

# THE CORPORATION OF THE TOWN OF TILLSONBURG

## BY-LAW 2025-046

### A By-Law to amend Zoning By-Law Number 3295, as amended.

**WHEREAS** the Municipal Council of the Corporation of the Town of Tillsonburg deems it advisable to amend By-Law Number 3295, as amended.

**THEREFORE**, the Municipal Council of the Corporation of the Town of Tillsonburg, enacts as follows:

1. That Section 1.0 (Application, Administration and Enforcement) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 1.9 and replacing it with the following:

**“1.9 MINOR VARIANCES TO THE ZONING BY-LAW**

Notwithstanding Section 1.8, all minor variances granted for relief from the provisions of By-Law #1994 of the Town of Tillsonburg, The County of Oxford or the Ontario Land Tribunal (or its successor) shall remain in full force and effect and shall be considered minor variances to this By-Law and a building permit may be issued by the *Chief Building Official*, provided that the terms and conditions of any decision of the Committee of Adjustment, the County or the Ontario Land Tribunal (or its successor) have been complied with.”

2. That Section 2.0 (Interpretation and Schedules) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 2.1 and replacing it with the following:

**“2.1 SCHEDULES TO THE BY-LAW**

The following schedules are included in and form part of this By-Law.

Schedule “A”- Zone Maps comprised of the Index Map, Key Map Legend and Key Maps 1 to 42 inclusive.

Schedule “B”- Roads Designation Plan

Schedule “C”- Parking Space Requirements comprising Schedule “C-1” and “C-2” inclusive. Plus Schedule “C-3” Accessible Parking Standards.”

3. That Section 3.0 (Zones) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 3.2.1 and replacing it with the following:

**“3.2.1 HOLDING ZONE PROVISIONS**

3.2.1.1 General Holding Zone provisions, any interim uses and

requirements for the lifting of the “H” symbol shall be described within the specific Zone categories to which they apply.

3.2.1.2 Holding zones for site-specific properties shall be described within the special provisions of the appropriate Zone. These site-specific Holding Zones shall be designated with an “H” symbol, and any interim uses and requirements for the lifting of the “H” symbol shall be described therein.

3.2.1.3 Holding zones may also be used to ensure that appropriate development agreements have been executed and to ensure that confirmation is provided that sufficient capacity exists within the Tillsonburg Water and Wastewater systems prior to a *development* proceeding.”

4. That Section 4.0 (Definitions), to By-law Number 3295, as amended, is hereby further amended by adding the following definition in alphabetical order:

“4.62 a “EMERGENCY CARE ESTABLISHMENT”, means an institutional use that provides temporary accommodation and assistance for periods generally not exceeding six weeks for the majority of residents. An emergency care establishment does not include a *Group Home*.

5. That Section 5.0 (General Provisions), to By-law Number 3295, as amended, is hereby further amended by adding the following general provision in alphabetical order:

“5.5 a EMERGENCY CARE ESTABLISHMENT 5-8

6. That Section 5.0 (General Provisions), to By-law Number 3295, as amended, is hereby further amended by deleting the following general provision.

“5.9 GARDEN SUITES 5-10

7. That Section 5.0 (General Provisions), to By-law Number 3295, as amended, is hereby further amended by deleting Table 5.1.1.4 and replacing it with the following:

TABLE 5.1.1.4 – REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES		
PROVISION	RESIDENTIAL OR ENTREPRENEURIAL ZONES	ALL OTHER ZONES
Permitted Location	<i>Interior Side Yard or Rear 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.

Distance from Main Buildings (no ARU), Minimum	<b>1.2 m</b> (3.9 ft)	<b>3 m</b> (9.84 ft)
Height, Maximum	<b>6 m</b> (19.6 ft)	<b>6 m</b> (19.6 ft)
Rear Yard and Interior Side Yard Setback, Minimum	<b>3 m</b> (9.8 ft)	In accordance with applicable zone provisions
Front Yard or Exterior Side Yard Setback, Minimum	In accordance with the applicable zone provisions.	In accordance with applicable zone provision
Setback from a street line, minimum	In accordance with applicable zone provision	In accordance with applicable zone provision
Lot Coverage, maximum for all accessory buildings and structures	A combined total of 10% of <i>lot area</i> , to a maximum of <b>50 m<sup>2</sup></b> (538.2 ft <sup>2</sup> ) of <i>ground floor area</i> .	In accordance with applicable zone provision

8. That Section 5.0 (General Provisions), to By-law Number 3295, as amended, is hereby further amended by deleting Table 5.1.4 and replacing it with the following:

<b>Table 5.1.4 – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)</b>		
<b>Zone Provision</b>	<b>Provision</b>	
Number of ARUs per lot	i)	Maximum of 2 <i>ARUs</i> per <i>lot</i> . The principal <i>dwelling</i> must be a legally <i>permitted use</i> on the <i>lot</i> . Where 2 <i>ARUs</i> are located on a <i>lot</i> , 1 <i>ARU</i> is required to be located within the principal <i>dwelling</i> .
Maximum Lot Coverage	i)	Notwithstanding any provisions in this by-law to the contrary, the maximum lot coverage for all buildings and structures on a lot containing at least one (1) <i>ARU</i> is 45%.
Minimum Lot Area	i)	Notwithstanding any provisions in this by-law to the contrary, there is no minimum lot area required for an <i>ARU</i> other than the minimum lot area required for the principal single-detached dwelling, semi-detached dwelling, or street-fronting townhouse dwelling.
Permitted dwelling types	i)	An <i>ARU</i> may be contained within the principal <i>dwelling</i> or in an <i>accessory structure</i> on the <i>lot</i> associated with a <i>single-detached dwelling</i> , <i>semi-detached dwelling</i> , or <i>street-fronting townhouse dwelling</i> .

<b>Table 5.1.4 – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)</b>	
<b>Zone Provision</b>	<b>Provision</b>
Maximum Gross Floor Area for all ARUs	i) No greater than 50% of the <i>gross floor area</i> of the principal <i>dwelling</i> on the <i>lot</i> , except that an <i>ARU</i> may occupy the whole of a <i>basement</i> of a principal <i>dwelling</i> .
Parking (per ARU)	<p>i) In addition to the parking requirements for the principal <i>dwelling</i> in accordance with the provisions of Section 5.24, the required additional <i>parking spaces</i> for an <i>ARU</i> shall be located on the same <i>lot</i>, in accordance with the following:</p> <ul style="list-style-type: none"> <li>- a minimum of 1 additional <i>parking space</i> shall be provided; and,</li> <li>- the required <i>ARU parking space</i> may be a <i>tandem parking space</i>.</li> </ul> <p>ii) A minimum of 35% of the <i>front yard</i> of a <i>lot</i> used for <i>ARU</i> purposes shall be provided and maintained as <i>landscaped open space</i> and such space shall not be utilized for <i>parking space</i> or <i>parking aisle</i> purposes; except in the case of a <i>street-fronting townhouse</i> which will <i>permit</i> a minimum <i>parking space width</i> of <b>2.59 m</b> (8.5 ft) and that a maximum of 84% of either the area of the <i>front yard</i> or <i>lot frontage</i>, or the area or width of the <i>exterior side yard</i>, or a maximum of <b>5.18 m</b> (17 ft), may be occupied by a <i>driveway</i> or <i>parking area</i>.</p>
Entrances (per unit)	<p>i) Must be separate and distinct from the entrance provided for the principal <i>dwelling</i>.</p> <p>ii) External access to ARUs must always be a continuous and unobstructed minimum pathway of <b>0.9 m</b> (36") in width.</p> <p>iii) All external pathways to ARUs must include a minimum <b>0.86 m</b> (34") wide continuous hard surface path (e.g. walkway).</p> <p>iv) For an <i>ARU</i> that is contained within or attached to the principal <i>dwelling</i>, the separate and distinct entrance may be accessed:</p> <ul style="list-style-type: none"> <li>a) from the outside of the <i>building</i>; or,</li> <li>b) from a common hallway or stairway from inside the <i>building</i>.</li> </ul>
ARUs in Detached Accessory Structures	i) Notwithstanding any provisions in this by-law to the contrary, the minimum separation distance for any detached <i>building</i> containing an <i>ARU</i> from another

<b>Table 5.1.4 – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)</b>	
<b>Zone Provision</b>	<b>Provision</b>
	<i>building</i> containing a residential <i>dwelling unit</i> is four (4) metres.
Restricted Areas	<p>ARUs and associated parking areas shall <u>not</u> be permitted:</p> <ul style="list-style-type: none"> <li>i) within areas identified as the Conservation Authority Regulation Limit on Schedule ‘A’ unless approved by the Conservation Authority having jurisdiction in accordance with this By-law;</li> <li>ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5.33 of this By-law;</li> <li>iii) on any lot that is not connected to municipal services in accordance with Section 5.19 of this By-law; or,</li> <li>iv) on any lot containing a <i>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.</i></li> </ul>

9. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.2 and replacing it with the following:

**“5.2            CARGO CONTAINERS**

Where a *cargo container* is used for the purpose of storage accessory to a principal use, the following provisions shall apply:

- a) a *cargo container* may only be permitted in an or Commercial Industrial Zone;
- b) a *cargo container* may only be located in the *rear yard* and must comply with the *rear yard depth* provisions of the zone in which the said *cargo container* is located;
- c) other than the *rear yard depth* requirement as set out in subsection above, the placement of a *cargo container* shall comply with Table 5.1.1.4 - Regulations for Accessory Buildings and Structures.”

10. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 5.5 a:

**“5.5A            EMERGENCY CARE ESTABLISHMENT**

An Emergency Care Shelter may not be located on lands fronting or flanking onto Broadway within the CC or EC Zone.”

11. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.9 in its entirety.
12. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.13.11 in its entirety and replacing it with the following:

**“5.13.11        ZONE REQUIREMENTS**

The *home occupation* shall comply with all other zone requirements of the zone in which such *home occupation* is located.

The *home occupation* shall not include the shipping or receiving of goods or materials by *commercial motor vehicles* greater than **20,000 kg** (gross vehicle weight).

Notwithstanding any provisions contained in this By-Law, no *accessory buildings* or *yards* in a residential zone shall be used for any *home occupation*.”

13. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.14 in its entirety and replacing it with the following:

**“5.14                LOADING PROVISIONS**

See Section 5.24.6 of this By-Law.”

14. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.21.4 in its entirety and replacing it with the following:

**“5.21.4            BUILDING PERMIT ISSUED**

The provisions of this By-Law shall not apply to prevent the erection or *use* for a purpose prohibited by this By-Law of any *building* or *structure*, the plans for which have been approved, prior to the date of passing of this By-Law by the *Chief Building Official*, so long as the *building* or *structure* when *erected* is used and continues to be used for the purpose for which it was *erected* and provided the erection of such *building* or *structure* is commenced within one (1) year after the date of passing of this By-Law.”

15. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.24.1.7.2 in its entirety and replacing it with the following:

**“5.24.1.7.2      Width of Joint Access**

Where a joint ingress and egress *driveway* is provided to a *parking aisle*, the *driveway* width measured along the *street line* shall be at least **6.7 m**

(22 ft) in width and no more than **9 m** (29.5 ft) in width, or as approved in an approved site plan.”

16. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.24.1.7.3 in its entirety and replacing it with the following:

**“5.24.1.7.3      Maximum Driveway Width - Residential Zones**

Within a residential zone, a maximum of 60% of either the area of the *front yard* or *lot frontage*, or the area or width of the *exterior side yard*, may be occupied by a *driveway* or *parking area* except for street fronting townhouse dwellings where a maximum of 84% of either the area of the front yard or lot frontage, or the area or width of the exterior side yard, or a maximum of **5.18 m** (17 ft) may be occupied by a driveway or parking area.”

17. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.24.1.8 in its entirety and replacing it with the following:

**“5.24.1.8              PARKING AREA SURFACE**

Each *parking area* and *driveway* connecting the *parking area* with a *street* shall be maintained with a stable surface that is treated so as to prevent the raising of dust or loose particles and shall, before being used, be constructed of recycled asphalt, asphalt or concrete, or a material as per an approved site plan.”

