

16.1 USES PERMITTED

No person shall within any V Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the V *uses* presented in Table 16.1:

TABLE 16.1: USES PERMITTED
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business</i> or <i>professional office</i> ;
• a <i>commercial school</i> ;
• a <i>converted dwelling</i> in accordance with the provisions of Section 6.4 of this Zoning By-Law;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a <i>financial institution</i> ;
• a <i>funeral home</i> ;
• a <i>home occupation</i> ;
• a <i>laundromat</i> ;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a <i>retail store</i> ;
• a <i>retail outlet</i> , a <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside runs or kennels.

(Amended by By-Law 15-2009)

April/09

16.2 ZONE PROVISIONS

No person shall within any V Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 16.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No person shall use any *lot* or *erect, alter* or use any *building* or *structure* for any of the *uses* in Table 16.1 unless the *lot* is served by partial services (*sanitary sewers* or a public *water supply*) or by private services (private well and septic system).

(Amended by By-Law 67-99)

(Amended by By-Law 15-2009)

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Area, Minimum	2,800 m <sup>2</sup> (30,140 ft <sup>2</sup> )	300 m <sup>2</sup> (3,230 ft <sup>2</sup> )	3,700 m <sup>2</sup> (39,828 ft <sup>2</sup> )	.4 ha (1 ac)
Lot Frontage, Minimum	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth, Minimum	80 m (262.5)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)			15 m (49.2 ft)
Exterior Side Yard, Minimum Width				
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 1.5 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).	5 m (16.4 ft)		5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft)			26 m (85.3 ft)
Lot Coverage, Maximum	30%	No Provision	40%	20%
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	
Landscaped Open Space, Minimum	No Provision		10%	5%
Gross Floor Area, Minimum	93 m <sup>2</sup> (1,001.1 ft <sup>2</sup> )	70 m <sup>2</sup> (753.5 ft <sup>2</sup> )	No Provision	
Number of Dwelling Units per Lot, Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.			
Special Provisions - Lands in vicinity of Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.			

(Amended by By-Law 67-99)

**16.2.1 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 Village Zone as a permitted non-residential *building*, then a *yard* of **2 m** (6.6 ft) is required between such *buildings*.

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**16.2.2 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES**

*Dwellings* or other *buildings* or *structures* hereafter *erected* within a Rural Cluster designation, as listed in Section 4.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* or not further reduce an *existing* insufficient *setback* relative to the MDS I, whichever is the lesser.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

**16.2.3 OPEN STORAGE REQUIREMENTS**

No storage of goods or materials is permitted outside any *building* except that the open storage of goods or materials may be permitted to the rear of the main *building* provided that:

- 16.2.3.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 16.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 16.2.3.3 such *open storage* shall be enclosed within a closed wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground, constructed of new materials.
- 16.2.3.4 Notwithstanding the *open storage yard*, *setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

(Added by By-Law 67-99)

**16.2.4 REQUIREMENTS FOR PUMP ISLANDS:**

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

- 16.2.4.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 16.2.4.2 where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

April/09

**16.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:**

Notwithstanding the provisions of Section 6.19 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 16.2.5.1 there shall be a minimum of two *driveways* per *lot*;
- 16.2.5.2 the minimum width of a *driveway*, measured along the sidewalk, where such exists, and along the *street line* shall be **10 m** (32.8 ft);
- 16.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 16.2.5.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);
- 16.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

**16.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (V-C)**

In accordance with the provisions of Section 6.5, all V-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* and any non-residential *use* permitted in Section 16.1, in accordance with the provisions of Section 16.2 of this Zoning By-Law.

**16.4 SPECIAL PROVISIONS****16.4.1 LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM), SALFORD, V-1**

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

- an *automobile service station*;
- a *business* or *professional office*;
- a financial institution;
- a *parking lot*;
- a *public use*, in accordance with the provisions of Section 6.21 of this Zoning By-Law;
- a *retail store*;
- a retail outlet, a wholesale outlet, or a *business office accessory* to a permitted *use*;
- a *service shop*;
- a *studio*.

July 13/09

(Added by By-Law 39-2005)

16.4.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any V-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:  
(Added by By-Law 39-2005)

16.4.1.2.1 LOT AREA

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

16.4.1.2.2 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.

16.4.1.2.3 LOT DEPTH

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

16.4.1.2.4 FRONT, EXTERIOR, AND REAR YARDS

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

16.4.1.2.5 SETBACKS

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

16.4.1.2.6 That all the provisions of the V Zone in Section 16.2 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 39-2005)

16.4.2 LOCATION: 484272 SWEABURG ROAD, V-2

16.4.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any “V-2” Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted within Section 16.1 to this Zoning By-Law.

November/13

(Added by By-Law 60-2013)

16.4.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any “V-2” Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

16.4.2.2.1 NON-RESIDENTIAL USES

16.4.2.2.1.1 LOT AREA

Minimum *Existing* as of November 5, 2013.

16.4.2.2.1.2 LOT DEPTH

Minimum *Existing* as of November 5, 2013.

16.4.2.2.3 All other provisions of the “Village (V)” Zone in Section 16.2 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 provision herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 60-2013)

16.4.3 LOCATION: PART LOT 5, CONCESSION 4 (WEST OXFORD), (V-3)

16.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any V-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 16.1 to this Zoning By-Law;

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

16.4.3.2.1 LOT AREA

Minimum **3,045m<sup>2</sup>** (32,777 ft<sup>2</sup>)

16.4.3.2.2 LOT FRONTAGE

Minimum **38m** (124.6 ft<sup>2</sup>)

(Added by By-Law 56-2014)

September/14

## 16.4.3.2.3 NUMBER OF DWELLING UNITS PER LOT

Maximum *2 accessory dwelling units* contained in a portion of a non-residential *building*.

16.4.3.3 All other provisions of the V-3 Zone in Section 16.2 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 56-2014)

16.4.4 LOCATION: PART LOT 21, CONCESSION 11 (DEREHAM), V-4 (KEY MAP 64)

16.4.4.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any V-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 16.1 of this Zoning By-Law;  
*a cabinetry workshop*;  
*a warehouse*

16.4.4.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any V-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

16.4.4.2.1 Lot Area

Minimum **2485 m<sup>2</sup>** (26, 749.2 ft<sup>2</sup>)

16.4.4.2.2 Lot Depth

The minimum *lot depth* shall be the *lot depth existing* on January 22, 2019

16.4.4.2.3 Setback to County Road Centre Line

The minimum *setback* shall be the *setback existing* on January 22, 2019.

16.4.4.4 All of the other provisions of the A2 Zone in Section 16.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 12-2019)

January/19