

12.1 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 12.1:

TABLE 12.1: USES PERMITTED
• a <i>converted dwelling</i> , in accordance with the provisions of section 6.4 of this Zoning By-Law;
• 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>public use</i> in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a <i>single detached dwelling</i> .

(Amended by By-Law 67-99)

12.2 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 12.2:

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
<b>Number of Single Detached Dwellings Per Lot, Maximum</b>	1
<b>Lot Area, Minimum</b> Where sanitary sewers are not available	<b>2,800 m<sup>2</sup></b> (30.140 ft <sup>2</sup> )
<b>Lot Area, Minimum</b> Where served by both sanitary sewers and public water supply	<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>
<b>Lot Frontage, Minimum</b> Where sanitary sewers are not available	<b>35 m</b> (114.8 ft)
<b>Lot Frontage, Minimum</b> Where served by both sanitary sewers and public water supply	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>
<b>Lot Depth, Minimum, where sanitary sewers are not available</b>	<b>80 m</b> (262.5 ft)
<b>Lot Depth, Minimum, where served by sanitary sewers and public water supply</b>	<b>30 m</b> (98.4 ft)
<b>Front Yard, Minimum Depth</b>	<b>10 m</b> (32.8 ft)
<b>Exterior Side Yard, Minimum Width</b>	

<b>TABLE 12.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>Uses</b>
<b>Rear Yard</b> , Minimum Depth	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard</b> , Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (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 <b>1.5 m</b> (4.9 ft).
<b>Setback</b> , Minimum Distance from the Centreline of a Provincial Highway or a County Road	<b>23 m</b> (75.5 ft)
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>
<b>Gross Floor Area</b> , Minimum	<b>50 m<sup>2</sup></b> (538 ft <sup>2</sup> )
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)
<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)

(Deleted and Replaced by By-Law 39-2022)

### 12.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)**

In accordance with the provisions of Section 6.5, 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 12.2 of this Zoning By-Law.

#### 12.3.1 **LOCATION: PART LOTS 91-93, RP 175, (W. OXFORD) BEACHVILLE, R1-C1**

12.3.1.1 Notwithstanding any provisions of this 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 Table 12.1;  
a *converted dwelling*.

12.3.1.2 Notwithstanding any provisions of this 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 in accordance with the following provisions:

June/22

12.3.1.2.1	<i>LOT FRONTAGE</i>	
	Minimum	<b>21 m</b> (68 ft)
12.3.1.2.2	<i>LOT DEPTH</i>	
	Minimum	<b>39 m</b> (127 ft)
12.3.1.2.3	<i>FRONT YARD DEPTH</i>	
	Minimum	<b>2.5 m</b> (8ft)
12.3.1.2.4	<i>EXTERIOR SIDE YARD WIDTH</i>	
	Minimum	<b>NIL</b>
12.3.1.2.5	<i>REAR YARD DEPTH</i>	
	Minimum	<b>1.5 m</b> (4.9ft)
12.3.1.2.6	PROVISIONS FOR A <i>CONVERTED DWELLING</i>	
12.3.1.2.6.1	Minimum <i>Lot Area</i>	<b>1,342m<sup>2</sup></b> (14,445 ft <sup>2</sup> )
12.3.1.2.6.2	Minimum Size of <i>Converted Dwelling</i>	<b>90 m<sup>2</sup></b> (968.75 ft <sup>2</sup> )
12.3.1.3	That all of the provisions of the R1 Zone in Section 12.2 of this 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 shall continue to apply mutatis mutandis.	

(Added by By-Law 29-2017)

#### 12.4 SPECIAL PROVISIONS

##### 12.4.1 LOCATION: PART LOT 11, CONCESSION 5 (DEREHAM) R1-1

12.4.1.1 Notwithstanding Section 12.1, 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 12.1 of this Zoning By-Law.

12.4.1.2 Notwithstanding the Lot Area provisions of Section 12.2, 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:

Sept 30/22

12.4.1.2.1 *LOT AREA*Where served by a public *water supply*Minimum **700 m<sup>2</sup>** (7,535 ft<sup>2</sup>)12.4.1.2.2 *LOT FRONTAGE*Where served by a public *water supply*Minimum **20 m** (65.6 ft)12.4.1.2.3 *LOT DEPTH*Where served by a public *water supply*Minimum **30 m** (98.4 ft)

12.4.1.2.4 That all the provisions of the R1 Zone in Section 12.2 to By-Law Number 25-98, 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 20-00)

12.4.2 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION (WEST OXFORD), R1-2

12.4.2.1 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:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

12.4.2.2 Notwithstanding the *lot frontage* and *front yard* provisions of Section 12.2, 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:

12.4.2.2.1 *LOT AREA*

Minimum **10 ha** (24.7 ac)  
(Amended by By-Law 75-2012)

12.4.2.2.2 *FRONT YARD*

Minimum Depth **50 m** (164.1 ft)

12.4.2.2.3 That all other provisions in Section 12.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply mutatis mutandis.

