

22.1 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 22.1:

TABLE 22.1: 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 5.5 of this Zoning By-Law;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential building, if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> ;
• a fire hall or police station;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a <i>group home</i> , in accordance with the provisions of Section 5.12 of this Zoning By-Law;
• a <i>home occupation</i> in accordance with the provisions in Section 5.13 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>parking lot</i> ;
• a <i>place of worship</i> ;
• a <i>public</i> or <i>private hospital</i> ;
• a <i>public library</i> ;
• a <i>public</i> or <i>private school</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.22 of this Zoning By-Law;
• a <i>single detached dwelling</i> if <i>accessory</i> to a permitted use on the <i>lot</i> .

(Amended by By-Law 2009-15)

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22.2 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 22.2. The lot area provisions for residential *uses* in Table 22.2 are cumulative with the lot area provisions for non-residential *uses* in Table 22.2 when such *single detached dwelling* is located on the same *lot* with a permitted non-residential *use*.

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i>	1 <i>dwelling</i>	Not Applicable
Lot Area, Minimum, Where sanitary sewers are not available	2,800 m ² (30,140 ft ²)	300 m ² (3,229 ft ²)	3,700 m ² (39,828 ft ²)
Lot Area, Minimum, where served by both sanitary sewers and public water supply	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a <i>corner lot</i>	No provision	2,000 m ² (21,528.5 ft ²)
Lot Frontage, Minimum, Where sanitary sewers are not available	30 m (98.4 ft)	No provision	40 m (131.2)
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>	No provision	30 m (98.4 ft)
Lot Depth, Minimum Where sanitary sewers are not available	No provision	No provision	50 m (164.0 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	9 m (29.5 ft)		
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main building, or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).		7.5 m (24.6 ft)

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
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 5.32 of this Zoning By-Law	
Gross Floor Area, Minimum	93 m ² (1,001 ft ²)	55 m ² (592.0 ft ²)	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.		

22.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT:

When a permitted *single detached dwelling* is erected, altered or used on the same *lot* in a I Zone as a permitted non-residential *building*, a *setback* of **3 m** (9.8 ft) is required between such *buildings*.

22.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES:

Dwellings, buildings or structures hereafter *erected* outside of a settlement, as defined 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 of this Zoning By-Law.

Existing dwellings, buildings or structures located outside of a settlement, as defined 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.

Dwellings, buildings or structures hereafter *erected*, within a settlement defined in Section 2.7.2.1, 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 2009-15)

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22.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

In accordance with the provisions of Section 5.5, all I-C zoned *lots* may contain a *converted dwelling*, or any use permitted in Section 22.1, in accordance with the provisions of Section 22.2 of this Zoning By-Law.

22.4 SPECIAL PROVISIONS22.4.1 Location: Lot 14, Plan 1609, 80 Maria Street(Tavistock), I-1 (Key Map 7)

(Amended by By-Law 2021-09)

22.4.1.1 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:

all *uses* permitted in Section 22.1 of this Zoning By-Law;
 a *business* or *professional office*;
 a financial institution;
 a *personal service establishment*;
 a *commercial school*;
 a *service shop*;
 a *studio*.

22.4.1.2 That all the other provisions of the I Zone in Section 22.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

22.4.2 Location: Part Lot 20, Concession 15 (East Zorra), I-2

(Amended by By-Law 2021-09)

22.4.2.1 Notwithstanding any 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* for any purpose except the following:

A *place of worship* and *accessory parking*.

22.4.2.2 Notwithstanding any provision 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* for any purpose except in accordance with the following provisions:

22.4.2.2.1 CALCULATION OF MINIMUM DISTANCE SEPARATION FORMULA II (MDS II)

For the purpose of calculating the required *Minimum Distance Separation Formula II (MDS II) setback* from the subject property, the measurement shall be taken from the closest part of the *existing church building*.

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(Amended by By-Law 2009-15)

22.4.2.3 That all the other provisions of the I Zone in Section 22.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.
(Amended by By-Law 2009-15)

22.4.3 **Location: Part Lot 9, Concession 17 (East Zorra), I-3 (Key Map 49)**
(Amended by By-Law 2021-09)

22.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any I-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a place of worship;

a parking lot;

a sports field;

a public use in accordance with the provisions of subsection 5.22 of this Zoning By-Law.

(Amended by By-Law 2009-15)

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

22.4.3.2.1 (Added by By-Law 2005-20)
(Deleted by By-Law 2005-43)

22.4.3.2.2 (Added by By-Law 2005-20)
(Deleted by By-Law 2005-43)

22.4.3.3 That all of the provisions of the I Zone in Section 22.2 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 2005-20)

(Amended by By-Law 2005-43)

22.4.4 **Location: Part Lot 36 Concession 9 (East Zorra), I-4 (Key Map 13)**
(Amended by By-Law 2021-09)

22.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'I-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 22.1.

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

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22.4.4.2.1 LOT AREA

Minimum **2,870 m²** (30,893.4 ft.²)

22.4.4.3 That all provisions of the 'I' Zone in Section 22.2 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 2013-16)

22.4.5 **Location: Part of Lot 8, Concession 11 (East Zorra), I-5 (Key Map 42)**

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

a private school;

22.4.5.2 That all provisions of the I Zone in Section 22.2 and 22.3 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2019-33)

22.4.6 **Location: Part of Lot 8, Concession 11 (East Zorra), I-6 (Key Map 42)**

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

a place of worship;

22.4.6.2 That all provisions of the I Zone in Section 22.2 and 22.3 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2019-33)