 m along a <i>lot line</i> where the <i>detached additional residential unit</i> is located within 7.5 m (24.6 ft) of that <i>lot line</i> .		No provision	No provision
Window Openings above Ground Floor	Not permitted in a wall facing an <i>interior side yard</i> or <i>rear yard</i> .			No provision	No provision
Decks, Balconies and Rooftop Patios	Not permitted			No provision	No provision

¹ The *lot coverage* for all *buildings* and *structures* shall be in accordance with the maximum *lot coverage* provisions for the Zone in which the *lot* is located.

5. That section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by adding Subsection 5.5.2.5:

5.5.2.5 AGRICULTURAL LOTS IN SETTLEMENTS

5.5.2.5.1 In addition to the permitted *uses* of Tables 6.1 and 7.1, a *detached additional residential unit* may be located on an *existing lot* in the A1 or A2 zone within a settlement, as defined in Section 2.7.2, that is served by both a *municipal water system* and *municipal sewage system*.

All *additional residential units* on the *lot* shall be subject to the provisions of Column 1, Table 5.5.2.3 and Column 1, Table 5.5.2.4 except that the cumulative

dwelling unit area for all *additional residential units* may be 50% of the *dwelling unit area* of the *principal dwelling*, or **100 m²** (1076 ft²) of *dwelling unit area*, whichever is the lesser.

5.5.2.5.2 In addition to the permitted uses of Tables 6.1 and 7.1, a *detached additional residential unit* may be located on an *existing lot* in the A1 or A2 zone within a settlement, as defined in Section 2.7.2, that is not served by a *municipal sewage system*.

All *additional residential units* shall be subject to the provisions of Column 2, Table 5.5.2.3 and Column 2, Table 5.5.2.4.

6. That Section 5.10.5 to By-Law Number 2003-18, as amended, is hereby further amended by deleting “a minimum *gross floor area* of 50 m² (538.5 ft²) and” and deleting all references to “*ground floor area*” and “*gross floor area*” and replacing them with “*dwelling unit area*”.
7. That Section 5.10.6 to By-Law Number 2003-18, as amended, is hereby further amended by adding the following new subsection 5.10.6:

5.10.6 WHERE NOT PERMITTED

- i) A *garden suite* shall not be permitted on any *lot* containing a *detached additional residential unit*.
8. That Section 5.17.4 to By-Law Number 2003-18, as amended, is hereby further amended by replacing "size or volume" with "*ground floor area, or gross floor area*".
9. That Section 5.17.5.3 to By-Law Number 2003-18, as amended, is hereby further amended by deleting all references to “*floor area*” and replacing them with “*gross floor area*”.
10. That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting the provisions in Table 5.19.2.1 for “Residential Uses” and replacing them with the following new provisions for “Residential Uses” in Table 5.19.2.1:

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking Spaces Required
Residential Uses	- <i>single detached dwelling</i> - <i>duplex dwelling</i> - <i>semi-detached dwelling</i> - <i>mobile dwelling</i> - <i>street fronting townhouse dwelling</i>	- 2 per <i>dwelling unit</i>
	- <i>bed and breakfast</i> - <i>boarding or lodging house</i>	- 1 per <i>guest room</i>


TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking Spaces Required
	- <i>home occupation</i>	- 1 space
	- <i>garden suite</i>	- 1 per <i>garden suite</i>
	- <i>additional residential unit</i>	- 1 per <i>additional residential unit</i>
	- residential units in a portion of a non-residential <i>building</i> - <i>multiple unit dwelling</i> - <i>apartment dwelling</i> - <i>converted dwelling</i>	- 1.5 per <i>dwelling unit</i>

11. That Section 16.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting “a *converted dwelling*, in accordance with Section 5.5” and replacing with “an existing *converted dwelling*, containing up to two *dwelling units*, in accordance with Section 5.5;” and deleting all instances of the words “of this Zoning By-Law” throughout Table 16.1: Uses Permitted.

12. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 18th day of February, 2026.

READ a third time and finally passed this 18th day of February, 2026.



 Jeremy Smith, Chair



 Meaghan Vader, Clerk

seal