Sept 30/22



12.4.4.2.3 *LOT DEPTH*

Minimum **48 m** (157.5 ft)

12.4.4.2.4 That all the provisions of the R1 Zone in Section 12.2 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 38-00)

12.4.5 LOCATION: PT. LOT 14, CONC. 2 (DEREHAM), SALFORD: R1-5

12.4.5.1 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 12.1 to this Zoning By-Law

12.4.5.2 Notwithstanding any provision 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:

12.4.5.2.1 *LOT DEPTH*

Minimum **59 m** (193.6 ft)

12.4.5.2.2 That all the provisions of the R1 Zone in Section 12.2 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 15-2001)

12.4.6 LOCATION: PART LOT 21, CONCESSION 10 (DEREHAM); BROWNSVILLE, R1-6

12.4.6.1 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 12.1 to this Zoning By-Law;  
a *home occupation* allowing the outside temporary parking of *mobile homes* and *trailers*.

12.4.6.2 Notwithstanding any provision 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:

Sept 30/22

(Added by By-Law 3-2002)

12.4.6.2.1 SPECIAL PROVISIONS FOR *HOME OCCUPATION*

The parking of a tractor-trailer (tractor and *accessory trailer(s)*) and the temporary parking of a maximum of 2 *mobile homes* or *trailers* shall be permitted. For the purpose of this Zoning By-Law, temporary shall mean a maximum of seven days.

12.4.6.2.2 That all the provisions of the R1 Zone in Section 12.2 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 3-2002)

12.4.7 LOCATION: PART LOT 8, BROKEN FRONT CONCESSION (WEST OXFORD), R1-712.4.7.1 Notwithstanding any provision 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 for the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.7.2 Notwithstanding any provision 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:12.4.7.2.1 *LOT FRONTAGE*

Minimum **12.8 m** (41.99 ft)

12.4.7.2.2 All other provisions of the R1 Zone in Section 12.2 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 33-2008)

12.4.8 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-812.4.8.1 Notwithstanding any provision 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 for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.8.2 Notwithstanding any provision of this 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:

Sept 30/22

(Added by By-Law 17-2010)

12.4.8.2.1 *LOT DEPTH*

Minimum **56.39 m** (185 ft)

12.4.8.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

12.4.9 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-9

12.4.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

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

12.4.9.2.1 *LOT FRONTAGE*

Minimum **7.6 m** (25 ft)

12.4.9.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

12.4.10 LOCATION: PART LOT 22 CONCESSION 11 (DEREHAM), R1-10

12.4.10.1 Notwithstanding any provision 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 12.1 of this By-Law.

12.4.10.2 Notwithstanding any provision 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 in accordance with the following provisions:

(Added by By-Law 56-2011)

Sept 30/22



12.4.10.2.1	<i>LOT FRONTAGE</i>	
	Minimum	<b>20.2 m</b> (66 ft)
12.4.10.2.2	<i>LOT AREA</i>	
	Minimum	<b>809.4 m<sup>2</sup></b> (8,712 ft <sup>2</sup> )
12.4.10.2.3	<i>LOT DEPTH</i>	
	Minimum	<b>40.25 m</b> (132 ft)
12.4.10.2.4	<i>FRONT YARD</i>	
	Minimum	<b>5.2 m</b> (17 ft)
12.4.10.2.5	<i>SIDE YARD</i>	
	Minimum	<b>2.75 m</b> (9 ft)
12.4.10.2.6	All the other provisions of the R1 Zone in Section 12.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.	

(Added by By-Law 56-2011)

#### 12.4.11 LOCATION: 324107 MOUNT ELGIN ROAD, MOUNT ELGIN (R1-11)

12.4.11.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone *use any lot, or erect, alter* or use any *building or structure* except for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

12.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone *use any lot, or erect, alter* or use any *building or structure* except in accordance with the following provisions:

12.4.11.2.1	<i>LOT AREA</i>	
	Minimum (where sanitary sewers are not available)	<b>1,488 m<sup>2</sup></b> (16,017.2 ft <sup>2</sup> )
12.4.11.2.2	<i>LOT FRONTAGE</i>	
	Minimum (where sanitary sewers are not available)	<b>27.0 m</b> (88.5 ft)
12.4.11.2.3	<i>LOT DEPTH</i>	
	Minimum (where sanitary sewers are not available)	<b>57.0 m</b> (187.0 ft)

Sept 30/22

(Added by By-Law 31-2013)

- 12.4.11.2.4 All other provisions of the R1 Zone in Section 12.1 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 31-2013)

12.4.12 **LOCATION: 292192 CULLODEN LINE, BROWNSVILLE (R1-12)**

- 12.4.12.1 Notwithstanding any provision 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 for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

- 12.4.12.2 Notwithstanding any provision 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:

12.4.12.2.1 *LOT AREA*

Minimum

(where sanitary sewers are not available) **2,485 m<sup>2</sup>** (26,749.2.ft<sup>2</sup>)

12.4.12.2.2 *LOT DEPTH*

The minimum *lot depth* shall be the *lot depth existing* on July 9, 2013.