18. That Section 5.0 (General Provisions), to By-law Number 3295, as amended, is hereby further amended by deleting Table 5.24.2.1 and replacing it with the following:

TABLE 5.24.2.1 – PARKING STANDARDS		
Land Use Category		Number of Vehicle Parking Spaces Required
Residential Uses	- <i>single detached dwelling</i> - <i>duplex dwelling</i> - <i>semi-detached dwelling</i> - <i>converted dwelling</i> - <i>mobile home</i> - <i>street fronting townhouse dwelling</i>	- 2 per <i>dwelling unit</i>
	- <i>home occupation, except a bed and breakfast establishment</i>	- 1
	- <i>bed and breakfast establishment</i> - <i>boarding or lodging house</i>	- 1 per <i>guest room</i>
	- residential unit in a portion of a non-residential <i>building</i> - <i>multiple unit dwelling</i> - <i>apartment dwelling</i>	- 1.25 per <i>dwelling unit</i> , plus accessible parking requirements as outlined in 5.24.2.2

TABLE 5.24.2.1 – PARKING STANDARDS		
Land Use Category		Number of Vehicle Parking Spaces Required
Business Uses	- <i>commercial school</i> - financial institution - laundromat - <i>personal service establishment</i> - <i>retail store</i> - <i>service shop</i> - <i>studio</i>	- 1 per <b>25 m<sup>2</sup></b> (269 ft <sup>2</sup> ) of <i>gross floor area</i>
	- <i>eating establishment</i>	- 1 per <b>9 m<sup>2</sup></b> (96.9 ft <sup>2</sup> ) of <i>gross floor area</i>
	- funeral home	- 20 for the first <b>50 m<sup>2</sup></b> (538.2 ft <sup>2</sup> ) of <i>gross floor area</i> plus 1 for each additional <b>1.5 m<sup>2</sup></b> (16.1 ft <sup>2</sup> ) of <i>gross floor area</i> used for a chapel or public visitation area.
	- wholesale establishment	- 1 per <b>90 m<sup>2</sup></b> (968.8 ft <sup>2</sup> ) of <i>gross floor area</i>
	- <i>hotel or motel</i>	- 1.2 per <i>guest room</i>
Office Uses	- <i>business or professional office</i> - government administrative offices	- 1 per <b>30 m<sup>2</sup></b> (322.9 ft <sup>2</sup> ) <i>gross floor area</i>
	- <i>animal kennel</i> - <i>medical centre</i> - <i>veterinary clinic</i>	- Minimum of 4 spaces or 6.0 per <b>100 m<sup>2</sup></b> (1,076 ft <sup>2</sup> ) <i>gross floor area</i> , whichever is greater
Industrial Uses	- <i>truck transport terminal</i>	- 1 per <b>100 m<sup>2</sup></b> (1,076.4 ft <sup>2</sup> ) <i>gross floor area</i>
	- <i>warehouse</i>	- 1 per <b>200 m<sup>2</sup></b> (2,152 ft <sup>2</sup> ) of <i>gross floor area</i>
	- all other industrial uses	- 5 plus 1 per <b>90 m<sup>2</sup></b> (968.8 ft <sup>2</sup> ) of <i>gross floor area</i>
Institutional Uses	- <i>place of worship</i>	- 1 for every 5 seats capacity, or 1 for each <b>10 m<sup>2</sup></b> (107.6 ft <sup>2</sup> ) of <i>gross floor area</i> used for a hall or auditorium, whichever is greater.
	- <i>hospital</i>	- 1 per 3 beds or fraction thereof



TABLE 5.24.2.1 – PARKING STANDARDS		
Land Use Category		Number of Vehicle Parking Spaces Required
	- elementary school	- 5, plus 2 per classroom, or 1 per <b>10 m<sup>2</sup></b> (107.6 ft <sup>2</sup> ) of <i>gross floor area</i> in the gymnasium or auditorium, whichever is greater. - Adequate off-street parking spaces and loading spaces for school buses shall also be provided as determined through an approved site plan.
	- secondary school	- 5 per classroom, or 1 per <b>10 m<sup>2</sup></b> (107.6 ft <sup>2</sup> ) of <i>gross floor area</i> in the gymnasium or auditorium, whichever is greater.
	- <i>nursing home</i>	- 1 per 3 beds or fraction thereof
	- <i>group home</i>	- 4 spaces
Leisure and recreation type uses	- museum - library - recreational or athletic facility	- 1 per <b>20 m<sup>2</sup></b> (215.3 ft <sup>2</sup> ) of <i>gross floor area</i> . Playing areas for squash, tennis, handball and badminton courts are to be excluded for the purposes of calculating parking.
	- arena or <i>community centre</i> - <i>assembly hall</i> - <i>fraternal lodge or institutional hall</i> - <i>place of entertainment</i>	- 1 per <b>10 m<sup>2</sup></b> (107.6 ft <sup>2</sup> ) of <i>gross floor area</i> or 1 space for every 4 seats whichever is greater
	- bowling alley	- 4 per lane
	- curling facility	- 4 per curling sheet
	- All other <i>uses</i> permitted by this By-Law other than those listed in this table	- 1 per <b>40 m<sup>2</sup></b> (430.6 ft <sup>2</sup> ) of <i>gross floor area</i>

19. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.24.4.1 in its entirety and replacing it with the following:

“5.24.4.1 All required queue spaces must be provided in accordance with the following design standards:

- a) The minimum dimensions for each queue space must be **2.7 m** (8.87 ft) in width and **6 m** (19.7 ft) in length;
- b) Queue spaces must be arranged in a single waiting line in advance

- and behind the drive through service window offered in accordance with Table 5.24.4;
- c) A minimum inside turning radius for queue spaces forming a waiting line is **7 m** (23 ft)
  - d) Queue spaces forming a waiting line must be unobstructed by *parking spaces* or loading spaces and must be clearly delineated by markings and barriers;
  - e) Queue spaces forming a waiting line or storage space from the service offered cannot form part of a *parking aisle* providing access to a *parking space*;
  - f) Queue spaces shall not be located in a *yard* abutting a Residential Zone or Entrepreneurial Zone; and
  - g) Queue spaces shall not be considered a *parking space*."

20. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 5.24.6:

**"5.24.6            LOADING PROVISIONS**

**5.24.6.1           LOADING SPACES REQUIRED**

The owner or occupant of any *lot*, *building* or *structure* in a Commercial, Institutional or Industrial Zone, *erected* or used for any purpose involving the receiving, shipping, loading or unloading of *persons*, animals, goods, wares and merchandise and raw materials shall provide and maintain at the premises, on the *lot* occupied by the *building* or *structure* and not forming part of a *street* or *lane*, within the zone in which such *use* is located, loading or unloading facilities in accordance with the rates set out in Table 5.24.6.1.

<b>TABLE 5.26.6.1 - LOADING SPACE REQUIREMENTS</b>		
<b>Zone</b>	<b>Gross Floor Area</b>	<b>Number of Loading Spaces Required</b>
Commercial, Institutional, Industrial, or Open Space Zone	<b>350-2,000 m<sup>2</sup></b> (3,767.5-21,528.5 ft <sup>2</sup> )	1
	<b>2,001-6,500 m<sup>2</sup></b> (21,539.3-69,967.7 ft <sup>2</sup> )	2
	<b>6,501-12,000 m<sup>2</sup></b> (69,978.5-129,171.2 ft <sup>2</sup> )	3
	Greater than <b>12,000 m<sup>2</sup></b> (129,171.2 ft <sup>2</sup> )	4

Where more than one (1) primary *building* is located on a *lot*, the loading space requirements indicated in Table 5.26.6.1 shall be applied to each such *building* individually, with any required spaces to be located immediately adjacent to the *building* for which they are required.

**5.24.6.2           STANDARDS FOR LOADING SPACES**

All *loading spaces* must be rectangular and comply with the provisions of Table 5.24.6.2 below:

TABLE 5.24.6.2 - LOADING SPACE STANDARDS	
Design Provision	Minimum Standard
Length	14 m (45.9 ft)
Width	4 m (13.1 ft)
Vertical Clearance	4.5 m (14.7 ft)
Location	1.5 m (4.9 ft) from an <i>interior side or rear lot line</i> and 15 m (49.2 ft) from a <i>street line</i> . In addition, no <i>loading space</i> shall be located in any portion of a required <i>yard</i> abutting a Residential, Future Development or Entrepreneurial Zone.
Access Driveway Width	6 m (19.7 ft)

#### 5.24.6.3 REDUCED LOADING SPACE STANDARDS

Notwithstanding the minimum length and width standards in Table 5.24.6.2, where the combined *gross floor area* for all *uses* on a *lot* in a commercial or institutional zone does not exceed **2,000 m<sup>2</sup>** (21,528.5 ft<sup>2</sup>), the minimum length and width for the required loading space may be reduced to **9 m** (29.5 ft) and **3.5 m** (11.5 ft) respectively.

#### 5.24.6.4 LOADING SPACE CALCULATION

The *gross floor area* shall be used for the purposes of calculating the requirement to provide *loading spaces*.

#### 5.24.6.5 LOADING SPACE SURFACE

The *driveway* and *loading spaces* shall be constructed of asphalt, concrete, portland cement binder, recycled asphalt, or a stable surface of crushed stone or gravel which is maintained or treated so as to prevent the raising of dust or loose particles, or in accordance with the material identified in an approved site plan.

#### 5.24.6.6 ADDITIONS TO BUILDING

The loading space requirements referred to herein shall not apply to any *building* in existence at the date of passing of this By-Law so long as the *gross floor area* as it existed at such date is not increased. If an addition is made to the *building* or *structure* that increases the *gross floor area*, then additional *loading spaces* shall be provided as required by Section 5.24.6.1 of the By-Law for such addition."

21. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.26 in its entirety and replacing it with the following:

**“5.26 PROHIBITED USES**

No *person* shall, within the Zoned Area, use any land or construct, *alter* or use any *building* or *structure* for any of the following purposes:

- an arsenal;
- cement, lime or sulphur works;
- coke manufacture;
- distilling bones, blood boiling, bone boiling, tripe boiling or extracting fish from oil;
- fat, grease, lard or tallow rendering or refining but not including the manufacture of soap;
- incineration or reduction of dead animals or offal;
- kerosene refining;
- a facility for the manufacture, refining or processing of hydrochloric acid, nitric acid, picnic acid, sulphuric acid or any sulphurous acid;
- manufacturing or storing of explosives, ammunition or fireworks;
- a metal smelting *use*;
- *open storage*, except where specifically listed as a permitted *use*;
- petroleum refining;
- a rendering plant;
- a *sand or gravel pit*, other than a *wayside sand or gravel pit*;
- a tannery for the curing and storing of rawhide, skins, leather or hair;
- wool pulling or wool scouring;
- any trade, business or manufacture which is deemed to be an offensive trade within the meaning of the Public Health Act, RSO, 1990.”

22. That Section 5.0 (General Provisions) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 5.27.1 in its entirety and replacing it with the following:

**“5.27.1 PUBLIC SERVICES**

The provisions of this By-Law shall not apply to the *use* of any *lot* or to the erection or *use* of any *building* or *structure* for the purpose of *providing* public services:

- i) by the *Corporation* or the *County* as defined by the Municipal Act, RSO 1990, as amended;
- ii) by any utility system operated by the *Corporation* or another body on behalf of the *Corporation* which provides said utility to the residents of the *Corporation* and possesses all the necessary powers, rights, licenses and franchises;
- iii) by any gas, oil or water pipeline, telephone line, cable television line, internet service provider, or any similar utility service line including any

substation, transformer, regulator, compressor or similar utility service *building or structure*;

- iv) by any Conservation Authority established by the Government of Ontario;
- v) by any department of the Government of Ontario or Canada;
- vi) by any public utility or agency operating an electrical distribution facility, but shall not include electrical or other power generation; and
- vii) for any *use* permitted under The Railway Act or any other statute of Ontario or Canada governing railway operations, including tracks, spurs and other railway facilities provided that where such *lot, building or structure* is located in any zone.”

