

23.1 USES PERMITTED

No person shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the D *uses* presented in Table 23.1:

TABLE 23.1: USES PERMITTED	
•	a <i>farm</i> , excluding the keeping of any livestock or the construction or placement of any <i>buildings</i> or <i>structures</i> ;
•	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 seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
•	a <i>single detached dwelling existing</i> at the date of passing of this Zoning By-Law.

(Amended by By-Law 15-2009)

23.2 ZONE PROVISIONS

No person shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 23.2:

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per lot, Maximum	A <i>single detached dwelling existing</i> at the date of passing of this Zoning By-Law, together with any replacement, rebuilding or <i>alteration</i> thereto made after the passing of this Zoning By-Law provided that any such replacement, rebuilding or <i>alteration</i> does not enlarge the <i>gross floor area</i> of the original <i>single detached dwelling</i> by more than 25%.	
Lot Area, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created through the consent process	30 h (74.1 ac)
Lot Frontage, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created through the consent process	100 m (328 ft)

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
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	7.5 m (24.6 ft)
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft)	
Lot Coverage , Maximum	30% of the <i>lot area</i>	none
Height of Building , Maximum	11 m (36.1 ft)	15 m (49.2 ft), or in accordance with Section 6.32 of the By-Law
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.	
Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of subsection 6.13 of this Zoning By-Law.	

(Amended by By-Law 13-2006)

(Amended by By-Law 15-2009)

Dec. 14/09

23.3 SPECIAL PROVISIONS

23.3.1 LOCATION: PART LOT 10, CONCESSION 5, D-1

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

all *uses* permitted in Section 23.1 to this By-Law.

23.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

23.3.1.2.1 LOT AREA

Minimum **4.85 ha** (11.9 ac)

23.3.1.2.2 LOT FRONTAGE

Minimum None

23.3.1.2.3 All other provisions of the D Zone in Section 23.2 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 19-2009, as approved by OMB File PL090185)

April/09

23.3.2 LOCATION: PART LOT 10, BROKEN FRONT CONCESSION (WEST OXFORD), D-2

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

a public *use*, in accordance with the provisions of Section 6.14 of this By-Law;
 a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the *farm* on which the outlet is located;
 a *farm*, excluding the keeping of any livestock or the construction or placement of any *buildings* or *structures*.

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

23.3.2.2.1 LOT AREA

Minimum **10.68 ha** (26.39 ac)

23.3.2.2.2 All other provisions of the D Zone in Section 23.2 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 18-2010, as approved by OMB
 File PL070916)

23.3.3 LOCATION: PART LOT 10, CONCESSION 5, (DEREHAM,) D-3

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

All *uses* permitted in Section 23.1 to this By-Law.

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

August/10

23.3.3.2.1 LOT AREA

Minimum **5.9 ha (14.5 ac)**

23.3.3.2.2 All other provisions of the D Zone in Section 23.3 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 40-2010)

August/10