12.4.12.2.3 SETBACK TO COUNTY ROAD CENTRE LINE

The minimum *setback* shall be the *setback existing* on July 9, 2013.

- 12.4.12.2.4 All other provisions of the R1 Zone in Section 12.1 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 37-2013)

12.4.13 **LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM), SALFORD, R1-13**

- 12.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-13 Zone *use any lot, or erect, alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 12.1 of this By-Law

Sept 30/22

(Added by By-Law 74-2017)

12.4.13.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

12.4.13.2.1 *LOT AREA*

Minimum **1300 m<sup>2</sup> (13,994 ft<sup>2</sup>)**

12.4.13.2.2 *LOT FRONTAGE*

Minimum **40 m (131.2 ft)**

For the purposes of this Zoning By-Law, the lot frontage shall be determined to be measured at the lot line along Salford Road.

12.4.13.2.3 *LOT DEPTH*

Minimum Existing at the date of passing of this Zoning By-Law

12.4.13.2.4 *FRONT, EXTERIOR, AND REAR YARDS*

Minimum Width Existing at the date of passing of this Zoning By-Law

12.4.13.2.5 *SETBACKS*

Minimum Existing at the date of passing of this Zoning By-Law

12.4.13.3 That all the provisions of the R1 Zone in Section 12.2 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 74-2017)

12.4.14 **LOCATION: BLOCK 32, REGISTERED PLAN 302, R1-14**

12.4.14.1 Notwithstanding any provision 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 for the following:

All uses permitted in Section 12.1 to this By-Law.

(Added by By-Law 53-2018)

Sept 30/22

(Replaced by By-Law 68-2018)

12.4.14.2 Notwithstanding any provision 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:

12.4.14.2.1 *LOT FRONTAGE*

Minimum *Corner Lot* **18 m** (59 ft.)

12.4.14.2.2 *FRONT YARD*

Minimum **6 m** (19.5 ft.)

12.4.14.2.3 *EXTERIOR SIDE YARD*

Minimum **6 m** (19.5 ft.)

12.4.14.2.4 *INTERIOR SIDE YARD*

Minimum **1.5 m** (3.9 ft.)

12.4.14.2.5 *LOT COVERAGE*

Maximum **38%**

12.4.14.3 All other provisions of the R1 Zone in Section 12.2 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 53-2018)

(Replaced by By-Law 68-2018)

12.4.15 **LOCATION: PART LOT 10, CONCESSION 5 (DEREHAM), R1-15 (KEY MAP 46)**

12.4.15.1 Notwithstanding any provision 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 12.1 of this Zoning By-Law

12.4.15.2 Notwithstanding any provision 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:

(Added by By-Law 29-2021)

March/21

12.4.15.2.1 *LOT FRONTAGE*

Minimum **m** (47.5 ft) or  
**18 m** (59.1 ft) in the  
case of a *corner lot*

12.4.15.2.2 *FRONT YARD*

Minimum Depth **6.0 m** (19.5 ft)

12.4.15.2.3 *EXTERIOR SIDE YARD*

Minimum Width **6.0 m** (19.5 ft)

12.4.15.2.4 *INTERIOR SIDE YARD*

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

12.4.15.2.5 *LOT COVERAGE*

Maximum **38 %** of the *lot area*

12.4.15.3 That all the provisions of the R1 Zone in Section 12.2 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 29-2021)

12.4.16 **LOCATION: REGISTERED PLANS M-5, 41M-226 & 41M-302,  
VILLAGE OF MOUNT ELGIN, R1-16 (KEY MAPS 46 & 47)**

12.4.16.1 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 for the following:

*all uses permitted* in Section 12.1 of this By-law.

12.4.16.2 Notwithstanding any provision 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 in accordance with the following provisions:

12.4.16.2.1 *FRONT YARD DEPTH*

On lands zoned R1-16, the minimum *front yard depth* shall be the *front yard depth existing* as of April 19, 2022.

April/22

(Added by By-Law 25-2022)

12.4.16.2.2 LOCATION OF *PARKING AREAS*

Notwithstanding Table 6.19.3 - Location and Setback Requirements for Parking Areas, on lands zoned R1-16 the *setback* for an individual *driveway* from the *street line* shall be the setback *existing* as of April 19, 2022.

12.4.16.3 That all the other provisions of the R 1 Zone in Section 12.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning Bylaw, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 25-2022)

April/22