23. That Section 6.0 (Low Density Residential – Type 1 Zones (R1) & (R1A)), to By-law Number 3295, as amended, is hereby further amended by deleting Table 6.2 and replacing it with the following:

TABLE 6.2: ZONE PROVISIONS		
Zone Provision	R1 Zone	R1A Zone
	Uses	Uses
<b>Number of Dwellings Per Lot, Maximum</b>	One	One
<b>Lot Area, Minimum</b>	<b>480 m<sup>2</sup></b> (5,166.8 ft <sup>2</sup> ) or <b>608 m<sup>2</sup></b> (6,544.7 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	<b>375 m<sup>2</sup></b> (4,036.6 ft <sup>2</sup> ) or <b>480 m<sup>2</sup></b> (5,166.8 ft <sup>2</sup> ) in the case of a <i>corner lot</i>
<b>Lot Frontage, Minimum</b>	<b>15 m</b> (49.2 ft) or <b>19 m</b> (62.3 ft) in the case of a <i>corner lot</i>	<b>12.5 m</b> (41 ft) or <b>16 m</b> (52.5 ft) in the case of a <i>corner lot</i>
<b>Lot Depth, Minimum</b>	<b>32 m</b> (105 ft)	<b>30 m</b> (98.4 ft)
<b>Front Yard, Minimum Depth and Exterior Side Yard, Minimum Width</b>	<b>7.5 m</b> (24.6 ft)	<b>7.5 m</b> (24.6 ft) for an <i>existing lot</i>  <b>6 m</b> (19.7 ft) for a <i>lot</i> created after the passing of this By-Law, except where the <i>front</i> or <i>exterior yard</i> abuts an <i>arterial road</i> , in which case the minimum <i>front</i> or <i>exterior side yard</i> abutting such road shall be <b>7.5 m</b> (24.6 ft).
<b>Rear Yard, Minimum Depth</b>	<b>12 m</b> (39.3 ft)	<b>10.5 m</b> (34.4 ft)

TABLE 6.2: ZONE PROVISIONS		
Zone Provision	R1 Zone	R1A Zone
	Uses	Uses
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.2 m</b> (3.9 ft).	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.2 m</b> (3.9 ft).
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance, as designated on Schedule “B” of this By-Law	<b>20.5 m</b> (67.3 ft)	<b>20.5 m</b> (67.3 ft)
<b>Lot Coverage</b> , Maximum	35% of the <i>lot area</i>	37% of <i>lot area</i>
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>	30% of the <i>lot area</i>
<b>Height of Dwelling</b> , Maximum	<b>10.5 m</b> (34.4 ft)	<b>10.5 m</b> (34.4 ft)
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5	In accordance with the provisions of Section 5

24. That Section 6.0 (Low Density Residential – Type 1 Zones (R1) & (R1A)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 6.4.1.1 in its entirety and replacing it with the following:

“6.4.1.1 PURPOSE OF THE HOLDING SYMBOL

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.”

25. That Section 6.0 (Low Density Residential – Type 1 Zones (R1) & (R1A)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 6.5.1.1 in its entirety and replacing it with the following:

- “6.5.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-1 (H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- a single detached dwelling;*  
*a home occupation* in accordance with Section 5.13 of this By-Law;  
*a public use* in accordance with Section 5.27 of this By-Law; and  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law;
- provided the “H” symbol has been removed in accordance with Section 6.5.1.3 of this By-Law.”

26. That Section 6.0 (Low Density Residential – Type 1 Zones (R1) & (R1A)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 6.5.2.1 in its entirety and replacing it with the following:

- “6.5.2.1 Notwithstanding any provisions of this By-Law to the contrary, 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:
- a single detached dwelling;* and  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

27. That Section 6.0 (Low Density Residential – Type 1 Zones (R1) & (R1A)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 6.5.3.1 in its entirety and replacing it with the following:

- “6.5.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- a single detached dwelling;* and  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

28. That Section 6.0 (Low Density Residential – Type 1 Zones (R1) & (R1A)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 6.5.4.1 in its entirety and replacing it with the following:

- 6.5.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- a single detached dwelling;*  
*a home occupation*, in accordance with the provisions of Section 6.5.4.2.1 of this By-Law; and  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.

29. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)), to By-law Number 3295, as amended, is hereby further amended by deleting Table 7.2 and replacing it with the following:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling or Public Use
<b>Number of Dwellings or Dwelling Units Per Lot, Maximum</b>	1 <i>dwelling</i>	2 <i>dwelling units</i>	2 <i>dwelling units</i>
<b>Lot Area, Minimum</b>	<b>315 m<sup>2</sup></b> (3,390.7 ft <sup>2</sup> ) or <b>450 m<sup>2</sup></b> (4,843.9 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	<b>315 m<sup>2</sup></b> (3,390.7 ft <sup>2</sup> ) per unit or <b>450 m<sup>2</sup></b> (4,843.9 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	<b>620 m<sup>2</sup></b> (6,673.6 ft <sup>2</sup> )
<b>Lot Frontage, Minimum</b>	<b>10.5 m</b> (34.4 ft) or <b>15 m</b> (49.2 ft) in the case of a <i>corner lot</i>	<b>10.5 m</b> (34.4 ft) per unit or <b>15 m</b> (49.2 ft) in the case of a <i>corner lot</i>	<b>18 m</b> (59.1 ft)
<b>Lot Depth, Minimum</b>	<b>30 m</b> (98.4 ft)		
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>7.5 m</b> (24.6 ft) for an <i>existing lot</i> <b>6 m</b> (19.7 ft) for a <i>lot</i> created after the passing of this By-Law, except where the <i>front</i> or <i>exterior yard</i> abuts an <i>arterial road</i> , in which case the minimum <i>front</i> or <i>exterior side yard</i> abutting such road shall be <b>7.5 m</b> (24.6 ft).		
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)		



TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling or Public Use
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.2 m</b> (3.9 ft).	<b>3 m</b> (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be <b>1.2 m</b> (3.9 ft).	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> , is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.2 m</b> (3.9 ft).
<b>Setback, Minimum distance from the centreline of an Arterial Road Allowance as designated on Schedule “B” of this By-Law</b>	<b>20.5 m</b> (67.3 ft)		
<b>Lot Coverage, Maximum</b>	40% of the <i>lot area</i>		
<b>Landscaped Open Space, Minimum</b>	30% of the <i>lot area</i>		
<b>Height of Building, Maximum</b>	<b>10.5 m</b> (34.4 ft)		
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5.		

30. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.3 in its entirety and replacing it with the following:

**“7.3     SPECIAL ZONING FOR A SINGLE DETACHED DWELLING (R2-S)**

No *person* shall within any R2-S zone *use any lot, or erect, alter or use any building or structure* for any purpose except a *single detached dwelling* and an *additional residential unit*, in accordance with the provisions of Section 7.2.”

31. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.4.1.1 in its entirety and replacing it with the following:

**“7.4.1.1             PURPOSE OF THE HOLDING SYMBOL**

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.”

32. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.1.1 in its entirety and replacing it with the following:

**“7.5.1.1             Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-1 (H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:**

*a single detached dwelling;*  
*a home occupation; and*  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law;  
provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.”

33. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.2.1 in its entirety and replacing it with the following:

**“7.5.2.1             Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:**

*a single detached dwelling;*  
*a semi-detached dwelling; and*  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

34. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.3.1 in its entirety and

replacing it with the following:

- “7.5.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-3 (H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- a single detached dwelling;*  
*a home occupation*, in accordance with the provisions of Section 5.11 of this By-Law;  
*a public use* in accordance with the provisions of Section 5.23 of this By-Law; and  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law;  
provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.”

35. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.4.1 in its entirety and replacing it with the following:

- “7.5.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- a single detached dwelling; and*  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

36. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.4.2 in its entirety and replacing it with the following:

- “7.5.4.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-4 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:”

37. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.5.1 in its entirety and replacing it with the following:

- “7.5.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-5 or R2-5(H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- a single detached dwelling; and*  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

38. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.8.1 in its entirety and replacing it with the following:

“7.5.8.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-8 zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a single detached dwelling;*  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law; and  
*a home occupation.”*

39. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.30 (Part of Lot 8, Concession 12 (Dereham), R2-30(H) (Key Map 24)) in its entirety.

40. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.31 (Part of Lot 8, Concession 12 (Dereham), R2-31(H) (Key Maps 23 & 24)) in its entirety.

41. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 7.5.33.1 in its entirety and replacing it with the following:

“7.5.33.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-33 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*a single detached dwelling;*  
*a converted dwelling; and*  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

42. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 7.5.36 as follows:

“7.5.36 **LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), R2-36 (H) (KEY MAP 24)**

7.5.36.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-36 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 7.1;  
*an additional residential unit*, within a *single detached dwelling, duplex dwelling, or semi-detached dwelling*.

7.5.36.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-36 Zone *use any lot, or erect, alter, or*

*use any building or structure* for any purpose except in accordance with the following provisions:

7.5.36.2.1 LOT FRONTAGE

Minimum **12.1 m** (39.6 ft)

7.5.36.2.2 LOT AREA (CORNER LOT)

Minimum **360 m<sup>2</sup>** (3,875 ft<sup>2</sup>)

7.5.36.2.3 FRONT YARD DEPTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-30, the minimum *front yard depth* for the *main building* shall be **4.5 m** (14.76 ft). A *front yard depth* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

7.5.36.2.4 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-36, the minimum *exterior side yard width* for the *main building* shall be **4.5 m** (14.76 ft). An *exterior side yard width* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

7.5.36.2.5 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU)

7.5.36.2.5.1 PARKING

A minimum of one parking space shall be provided and maintained for the sole use of the occupant of the ARU. Such parking may be provided as a tandem space.

7.5.36.3 That all of the provisions of the R2 Zone in Section 7.2 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 2023-079)"

43. That Section 7.0 (Low Density Residential – Type 2 Zone (R2)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 7.5.37 as follows:

"7.5.37 **LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), R2-37(H) (KEY MAP 24)**

7.5.37.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-37 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1;

an additional residential unit, within a *single detached dwelling, duplex dwelling, or semi-detached dwelling*.

7.5.37.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-37 Zone use any *lot*, or *erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.37.2.1 LOT FRONTAGE

Minimum **12.1 m** (39.6 ft)

7.5.37.2.2 LOT AREA (CORNER LOT)

Minimum **360 m<sup>2</sup>** (3,875 ft<sup>2</sup>)

7.5.37.2.3 FRONT YARD DEPTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-37, the minimum *front yard depth* for the *main building* shall be **4.5 m** (14.76 ft). A *front yard depth* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

7.5.37.2.4 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-37, the minimum *exterior side yard width* for the *main building* shall be **4.5 m** (14.76 ft). An *exterior side yard width* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

7.5.37.2.5 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU)

7.5.37.2.5.1 PARKING

A minimum of one parking space shall be provided and maintained for the sole use of the occupant of the ARU. Such parking may be provided as a tandem space.

7.5.37.3 That all of the provisions of the R2 Zone in Section 7.2 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 2023-079)"

44. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)), to By-law Number 3295, as amended, is hereby further amended by deleting Table 8.2 and replacing it with the following:

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Multiple Unit Dwelling, Group Home or Public Use
<b>Number of Dwellings or Dwelling Units, Maximum</b>	8 <i>dwelling units</i> per <i>building</i> .	1 <i>dwelling</i> per <i>lot</i> , with a maximum of 4 <i>dwelling units</i> .
<b>Lot Area, Minimum</b>	<b>240 m<sup>2</sup></b> (2,583 ft <sup>2</sup> ) per <i>dwelling unit</i> or <b>330 m<sup>2</sup></b> (3,552 ft <sup>2</sup> ) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than <b>420 m<sup>2</sup></b> (ft <sup>2</sup> ).	<b>330 m<sup>2</sup></b> (3,552 ft <sup>2</sup> ) per <i>dwelling unit</i> ,
<b>Lot Frontage, Minimum</b>	<b>8 m</b> (26.2 ft) per <i>dwelling unit</i> or <b>11 m</b> (36 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than <b>14 m</b> (39.4 ft).	<b>20 m</b> (65.5 ft)
<b>Lot Depth, Minimum</b>	<b>30 m</b> (98.4 ft)	
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>6 m</b> (19.7 ft), except where the <i>front yard</i> or <i>exterior side yard</i> abuts an existing residential <i>lot</i> , with a <i>front yard</i> or <i>exterior side yard</i> which exceeds <b>6 m</b> (19.7 ft), or where the <i>front</i> or <i>exterior yard</i> abuts an arterial or collector road, in which case the minimum <i>front</i> or <i>exterior side yard</i> abutting such <i>lot</i> or road shall be <b>7.5 m</b> (24.6 ft).	
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	<b>10.5 m</b> (34.4 ft), provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to <b>3 m</b> (9.8 ft), unless such <i>rear lot line</i> abuts an R1 or R2 zone.
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) for end <i>dwelling units</i>	<b>4.5 m</b> (14.8 ft) on one side and <b>3 m</b> (9.8 ft) on the narrow side, provided that where a <i>garage</i> which contains the required parking is attached to or within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>3 m</b> (9.8 ft).

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Multiple Unit Dwelling, Group Home or Public Use
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as designated on Schedule “B” of this By-Law	<b>20.5 m</b> (67.3 ft)	<b>20.5 m</b> (67.3 ft)
<b>Lot Coverage</b> , Maximum	40% of <i>lot area</i>	
<b>Landscaped Open Space</b> , Minimum	30% of <i>lot area</i>	
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)	
<b>Amenity Area</b> , Minimum	<b>48 m<sup>2</sup></b> (516.7 ft <sup>2</sup> ) per <i>dwelling unit</i>	
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5	

45. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.2.1 in its entirety.

46. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.5.1.1 in its entirety, and replacing it with the following:

“8.5.1.1 PURPOSE OF THE HOLDING SYMBOL

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.”

47. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.2.1 in its entirety, and replacing it with the following:



“8.6.2.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-2 (H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a street fronting townhouse dwelling;*  
*a home occupation; and*  
an *additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

48. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.2.2.4 in its entirety, and replacing it with the following:

“8.6.2.2.4 GROSS FLOOR AREA

Minimum	Nil”
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49. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.3.1 in its entirety, and replacing it with the following:

“8.6.3.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-3 *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a single detached dwelling;*  
*a street fronting townhouse dwelling;*  
*a home occupation; and*  
an *additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law.”

50. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.3.2.1.10 in its entirety, and replacing it with the following:

“8.6.3.2.1.10 GROSS FLOOR AREA

Minimum	Nil”
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51. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.3.2.2.6 in its entirety, and replacing it with the following:

“8.6.3.2.2.6 GROSS FLOOR AREA

Minimum	Nil”
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52. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.5 and replacing it with the following:

**“8.6.5                    LOCATION:    BALDWIN PLACE, PART LOT 8, CONCESSION 12  
                                 (DEREHAM), R3-5”**

53. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.6.1 in its entirety, and replacing it with the following:

“8.6.6.1                    Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a single detached dwelling; and  
an additional residential unit, in accordance with the provisions of  
Section 5.1.4 of this By-Law.”*

54. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.6.2.2 in its entirety, and replacing it with the following:

“8.6.6.2.2                NUMBER OF DWELLING HOUSES PER LOT

*Notwithstanding any provisions of this By-Law to the contrary, the  
maximum number of dwelling houses that may be constructed on  
the lands to which the R3-6 zone applies shall be 26 single  
detached dwellings.”*

55. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting subsection 8.6.6.2.7 in its entirety.

56. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.6.2.8 in its entirety.

57. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.7.1 in its entirety, and replacing it with the following:

“8.6.7.1                    Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted in Section 8.6.3.1 of this By-Law.”*

58. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.9.1 in its entirety, and replacing it with the following:

“8.6.9.1                    Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a street fronting townhouse dwelling;*  
*an additional residential unit*, in accordance with the provisions of  
Section 5.1.4 of this By-Law; and;  
*a home occupation*, in accordance with the provisions of Section  
5.11 of this By-Law.”

59. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.10.1 in its entirety, and replacing it with the following:

“8.6.10.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-10 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

*a street fronting townhouse dwelling; and*  
*an additional residential unit*, in accordance with the provisions of  
Section 5.1.4 of this By-Law.”

60. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.11.1 in its entirety, and replacing it with the following:

“8.6.11.1      Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-11 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*  
*a home occupation; and*  
*an additional residential unit*, in accordance with the provisions of  
Section 5.1.4 of this By-Law.”

61. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.11.2.5 in its entirety, and replacing it with the following:

“8.6.11.2.5      GROSS FLOOR AREA

Minimum	Nil”
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62. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.13 in its entirety, and replacing it with the following:

“8.6.13      **Location: East Side of Denrich Avenue, north of Dereham Drive – Andrews Crossing (Parts 1-4 of 41R-9418, Part of Block A, Plan 1082, Part Lot 7 Concession 12 (Dereham) R3-13 (Key Map 22))**”

63. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.16.1 in its entirety, and replacing it with the following:

- “8.6.16.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:
- a street-fronting townhouse dwelling;*  
                    *an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law;  
                    *a converted dwelling*, containing not more than 4 *dwelling units*; and  
                    *a home occupation.*”

64. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.20.1 in its entirety, and replacing it with the following:

- “8.6.20.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:
- a street-fronting townhouse dwelling;*  
                    *an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law; *a converted dwelling*, containing not more than 4 *dwelling units*; and  
                    *a home occupation.*

65. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.21 (Location: Part Lots 4 & 5. Concession 10 (Dereham), North Side of North Street East – R3-21(H) (Key Map 4)) in its entirety.

66. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 8.6.25 as follows:

- “8.6.25            **LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), R3-25(H)(KEY MAPS 23 & 24)**

- 8.6.25.1        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-25 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:
- a single detached dwelling or semi-detached dwelling* in accordance with Section 7.5.31;  
                    *a street-fronting townhouse dwelling;*  
                    *a multiple unit dwelling*, containing not more than 4 *dwelling units*;  
                    *an additional residential unit*, within a *single detached dwelling, semi-detached dwelling, or street-fronting townhouse dwelling*;  
                    *a home occupation.*
- 8.6.25.2        Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-25 Zone *use any lot, or erect, alter, or*

use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.25.2.1	LOT COVERAGE	
	Maximum	<b>55 %</b>
8.6.25.2.2	LOT FRONTAGE FOR INTERIOR UNIT	
	Minimum	<b>6.0 m</b> (19.69 ft)
8.6.25.2.3	LOT FRONTAGE FOR INTERIOR UNIT	
	Minimum	<b>6.0 m</b> (19.69 ft)
8.6.25.2.4	LOT FRONTAGE FOR END UNIT	
	Minimum	<b>7.2 m</b> (23.6 ft)
8.6.25.2.5	LOT FRONTAGE FOR END UNIT ON CORNER LOT	
	Minimum	<b>10.5 m</b> (34.4 ft)
8.6.25.2.6	LOT AREA FOR INTERIOR UNIT	
	Minimum	<b>180 m<sup>2</sup></b> (1,937 ft <sup>2</sup> )
8.6.25.2.7	LOT AREA FOR END UNIT	
	Minimum	<b>216 m<sup>2</sup></b> (2,325 ft <sup>2</sup> )
8.6.25.2.8	LOT AREA FOR END UNIT ON CORNER LOT	
	Minimum	<b>315 m<sup>2</sup></b> (3,390 ft <sup>2</sup> )
8.6.25.2.9	INTERIOR SIDE YARD WIDTH	
	Minimum	<b>1.2 m</b> (3.9 ft)
8.6.25.2.10	FRONT LOT LINE	

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

8.6.25.2.11	DRIVEWAY WIDTH	
	Notwithstanding Section 5.24.1.7.3 of this By-Law, for <i>street-fronting townhouse dwellings</i> , a maximum of 84% of either the area of the <i>front yard</i> or <i>lot frontage</i> , or the area or width of the <i>exterior side yard</i> , may be occupied by a <i>driveway</i> or <i>parking area</i> .	

8.6.25.2.12 FRONT YARD DEPTH

Notwithstanding Table 8.2- R3 Zone Provisions, on lands zoned R3-25, the minimum *front yard depth* for the *main building* shall be **4.5 m** (14.76 ft). A *front yard depth* of **6 m** (19.6 ft) shall be required for an attached garage and/or *driveway*.

8.6.25.2.13 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 8.2- R3 Zone Provisions, on lands zoned R3-25, the minimum *exterior side yard width* for the *main building* shall be **4.5 m** (14.76 ft). An *exterior side yard width* of **6 m** (19.6 ft) shall be required for an attached garage and/or *driveway*.

8.6.25.3 That all of the provisions of the R3 Zone in Section 8.2 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 2023-079)”

67. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 8.6.27 (Location: Part Lot 8, Concession 12 (Dereham), R3-27(H) (Key Maps 23 & 24)) in its entirety.

68. That Section 8.0 (Low Density Residential – Type 3 Zone (R3)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 8.6.28 as follows:

“8.6.28 **LOCATION: PART LOTS 4 & 5, CONCESSION 10 (DEREHAM), NORTH SIDE OF NORTH STREET EAST– R3-28(H) (KEY MAP 4)**

8.6.28.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-28 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:

*a single detached dwelling*, in accordance with the provisions of Section 7.2 of this By-Law;  
*a semi-detached dwelling*, in accordance with the provisions of Section 7.2 of this By-Law;  
*a street-fronting townhouse dwelling*;  
*an additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law;  
*a converted dwelling*, containing not more than 4 *dwelling units*;  
*a home occupation*.

- 8.6.28.2 *person* Notwithstanding any provisions of this By-Law to the contrary, no shall within any R3-28 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:
- 8.6.28.2.1 PROVISIONS FOR SINGLE DETACHED AND SEMI-DETACHED DWELLINGS
- 8.6.28.2.1.1 LOT COVERAGE
- Maximum **55 %**
- 8.6.28.2.1.2 EXTERIOR SIDE YARD WIDTH
- Minimum **4.5 m (14.76 ft)**
- 8.6.28.2.1.3 INTERIOR SIDE YARD WIDTH
- Minimum **1.2 m (3.9 ft)**
- 8.6.28.2.1.4 REAR YARD DEPTH
- Minimum **6 m (19.68 ft)**
- 8.6.28.2.1.5 PERMITTED PROJECTIONS & ENCROACHMENTS FOR UNCOVERED & COVERED DECKS, PATIOS & PORCHES
- Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R3-28 Zone may project **1.5 m (4.9 ft)** into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3 m (9.8 ft)**.
- 8.6.28.2.1.6 That all of the provisions of the R2 Zone in Section 7.2 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.
- 8.6.28.2.2 PROVISIONS FOR STREET-FRONTING TOWNHOUSE DWELLINGS
- 8.6.28.2.2.1 LOT COVERAGE
- Maximum **55 %**
- 8.6.28.2.2.2 LOT FRONTAGE FOR INTERIOR UNIT
- Minimum **6.0 m (19.69 ft)**

8.6.28.2.2.3 LOT FRONTAGE FOR END UNIT

Minimum 7.6 m (24.9 ft)

8.6.28.2.2.4 LOT AREA FOR INTERIOR UNIT

Minimum 190 m<sup>2</sup> (2045 ft<sup>2</sup>)

8.6.28.2.2.5 LOT AREA FOR END UNIT

Minimum 235 m<sup>2</sup> (2529 ft<sup>2</sup>)

8.6.28.2.2.6 EXTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.76 ft)

8.6.28.2.2.7 INTERIOR SIDE YARD WIDTH

Minimum 1.2 m (3.9 ft)

8.6.28.2.2.8 PERMITTED PROJECTIONS & ENCROACHMENTS FOR UNCOVERED & COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R3-28 Zone may project **1.5 m** (4.9 ft) into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3 m** (9.8 ft).

8.6.28.2.2.9 FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

8.6.28.2.2.10 That all of the provisions of the R3 Zone in Section 8.2 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 2021-129)

69. That Section 9.0 (Medium Density Residential Zone (RM)), to By-law Number 3295, as amended, is hereby further amended by deleting Table 9.2 and replacing it with the following:



TABLE 9.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Multiple Unit Dwelling	Apartment Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 <i>dwelling units</i> per <i>building</i> .	1 <i>dwelling</i> per <i>lot</i>	8 <i>dwelling</i> <i>units</i> per <i>building</i>	No Provision
Lot Area, Minimum	<b>150 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i> or <b>240 m<sup>2</sup></b> (2,583.4 ft <sup>2</sup> ) for an end unit, except in no case shall the <i>lot</i> <i>area</i> for an end unit on a <i>corner</i> <i>lot</i> be less than <b>330 m<sup>2</sup></b> (3,552.2 ft <sup>2</sup> ).	<b>160 m<sup>2</sup></b> (1,722 ft <sup>2</sup> ) per <i>dwelling</i> <i>unit</i> , or <b>600 m<sup>2</sup></b> (6,458 ft <sup>2</sup> ), whichever is greater.	<b>160 m<sup>2</sup></b> (1,722 ft <sup>2</sup> ) per <i>dwelling unit</i> .	
Lot Area, Maximum	<b>320 m<sup>2</sup></b> (3,445 ft <sup>2</sup> ) per <i>dwelling unit</i>	No provision	<b>320 m<sup>2</sup></b> (3,445 ft <sup>2</sup> ) per <i>dwelling unit</i>	
Lot Frontage, Minimum	<b>5 m</b> (16.4 ft) per <i>dwelling unit</i> or <b>8 m</b> (26.2 ft) for an end unit, except in no case shall the <i>lot</i> <i>frontage</i> for the end unit on a <i>corner lot</i> be less than <b>11 m</b> (36.1 ft).	<b>20 m</b> (65.5 ft)		
Lot Depth, Minimum	<b>30 m</b> (98.4 ft)			

TABLE 9.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Multiple Unit Dwelling	Apartment Dwelling
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6 m (19.7 ft)	7.5 m (24.6 ft)		
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10.5 m (34.4 ft)	10.5 m (34.4 ft), provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the <i>rear lot line</i> abuts an R1, R2 or FD Zone then this reduction shall not apply.	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	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> is attached to or within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	4.5 m (14.8 ft) on one side and 3 m (9.8 ft) on the narrow side, provided that where a <i>garage</i> containing the required <i>parking spaces</i> is attached to or within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 3 m (9.8 ft).	7.5 m (24.6 ft), provided that an interior side yard adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except where the <i>interior side lot line</i> adjoins an R1, R2 or FD Zone.

TABLE 9.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Multiple Unit Dwelling	Apartment Dwelling
Setback, Minimum Distance from the Centreline of an Arterial Road Allowance as designated on Schedule “B” of this By-Law	20.5 m (67.3 ft)			
Lot Coverage, Maximum	40% of <i>lot area</i>			
Landscaped Open Space, Minimum	30% of <i>lot area</i>			
Height of Building, Maximum	11 m (36.1 ft)			15 m (49.2 ft)
Amenity Area, Minimum	40 m <sup>2</sup> (430.6 ft <sup>2</sup> ) per <i>dwelling unit</i>	150 m <sup>2</sup> (1,614 ft <sup>2</sup> ) per <i>dwelling</i> , or 40 m <sup>2</sup> (430.6 ft <sup>2</sup> ) per <i>dwelling unit</i> in the case of a <i>converted dwelling</i> .	40 m <sup>2</sup> (430.6 ft <sup>2</sup> ) per <i>dwelling unit</i>	
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5			

70. That Section 9.0 (Medium Density Residential Zone (RM)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 9.2.1 in its entirety.

71. That Section 9.0 (Medium Density Residential Zone (RM)) to By-Law Number 3295, as

amended, is hereby further amended by deleting Subsection 9.2.2 in its entirety.

72. That Section 9.0 (Medium Density Residential Zone (RM)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 9.4.1.1 in its entirety, and replacing it with the following:

**"9.4.1.1 PURPOSE OF THE HOLDING SYMBOL**

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the "H" symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the "H" symbol shall be consistent with Section 36 of the Planning Act."

73. That Section 9.0 (Medium Density Residential Zone (RM)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 9.5.9 in its entirety.
74. That Section 9.0 (Medium Density Residential Zone (RM)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 9.5.10 in its entirety.
75. That Section 9.0 (Medium Density Residential Zone (RM)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 9.5.12 as follows:

**"9.5.12 LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), RM-12(H) (KEY MAPS 23 & 24)**

- 9.5.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-12 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Table 9.1;  
a *street fronting townhouse*, subject to the provisions of 8.6.26;  
an additional residential unit within a *street-fronting townhouse dwelling*;  
a *daycare centre*, subject to the provisions of Section 15.2;  
a *personal service establishment*, subject to the provisions of Section 15.2;  
a *convenience store*;  
an *eating establishment* (excluding a drive through facility).

- 9.5.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-12 Zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

- 9.5.12.2.1 FRONT YARD DEPTH

Notwithstanding Table 9.2- RM Zone Provisions, on lands zoned RM-12, the minimum *front yard depth* for the *main building* shall be **4.5 m** (14.76 ft). A *front yard depth* of **6 m** (19.6 ft) shall be required for an attached garage and/or *driveway*.

9.5.12.2.2

EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 9.2- RM Zone Provisions, on lands zoned RM-12, the minimum *exterior side yard width* for the *main building* shall be **4.5 m** (14.76 ft). An *exterior side yard width* of **6 m** (19.6 ft) shall be required for an attached garage and/or *driveway*.

9.5.12.2.3

LOT AREA FOR APARTMENT OR MULTIPLE UNIT DWELLING

Minimum **115 m<sup>2</sup>** (1,237 ft<sup>2</sup>) per unit

9.5.12.2.4

REAR YARD DEPTH

Where an *apartment building* or *multiple unit dwelling* has a *height* less than 11 m, the minimum *rear yard depth* for an *apartment building* or *multiple unit dwelling* shall be **7.5 m** (24.6 ft).

9.5.12.2.5

NUMBER OF MULTIPLE UNIT DWELLINGS ON ONE LOT

Notwithstanding Section 9.2 of this By-Law to the contrary, on lands zoned RM-12, there shall be no limit on the maximum number of multiple unit dwellings per building.

9.5.12.2.6

SETBACK FROM CENTRELINE OF ARTERIAL ROAD

Minimum **16 m** (52.3 ft)

9.5.12.3

That all of the provisions of the RM Zone in Section 9.2 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 2023-079)"

76. That Section 9.0 (Medium Density Residential Zone (RM)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 9.5.13 as follows:

"9.5.13

**LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), RM-13(H) (KEY MAPS 23 & 24)**

9.5.13.1

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

all *uses permitted* in Table 9.1;  
a *street fronting townhouse*, subject to the provisions of Section 8.6.26;  
an *additional residential unit* within a *street-fronting townhouse dwelling*.

9.5.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within an RM-13 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for a purpose except in accordance with the following provisions:

9.5.13.2.1 FRONT YARD DEPTH

Notwithstanding Table 9.2- RM Zone Provisions, on lands zoned RM-13, the minimum *front yard depth* for the *main building* shall be **4.5 m** (14.76 ft). A *front yard depth* of **6 m** (19.6 ft) shall be required for an attached garage and/or *driveway*.

9.5.13.2.2 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 9.2- RM Zone Provisions, on lands zoned RM-13, the minimum *exterior side yard width* for the *main building* shall be **4.5 m** (14.76 ft). An *exterior side yard width* of **6 m** (19.6 ft) shall be required for an attached garage and/or *driveway*.

9.5.13.2.3 LOT AREA FOR APARTMENT OR MULTIPLE UNIT DWELLING

Minimum **115 m<sup>2</sup>** (1,237 ft<sup>2</sup>) per unit

9.5.13.2.4 REAR YARD DEPTH

Where an *apartment building* or *multiple unit dwelling* has a *height* less than **11 m**, the minimum *rear yard depth* for an *apartment building* or *multiple unit dwelling* shall be **7.5 m** (24.6 ft).

9.5.13.2.5 NUMBER OF MULTIPLE UNIT DWELLINGS ON ONE LOT

Notwithstanding Section 9.2 of this By-Law to the contrary, on lands zoned RM-13, there shall be no limit on the maximum number of multiple unit dwellings per building.

9.5.13.3 That all of the provisions of the RM Zone in Section 9.2 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 2023-079)"

77. That Section 10.0 (High Density Residential Zone (RH)) to By-Law Number 3295, as amended, is hereby further amended by removing Table 10.2 and replacing it with the following:

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	Apartment Dwellings and Public Uses
Number of Dwellings Per Lot, Maximum	No provision
Lot Area, Minimum	<b>90 m<sup>2</sup></b> (968.8 ft <sup>2</sup> ) per <i>dwelling unit</i> . The minimum <i>lot area</i> shall be the sum of the areas required for each <i>dwelling unit</i> on the <i>lot</i> .
Lot Area, Maximum	<b>160 m<sup>2</sup></b> (1,722.3 ft <sup>2</sup> ) per <i>dwelling unit</i> . The maximum <i>lot area</i> shall be the sum of the areas required for each <i>dwelling unit</i> on the <i>lot</i> .
Lot Frontage, Minimum	<b>30 m</b> (98.4 ft)
Lot Depth, Minimum	No provision
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	50% of the <i>height</i> of the <i>building</i> or <b>7.5 m</b> (24.6 ft) whichever is the greater.
Rear Yard, Minimum Depth	50% of the <i>height</i> of the <i>building</i> or <b>10.5 m</b> (32.8 ft), whichever is the greater, provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to <b>3 m</b> (9.8 ft), except that if the <i>rear lot line</i> adjoins an R1, R2, R3 or FD Zone then this reduction shall not apply.
Interior Side Yard, Minimum Width	50% of the <i>height</i> of the <i>building</i> or <b>10.5 m</b> (32.8 ft), whichever is the greater, provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to <b>3 m</b> (9.8 ft), except that if the <i>interior side lot line</i> adjoins an R1, R2, R3 or FD Zone then this reduction shall not apply.
Setback, Minimum distance from the centreline of an Arterial Road Allowance as designated on Schedule “B” of this By-Law	<b>20.5 m</b> (67.3 ft)
Lot Coverage, Maximum	40% of the <i>lot area</i>
Landscaped Open Space, Minimum	35% of the <i>lot area</i>
Height of Building, Maximum	<b>22 m</b> (72.2 ft)
Amenity Area, Minimum	<b>40 m<sup>2</sup></b> (430.6 ft <sup>2</sup> ) per unit for bachelor, one bedroom and two-bedroom units and <b>80 m<sup>2</sup></b> (861.1 ft <sup>2</sup> ) per unit for units containing more than 3 bedrooms.

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	Apartment Dwellings and Public Uses
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5

78. That Section 10.0 (High Density Residential Zone (RH)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 10.3.1.1 in its entirety, and replaced with the following:

“10.3.1.1 PURPOSE OF THE HOLDING SYMBOL

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.”

79. That Section 11.0 (Mobile Home Park Zone (RMH)) to By-Law Number 3295, as amended, is hereby further amended by removing Table 11.2 and replacing it with the following:

TABLE 11.2: ZONE PROVISIONS		
Zone Provision	Mobile Homes	Other Permitted Uses
<b>Lot Area for a Mobile Home Lot, Minimum</b>	<b>372 m<sup>2</sup></b> (4,004.1 ft <sup>2</sup> ) for an <i>interior lot</i> or <b>527 m<sup>2</sup></b> (5,672.5 ft <sup>2</sup> ) for a <i>corner lot</i>	No provision
<b>Lot Frontage for a Mobile Home Lot, Minimum</b>	<b>12 m</b> (39.4 ft) for an <i>interior lot</i> or <b>17 m</b> (55.7 ft) for a <i>corner lot</i>	No provision
<b>Lot Depth for a Mobile Home Lot, Minimum</b>	<b>30 m</b> (98.4 ft)	No Provision
<b>Front and Exterior Side Yard of a Mobile Home Lot, Minimum Depth</b>	<b>4.5 m</b> (14.7 ft), provided that no <i>mobile home</i> within a <i>mobile home park</i> shall front onto a <i>public street</i>	No Provision
<b>Rear Yard of a Mobile Home Lot, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	No Provision



TABLE 11.2: ZONE PROVISIONS		
Zone Provision	Mobile Homes	Other Permitted Uses
<b>Interior Side Yard of a Mobile Home Lot</b> , Minimum Width	<b>1.2 m</b> (3.9 ft) on one side and <b>3 m</b> (9.8 ft) on the other side, except where an attached <i>garage</i> or <i>carport</i> is provided the minimum <i>interior side yard</i> may be reduced to <b>1.2 m</b> (3.9 ft) on both sides	No Provision
<b>Distance between a Mobile home lot and a permanent Building</b> , Minimum	<b>4.5 m</b> (14.7 ft) from a permanent <i>building</i>	<b>15 m</b> (49.2 ft) from the nearest <i>mobile home lot</i>
<b>Setback from an External Property Line</b> , Minimum	<b>6 m</b> (19.6 ft)	<b>12 m</b> (39.4 ft)
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as designated on Schedule 'C' of this By-Law	<b>18.5 m</b> (60.7 ft)	<b>23.5 m</b> (77.1 ft)
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>	No Provision
<b>Mobile Home Size</b>	The length of a <i>mobile home</i> shall be a minimum of <b>12 m</b> (39.4 ft) and a maximum of <b>23 m</b> (75.5 ft), while the width of a <i>mobile home</i> shall be a minimum of <b>3 m</b> (9.8 ft) and a maximum of <b>7.5 m</b> (24.6 ft)	No Provision
<b>Height of Building</b> , Maximum	<b>7.5 m</b> (24.6 ft) above the crown of the internal road in front of, or which services, the <i>mobile home lot</i>	<b>4.5 m</b> (14.7 ft)
<b>Internal Road Width</b> , Minimum	<b>7.5 m</b> (24.6 ft)	No provision
<b>Walkways</b>	No Provision	Walkways shall be provided through interior areas to provide access to community facilities and have a right of way with a

TABLE 11.2: ZONE PROVISIONS		
Zone Provision	Mobile Homes	Other Permitted Uses
		minimum width of <b>3 m</b> (9.8 ft)
<b>Required Parking</b>	For a <i>mobile home</i> a minimum of 2 <i>parking spaces</i> , with a paved surface, shall be provided on <i>each mobile home lot</i> . For an <i>accessory service buildings</i> a minimum of 1 <i>parking space</i> for each <b>46.5 m<sup>2</sup></b> (500.5 ft <sup>2</sup> ) of <i>gross floor area</i>	
<b>Accessory Buildings, etc.</b>	In accordance with the provisions of Section 5 of this By-Law	

80. That Section 11.0 (Mobile Home Park Zone (RMH)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 11.3.1.1 in its entirety, and replaced with the following:

“11.3.1.1 PURPOSE OF THE HOLDING SYMBOL

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.”

81. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by removing Table 12.1 and replacing it with the following:

TABLE 12.1: USES PERMITTED
<b>Residential Uses:</b>
<ul style="list-style-type: none"> <li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li> <li>• an apartment dwelling;</li> <li>• a bed and breakfast establishment, with up to 5 guest rooms;</li> <li>• a boarding or lodging house;</li> <li>• a converted dwelling;</li> <li>• a duplex dwelling;</li> </ul>

<b>TABLE 12.1: USES PERMITTED</b>	
	<ul style="list-style-type: none"> <li>• a dwelling unit accessory to a permitted non-residential use;</li> </ul>
	<ul style="list-style-type: none"> <li>• a group home, in accordance with the provisions of Section 5.12 of this By-Law</li> </ul>
	<ul style="list-style-type: none"> <li>• a home occupation, in accordance with the provisions of Section 5.13 of this By-Law;</li> </ul>
	<ul style="list-style-type: none"> <li>• a multiple unit dwelling;</li> </ul>
	<ul style="list-style-type: none"> <li>• a nursing home;</li> </ul>
	<ul style="list-style-type: none"> <li>• a semi-detached dwelling;</li> </ul>
	<ul style="list-style-type: none"> <li>• a single detached dwelling;</li> </ul>
	<ul style="list-style-type: none"> <li>• a street fronting townhouse dwelling.</li> </ul>
<b>Non-Residential Uses:</b>	
	<ul style="list-style-type: none"> <li>• <i>a business or professional office;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• a business service establishment;</li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a commercial school;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• a computer and electronic data processing business;</li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a daycare centre;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• an emergency care establishment</li> </ul>
	<ul style="list-style-type: none"> <li>• a government administrative office;</li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a home based assembly/packaging/storage/distribution business;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a medical centre;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a nursing home;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a parking lot;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a personal service establishment;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a place of worship;</i></li> </ul>
	<ul style="list-style-type: none"> <li>• a public use, in accordance with the provisions of Section 5.27 of this By-Law;</li> </ul>
	<ul style="list-style-type: none"> <li>• <i>a service shop;</i></li> </ul>

TABLE 12.1: USES PERMITTED	
<ul style="list-style-type: none"> <li>a <i>studio</i>.</li> </ul>	

82. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by removing Table 12.2A and replacing it with the following:

TABLE 12.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
<b>Number of Dwellings or Dwelling Units, Maximum</b>	1 <i>dwelling</i> per lot	2 <i>dwelling units</i> per lot	2 <i>dwelling units</i> per lot	4 <i>dwelling units</i> per building, 1 <i>building</i> per lot
<b>Lot Area, Minimum</b>	<b>370 m<sup>2</sup></b> (3,982.8 ft <sup>2</sup> ) or <b>555 m<sup>2</sup></b> (5,974.2 ft <sup>2</sup> .) in the case of a <i>corner lot</i>	<b>325 m<sup>2</sup></b> (3,498.4 ft <sup>2</sup> ) per unit or <b>790 m<sup>2</sup></b> (8,503.8 ft <sup>2</sup> ) per unit in the case of a <i>corner lot</i>	<b>558 m<sup>2</sup></b> (6,006.5 ft <sup>2</sup> )	<b>150 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i> or <b>240 m<sup>2</sup></b> (2,583.4 ft <sup>2</sup> ) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than <b>330 m<sup>2</sup></b> (3,552.2 ft <sup>2</sup> )
<b>Lot Frontage, Minimum</b>	<b>12 m</b> (39.4 ft) or <b>18 m</b> (59.1 ft) in the case of a <i>corner lot</i>	<b>12 m</b> (39.4 ft) or <b>18 m</b> (59.1 ft) in the case of a <i>corner lot</i> .	<b>18m</b> (59.1 ft)	<b>5 m</b> (16.4 ft) per <i>dwelling unit</i> or <b>8 m</b> (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than <b>11 m</b> (36.1 ft)
<b>Lot Depth, Minimum</b>	<b>30 m</b> (98.4 ft)			
<b>Front Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)			

TABLE 12.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
<b>Exterior Side Yard</b> , Minimum Width				
<b>Rear Yard</b> , Minimum Depth	9 m (29.5 ft)			
<b>Interior Side Yard</b> , 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 carport is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a garage or carport is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft).	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 carport is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) for end <i>dwelling units</i>
<b>Setback</b> , Minimum distance from the centreline of an Arterial Road Allowance as designated on Schedule "B" of this By-Law	19 m (62.3 ft)			
<b>Lot Coverage</b> , Maximum	35% of the <i>lot area</i>			30% of the <i>lot area</i>
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>			35% of the <i>lot area</i>

TABLE 12.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Height of Building, Maximum	11 m (36.1 ft)			
Amenity Area	No Provision			In accordance with the provisions of Section 12.2.1
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5			

83. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by removing Table 12.2B and replacing it with the following:

TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apart-ment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Number of Dwellings or Dwelling Units, Maximum	1 <i>dwelling</i> per <i>lot</i> , with a maximum of 4 <i>dwelling units</i> or <i>guest rooms</i>	1 <i>dwelling</i> or <i>nursing home building</i> per <i>lot</i>		No provision	

TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apartment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Lot Area: Minimum	600 m <sup>2</sup> (6,458.5 ft <sup>2</sup> )	175 m <sup>2</sup> (1,883.7 ft <sup>2</sup> ) per unit		No Provision	
Lot Frontage: Minimum	20 m (65.6 ft)			No Provision	No Provision
Lot Depth, Minimum	30 m (98.4 ft)	No Provision			
Front Yard, Minimum Depth  Exterior Side Yard, Minimum Width	6 m (19.7 ft) or in accordance with the <i>established building line</i>	In accordance with the <i>established building line</i>		No Provision	Shall be the existing <i>setback</i> for the <i>building</i> on the <i>lot</i> .
Rear Yard, Minimum Depth	10.5 m (34.4 ft)	12.5 m (41 ft), provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the <i>rear lot line</i> adjoins an R1, R2, R3 or FD Zone then this reduction shall not apply.		No Provision	12.5 m (41 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) and 1.2 m (3.94 ft) on the narrow side, provided that where a	6 m (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft).		3 m (9.8 ft) and 1.2 m (3.94 ft) on the narrow side, provided that where the property has direct access to a public <i>lane</i> the required <i>side yard</i> shall be	

TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apart-ment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
	garage or carport is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , or where the property has direct access to a public <i>lane</i> the required <i>side yard</i> shall be <b>1.2 m</b> (3.9 ft) on both sides	except that if the <i>interior side lot line</i> adjoins an R1, R2, R3 or FD Zone then this reduction shall not apply.		<b>1.2 m</b> (3.9 ft) on both sides.	
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule “C”	<b>19 m</b> (62.3 ft)	<b>20.5 m</b> (67.3 ft)		No Provision	No Provision
<b>Lot Coverage</b> Maximum	40% of the <i>lot area</i>			No Provision	35%
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>			No Provision	30%



TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apart-ment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Height of Building, Maximum	Shall be the <i>height</i> existing on the date of passing of this By-law	11 m (36.1 ft)		No Provision	Shall be the <i>height</i> existing on the date of passing of this By-Law
Amenity Area, Minimum	150 m <sup>2</sup> (1,614 ft <sup>2</sup> ) per <i>dwelling</i> , or 40 m <sup>2</sup> (430.6 ft <sup>2</sup> ) per <i>dwelling unit</i> in the case of a <i>converted dwelling</i> .	40 m <sup>2</sup> (430 ft <sup>2</sup> ) per <i>dwelling unit</i> and in accordance with the provisions of Section 12.2.1		40 m <sup>2</sup> (430 ft <sup>2</sup> ) per <i>dwelling unit</i> and in accordance with the provisions of Section 12.2.1	No Provision
Planting Strip	No Provision	Where a driveway or parking area abuts a Residential <i>use</i> or undeveloped land in an R1, R2, R3, FD or EC zone, then a planting strip with a minimum width of 1 m (3.29 ft) shall be provided adjoining such abutting <i>lot line</i> or portion thereof. The <i>use</i> of such planting strip will comply with Section 5.21.			
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5, unless otherwise expressly stated in this section.				

84. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 12.3.2.1.1 in its entirety, and replacing it

with the following:

“12.3.2.1.1 PURPOSE OF THE HOLDING SYMBOL

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.”

85. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 12.3.2.1.2 in its entirety, and replacing it with the following:

“12.3.2.1.2 INTERIM USES PERMITTED WITHOUT LIFTING THE "H" SYMBOL

None, unless otherwise stated in a special provision.”

86. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 12.3.11 in its entirety

87. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Subsection 12.4.7.1 in its entirety, and replacing it with the following:

“12.4.7.1 Notwithstanding any provisions of the By-law to the contrary, no *person* shall within any EC-R7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following:

all *uses* listed in Section 12.3.1.

88. That Section 12.0 (Entrepreneurial Zone (EC)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 12.4.11 at the end thereof:

“12.4.11 **Location: Southwest Corner of Tillson Avenue and Durham Street, LT 1247, PL 500, 79 TILLSON AVENUE, EC-11 (Key Map 19)**

12.4.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-11 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; and,  
a detached *additional residential unit* (ARU).

12.4.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-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	Number of Additional Residential Units	
	Maximum	<b>1</b>
12.4.11.2.2	Size of Additional Residential Unit	
	Maximum	<b>45.5 m<sup>2</sup> (490 ft<sup>2</sup>)</b>
12.4.11.2.3	Number of Parking Spaces	
	i) Minimum for an <i>existing duplex dwelling</i>	<b>3</b>
	ii) Minimum per <i>additional residential unit</i>	<b>1</b>
12.4.11.2.4	Rear Yard Depth	
	Minimum	<b>5.4 m (17.7 ft)</b>
12.4.11.3	That all of the provisions of the EC 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.”	

89. That Section 13.0 (Central Commercial Zone (CC)) to By-Law Number 3295, as amended, is hereby further amended by removing Table 13.1 and replacing it with the following:

<b>TABLE 13.1: USES PERMITTED</b>	
<b>Residential Uses:</b>	
•	<i>an apartment dwelling;</i>
•	<i>a boarding or lodging house;</i>
•	<i>a converted dwelling;</i>
•	<i>a dwelling unit in the upper portion of a non-residential building, other than an automobile service station;</i>
•	<i>a group home, in accordance with the provisions of Section 5.12 of this By-Law;</i>
•	<i>a home occupation, in accordance with the provisions of Section 5.13 of this By-Law;</i>
•	<i>a multiple unit dwelling;</i>
•	<i>an existing single detached dwelling, duplex dwelling or semi-detached dwelling, in accordance with the provisions contained in Section 7.2 of this By-</i>

TABLE 13.1: USES PERMITTED	
Law.	
<b>Non-Residential Uses:</b>	
• an antique shop;	
• an art gallery;	
• an <i>assembly hall</i> ;	
• an automated banking machine;	
• a bakeshop;	
• a bank or financial institution;	
• a bar or tavern;	
• a broadcasting station;	
• a <i>brew your own establishment</i> ;	
• a bus station;	
• a <i>business or professional office</i> ;	
• a business service establishment;	
• a <i>commercial recreation establishment – indoor</i>	
• a <i>commercial school</i> ;	
• a commercial <i>use existing</i> at the time of passage of this By-law.	
• a computer and data processing business;	
• a <i>convenience store</i> ;	
• a <i>daycare centre</i> ;	
• a <i>department store</i> ;	(Added by By-Law 3646)
• a <i>donated goods retail store</i> ;	(Added by By-Law 2021-023)
• a <i>dry cleaning depot</i> ;	
• a <i>dry cleaning establishment</i> ;	
• an <i>eating establishment</i> , excluding a <i>drive through facility</i> ;	

TABLE 13.1: USES PERMITTED	
• an emergency care establishment;	
• a farm produce retail outlet;	
• a film processing centre or depot;	
• a fire, police or ambulance station;	
• a <i>fitness club</i> ;	
• a funeral home;	
• a furniture and home appliance sales and service establishment;	
• an <i>institutional hall or lodge</i> ;	
• a government administrative office;	
• a <i>hotel or motel</i> ;	
• a liquor, beer and/or wine store;	
• a <i>medical/dental centre</i> ;	
• a <i>microbrewery</i> ;	(Added by By-Law 2021-023)
• a <i>nursing home</i> ;	
• a <i>parking lot</i> ;	
• a <i>personal service establishment</i> ;	
• a <i>place of entertainment</i> ; excluding a bingo hall	
• a <i>place of worship</i> ;	
• a printing shop;	
• a <i>public garage</i> ;	
• a <i>public library</i> ;	
• a public <i>use</i> , in accordance with the provisions of Section 5.27 of this By-Law;	
• a retail food store;	
• a retail <i>nursery</i> and garden centre;	
• a <i>retail pet store</i> ;	(Added by By-Law 2021-023)

TABLE 13.1: USES PERMITTED	
•	<i>a retail store;</i>
•	<i>a service shop;</i>
•	<i>a shopping centre;</i>
•	<i>a studio;</i>
•	<i>a taxi stand or station;</i>
•	<i>a veterinary clinic, excluding kennel facilities;</i>
•	<i>a video rental establishment;</i>
•	<i>a wholesale outlet.</i>

90. That Section 13.0 (Central Commercial Zone (CC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 13.2 and replacing it with the following:

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
<b>Lot Area:</b> Minimum	<b>600 m<sup>2</sup></b> (6,458.5 ft <sup>2</sup> )	<b>90 m<sup>2</sup></b> (968.8 ft <sup>2</sup> ) per dwelling unit	<b>90 m<sup>2</sup></b> (968.8 ft <sup>2</sup> ) per dwelling unit
<b>Lot Area,</b> Maximum	No provision	<b>320 m<sup>2</sup></b> (3,445 ft <sup>2</sup> ) per dwelling unit	No Provision
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)		No Provision
<b>Lot Depth,</b> Minimum	<b>30 m</b> (98.4 ft)	No Provision	No Provision

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
<b>Front Yard,</b> Minimum Depth  <b>Exterior Side Yard,</b> Minimum Width	<b>6 m</b> (19.7 ft)	<b>7.5 m</b> (24.6 ft)	No Provision, except for the west side of Bidwell Street, where is shall be <b>3 m</b> (9.8 ft)
<b>Rear Yard,</b> Minimum Depth	<b>10 m</b> (32.8 ft)	<b>10.5 m</b> (34.4 ft), provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to <b>3 m</b> (9.8 ft), except where the <i>interior rear line</i> adjoins an R1, R2, R3 or FD Zone.	<b>6 m</b> (19.7 ft)
<b>Interior Side Yard,</b> Minimum Width	<b>3 m</b> (9.8 ft) 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 <i>main 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>6 m</b> (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to <b>3 m</b> (9.8 ft), except where the <i>interior side lot line</i> adjoins an R1, R2, R3 or FD Zone.	No Provision
<b>Setback,</b> Minimum Distance from the Centreline of an Arterial Road Allowance as	<b>19 m</b> (62.3 ft)	<b>20.5 m</b> (67.3 ft)	No Provision

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
shown on Schedule "C"			
<b>Lot Coverage, Maximum</b>	50% of the <i>lot area</i>		No Provision
<b>Landscaped Open Space, Minimum</b>	15% of the <i>lot area</i>		No Provision



TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
Dwelling Unit area, Minimum	55 m <sup>2</sup> (592 ft <sup>2</sup> ) for each unit in a <i>converted dwelling</i> or 19.5 m <sup>2</sup> (209.9 ft <sup>2</sup> ) for each roomer or boarder in a <i>group home</i> or <i>boarding or lodging house</i>	55 m <sup>2</sup> (592 ft <sup>2</sup> )	55 m <sup>2</sup> (592 ft <sup>2</sup> )
Gross Floor Area, Maximum	No Provision	4 times the <i>lot area</i>	4 times the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)	22 m (72.2 ft)	22 m (72.2 ft)
Amenity Area, Minimum	No Provision	40 m <sup>2</sup> (430 ft <sup>2</sup> ) per <i>dwelling unit</i>	40 m <sup>2</sup> (430 ft <sup>2</sup> ) per <i>dwelling unit</i>
Parking, accessory uses, permitted encroachments and other general provisions		In accordance with the provisions of Section 5	

91. That Section 13.0 (Central Commercial Zone (CC)) to By-Law Number 3295, as amended, is hereby further amended by adding Subsection 13.2.8, as follows:

**“13.2.8 LOCATION OF AN EMERGENCY CARE ESTABLISHMENT**

*An emergency care establishment* shall not be permitted on lands fronting or flanking onto Broadway within the CC zone.”

92. That Section 14.0 (Service Commercial Zone (SC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 14.1 and replacing it with the following:

TABLE 14.1: USES PERMITTED	
• An <i>accessory dwelling unit</i> in a portion of a non-residential <i>building</i> , other than an <i>automobile service station</i> ;	
• an <i>assembly hall</i> ;	
• an <i>auction establishment</i> ;	
• an automated banking machine;	
• an <i>automobile service station</i> ;	
• a bar or tavern;	
• a <i>brew your own establishment</i> ;	
• a building supply store and <i>yard</i> ;	
• a <i>commercial recreation establishment - indoor</i> ;	
• a <i>commercial recreation establishment – outdoor</i> ;	
• a <i>convenience store</i> , not exceeding <b>372 m<sup>2</sup></b> (4,004 ft <sup>2</sup> );	
• a <i>daycare centre</i> ;	
• a <i>donated goods retail store</i> ;	(Added by By-Law 2021-023)
• a <i>dry cleaning establishment</i> ;	
• an <i>eating establishment</i> , with or without a <i>drive through facility</i> ;	
• a farm produce retail outlet;	
• a fire, police or ambulance station;	
• a funeral home;	
• a furniture and home appliance sales and service establishment;	
• a gas bar;	
• a <i>hotel or motel</i> ;	
• a household power equipment sales and service establishment;	
• a <i>kennel</i> ;	

TABLE 14.1: USES PERMITTED	
• a <i>microbrewery</i> ;	(Added by By-Law 2021-023)
• a <i>motor vehicle sales establishment</i> ;	
• a motor vehicle retail or wholesale parts outlet;	
• a <i>motor vehicle washing establishment</i> ;	
• a <i>parking lot</i> ;	
• a <i>personal service establishment</i> ;	
• a <i>place of entertainment</i> ;	
• a <i>public garage</i> ;	
• a public <i>use</i> , in accordance with the provisions of Section 5.27 of this By-Law;	
• a retail food store;	
• a retail <i>nursery</i> .	
• a <i>retail pet store</i> ;	(Added by By-Law 2021-023)
• a <i>service shop</i> ;	
• a taxi stand or station;	
• a <i>veterinary clinic</i> ;	
• a video rental establishment;	
• a <i>wholesale outlet</i> , accessory to any <i>permitted non-residential use</i> .	

93. That Section 14.0 (Service Commercial Zone (SC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 14.2 and replacing it with the following:

TABLE 14.2: ZONE PROVISIONS			
Zone Provision	Non-Residential Uses and an Accessory Dwelling Unit	Automobile Service Station or Public Garage	Hotel or Motel
<b>Lot Area:</b> Minimum	<b>900 m<sup>2</sup></b> (9,687.8 ft <sup>2</sup> )	No Provision	<b>1,125 m<sup>2</sup></b> (12,109.8 ft <sup>2</sup> ), provided that an additional

TABLE 14.2: ZONE PROVISIONS			
Zone Provision	Non-Residential Uses and an Accessory Dwelling Unit	Automobile Service Station or Public Garage	Hotel or Motel
			<b>200 m<sup>2</sup></b> (2,152.9 ft <sup>2</sup> ) of <i>lot area</i> shall be provided for each <i>guest room</i> in excess of 4 <i>guest rooms</i>
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)	<b>35 m</b> (114.8 ft)	<b>25 m</b> (82 ft)
<b>Lot Depth:</b> Minimum	<b>45 m</b> (147.6 ft)		
<b>Front Yard:</b> Minimum Depth <b>Exterior Side Yard:</b> Minimum Width	<b>9 m</b> (29.5 ft)	<b>12 m</b> (39.4 ft)	<b>10 m</b> (32.8 ft)
<b>Rear Yard:</b> Minimum Depth	<b>7.5 m</b> (24.6 ft), provided that where the <i>rear lot line</i> abuts a Residential or FD Zone, the minimum depth shall be <b>12 m</b> (39.4 ft)	<b>10 m</b> (32.8 ft), provided that where the <i>rear lot line</i> abuts a Residential or FD Zone, the minimum depth shall be <b>12 m</b> (39.4 ft)	<b>7.5 m</b> (24.6 ft), provided that where the <i>rear lot line</i> abuts a Residential or FD Zone, the minimum depth shall be <b>12 m</b> (39.4 ft)
<b>Interior Side Yard:</b> Minimum Width	<b>4.5 m</b> (14.8 ft), provided that where the <i>interior side lot line</i> abuts a Residential or FD Zone, the minimum <i>interior side yard</i> shall be <b>9 m</b> (29.5 ft)	<b>6 m</b> (19.7 ft), provided that where the <i>interior side lot line</i> abuts a Residential or FD Zone, the minimum <i>interior side yard</i> shall be <b>9 m</b> (29.5 ft)	
<b>Setback:</b> Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule "B"	<b>20.5 m</b> (67.3 ft)	<b>25 m</b> (82 ft)	<b>23 m</b> (75.5 ft)

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Non-Residential Uses and an Accessory Dwelling Unit	Automobile Service Station or Public Garage	Hotel or Motel	
Lot Coverage for All Buildings: Maximum	40% of the <i>lot area</i>	20% of the <i>lot area</i>	35% of the <i>lot area</i>	
Landscaped Open Space: Minimum	15% of the <i>lot area</i>			
Dwelling Unit Area, Minimum	45 m <sup>2</sup> (484.4 ft <sup>2</sup> )	No Provision		
Number of Accessory Dwelling Units Per Lot, Maximum	One (1)			
Height of Building: Maximum	11 m (36.1 ft)			
Parking, Accessory Buildings and other General Provisions	In accordance with the provisions of Section 5			

94. That Section 15.0 (Neighbourhood Commercial Zone (NC)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 15.2 and replacing it with the following:

TABLE 15.2: ZONE PROVISIONS	
Zone Provision	All Permitted Uses
<b>Lot Frontage,</b> Minimum	20 m (65.6 ft)
<b>Lot Depth,</b> Minimum	30 m (98.4 ft)
<b>Lot Area,</b> Minimum	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )
<b>Lot Coverage,</b> Maximum	30% of the <i>lot area</i>
<b>Front Yard,</b> Minimum Depth	9 m (29.5 ft)
<b>Exterior Side Yard,</b> Minimum Width	6 m (19.6 ft)

TABLE 15.2: ZONE PROVISIONS	
Zone Provision	All Permitted Uses
<b>Rear Yard</b> , Minimum Depth	<b>6 m</b> (19.6 ft), provided that where the <i>rear lot line</i> abuts a Residential or Development Zone or the <i>building</i> contains an <i>accessory</i> residential <i>dwelling</i> unit, the minimum <i>rear yard</i> shall be <b>10.5 m</b> (34.4 ft).
<b>Interior Side Yard</b> , Minimum Width	<b>2.4 m</b> (7.8 ft), provided that where the <i>side lot line</i> abuts a Residential or Development Zone the minimum <i>side yard</i> shall be <b>4.5 m</b> (14.7 ft)
<b>Gross Floor Area</b> , Maximum	<b>140 m<sup>2</sup></b> (1,507 ft <sup>2</sup> ) per use, except for a <i>day care centre</i> or <i>public library</i> , provided that the combined <i>gross floor area</i> for all non-residential uses shall not exceed <b>372 m<sup>2</sup></b> (4,004.3 ft <sup>2</sup> ).
<b>Landscaped Open Space</b> , Minimum	20% of the <i>lot area</i>
<b>Height of Building</b> , Maximum	<b>10.5 m</b> (34.4 ft)
<b>Number of Accessory Dwelling Units Per Lot</b> , Maximum	One (1)
<b>Amenity Area</b> , Minimum	<b>18.5 m<sup>2</sup></b> (199.1 ft <sup>2</sup> ) where an <i>accessory dwelling unit</i> is located on the <i>lot</i>
<b>Accessory buildings, Parking, Permitted Encroachments and Other General Provisions</b>	In accordance with the provisions of Section 5, unless otherwise expressly stated in this section.

95. That Section 16.0 (Restricted Industrial Zone (MR)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 16.2 and replacing it with the following:

TABLE 16.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Area</b> : Minimum	<b>600 m<sup>2</sup></b> (6,458.5 ft <sup>2</sup> )
<b>Lot Frontage</b> : Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Depth</b> , Minimum	<b>30 m</b> (98.4 ft)
<b>Lot Coverage</b> , Maximum	40% of <i>lot area</i>
<b>Front Yard</b> , Minimum Depth <b>Exterior Side Yard</b> , Minimum Width	<b>15 m</b> (49.2 ft), provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting <i>such front yard</i> or <i>exterior side yard</i> are zoned

TABLE 16.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
	Residential or FD, the minimum <i>front yard</i> and <i>exterior side yard</i> shall be <b>18 m</b> (59.1 ft)
<b>Rear Yard</b> , Minimum Depth	<b>7.5 m</b> (24.6 ft), provided that where the <i>rear lot line</i> is the boundary line between an MR Zone and a Residential or FD Zone, the minimum <i>rear yard</i> shall be <b>15 m</b> (49.2 ft).
<b>Interior Side Yard</b> , Minimum Width	<b>3 m</b> (9.8 ft), provided that where the <i>side lot line</i> is the boundary line between an MR Zone and a Residential or FD Zone, the minimum <i>interior side yard</i> shall be <b>10 m</b> (32.8 ft)
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule 'C'	<b>27.5 m</b> (90.2 ft)
<b>Setback</b> , All other streets	<b>25 m</b> (82 ft), provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting the MR Zone are designated as a Residential or FD Zone, then the required <i>setback</i> opposite such zone is increased by an additional <b>5 m</b> (16.4 ft).
<b>Landscaped Open Space</b> , Minimum	10% of the <i>lot area</i>
<b>Height of Building</b> , Maximum	<b>15 m</b> (49.2 ft), provided that if any portion of a <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (49.2 ft), such <i>building</i> or <i>structure</i> must be set back from the centreline of the abutting <i>street</i> or from the <i>front</i> , <i>side</i> or <i>rear lot line</i> , as the case may be, in addition to the minimum requirements of this By-law, a further distance of <b>0.5 m</b> (1.6 ft) for each metre by which such <i>building</i> or <i>structure</i> is erected above a <i>height</i> of <b>15 m</b> (49.2 ft).
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5.

96. That Section 17.0 (General Industrial Zone (MG)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 17.2 and replacing it with the following:

TABLE 17.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Area:</b> Minimum	<b>600 m<sup>2</sup></b> (6,458.5 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Depth,</b> Minimum	<b>30 m</b> (98.4 ft)
<b>Lot Coverage,</b> Maximum	70% of <i>lot area</i>
<b>Front Yard,</b> Minimum Depth  <b>Exterior Side Yard,</b> Minimum Width	<b>15 m</b> (49.2 ft), provided that where the lands adjoining the opposite side of that portion of the <i>street</i> abutting such <i>front yard</i> or <i>exterior side yard</i> are zoned Residential, IN1, IN2, OS2 or FD Zone, the minimum <i>front yard</i> and <i>exterior side yard</i> shall be <b>18 m</b> (59.1 ft) and be used for no other purpose than landscaping or automobile parking.
<b>Rear Yard,</b> Minimum Depth	<b>7.5 m</b> (24.6 ft), provided that where the <i>rear lot line</i> is the boundary line between a MG Zone and a Residential, IN1, IN2, OS2 or FD Zone, the minimum <i>rear yard</i> shall be <b>20 m</b> (65.6 ft), and be used for no other purpose than landscaping or automobile parking.
<b>Interior Side Yard,</b> Minimum Width	<b>3 m</b> (9.8 ft), provided that where the <i>side lot line</i> is the boundary line between an MG Zone and a Residential, IN1, IN2, OS2 or FD Zone, the minimum <i>interior side yard</i> shall be <b>20 m</b> (65.6 ft), and be used for no other purpose than landscaping or automobile parking.
<b>Setback,</b> Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule 'C'	<b>27.5 m</b> (90.2 ft)
<b>Landscaped Open Space,</b> Minimum	5% of the <i>lot area</i>



TABLE 17.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Height of Building, Maximum</b>	<b>15 m</b> (49.2 ft), provided that if any portion of a <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (49.2 ft), such <i>building</i> or <i>structure</i> must be set back from the centreline of the abutting <i>street</i> or from the <i>front, side</i> or <i>rear lot line</i> , as the case may be, in addition to the minimum requirements of this By-law, a further distance of <b>0.5 m</b> (1.6 ft) for each metre by which such <i>building</i> or <i>structure</i> is <i>erected</i> above a <i>height</i> of <b>15 m</b> (49.2 ft).
<b>Gross Floor Area for Accessory Uses, Maximum</b>	The total combined <i>gross floor area</i> for all permitted <i>accessory uses</i> shall not exceed 20% of the <i>gross floor area</i> of the industrial use to which they are <i>accessory</i>
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5

97. That Section 18.0 (Future Development Zone (FD)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 18.2 and replacing it with the following:

TABLE 18.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Dwellings per Lot, Maximum</b>	1 <i>dwelling</i>	No provision
<b>Lot Area: Minimum</b>	<i>Existing</i> at the date of the passing of this By-law or created through a consent granted by the County Land Division Committee	<b>1,400 m<sup>2</sup></b> (15,070 ft <sup>2</sup> )
<b>Lot Frontage: Minimum</b>	<i>Existing</i> at the date of the passing of this By-law or created through a consent granted by the County Land Division Committee	<b>30 m</b> (98.4 ft)
<b>Lot Coverage, Maximum for all main and accessory buildings</b>	30% of <i>lot area</i>	30% of <i>lot area</i>

TABLE 18.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule 'C'	<b>20 m</b> (65.6 ft)	
<b>Front Yard</b> , Minimum Depth <b>Exterior Side Yard</b> , Minimum Width	<b>7.5 m</b> (24.6 ft)	
<b>Rear Yard</b> , Minimum Depth	<b>7.5 m</b> (24.6 ft)	<b>10 m</b> (32.8 ft)
<b>Interior Side Yard</b> , Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the other side  provided that where a <i>garage</i> or <i>carport</i> is attached to, or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width of the <i>interior side yard</i> shall be <b>1.2 m</b> (3.9 ft).	<b>6 m</b> (18.7 ft)
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)	<b>11 m</b> (36.1 ft)
<b>Parking, Accessory Buildings, Permitted Encroachments and other General Provisions</b>	In accordance with the provisions of Section 5	

98. That Section 19.0 (Minor Institutional Zone (IN1)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 19.2 and replacing it with the following:

TABLE 19.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Single Detached Dwelling
<b>Lot Area</b> : Minimum	<b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> )	<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>TABLE 19.2: ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Non-Residential Uses and accessory dwelling units</b>	<b>Single Detached Dwelling</b>
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)	<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:</b> Minimum	<b>30 m</b> (98.4 ft)	
<b>Lot Coverage,</b> Maximum	30% of <i>lot area</i>	
<b>Front Yard,</b> Minimum Depth <b>Exterior Side Yard,</b> Minimum Width	<b>7.5 m</b> (24.6 ft)	
<b>Rear Yard,</b> Minimum Depth	<b>10 m</b> (32.8 ft)	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard,</b> Minimum Width	<b>6 m</b> (19.6 ft)	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the other side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width of the <i>interior side yard</i> shall be <b>1.2 m</b> (3.9 ft)
<b>Setback,</b> Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule 'C'	<b>20 m</b> (65.6 ft)	
<b>Landscaped Open Space,</b> Minimum	35% of <i>lot area</i>	
<b>Height of Building,</b> Maximum	<b>11 m</b> (36.1 ft)	
<b>Number of accessory dwellings or dwelling units per lot,</b> Maximum	1 <i>dwelling</i> or <i>dwelling unit</i>	
<b>Parking, accessory buildings, permitted encroachments and other general provisions.</b>	In accordance with the provisions of Section 5	

99. That Section 20.0 (Major Institutional Zone (IN2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 20.2 and replacing it with the following:

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Accessory Single Detached Dwelling
<b>Lot Area</b> , Minimum	<b>900 m<sup>2</sup></b> (9,687.8 ft <sup>2</sup> )	<b>450 m<sup>2</sup></b> (4,843.9 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</b> , Minimum	<b>20 m</b> (65.6 ft)	<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 Coverage</b> , Maximum	30% of <i>lot area</i>	
<b>Front Yard</b> , Minimum Depth  <b>Exterior Side Yard</b> , Minimum Width	<b>10 m</b> (32.8 ft)	<b>7.5 m</b> (24.6 ft)
<b>Rear Yard</b> , Minimum Depth	<b>10 m</b> (32.8 ft)	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard</b> , Minimum Width	<b>6 m</b> (19.6 ft)	<b>3 m</b> (9.8 ft) on one side <b>1.2 m</b> (3.9 ft) on the other side provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the lot is a <i>corner lot</i> , the minimum width of the <i>interior side yard</i> shall be <b>1.2 m</b> (3.9 ft)
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule 'C'	<b>22.5 m</b> (73.8 ft)	<b>20 m</b> (65.6 ft)
<b>Landscaped Open Space</b> , Minimum	35% of <i>lot area</i>	
<b>Height of Building</b> , Maximum	<b>12 m</b> (39.4 ft)	

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Accessory Single Detached Dwelling
<b>Number of Accessory Dwellings or Dwelling Units Per Lot, Maximum</b>	1 <i>dwelling</i> or <i>dwelling unit</i>	
<b>Accessory Retail Outlet, Business Office or Eating Establishment</b>	Accessory retail outlets shall have a maximum <i>gross floor area</i> of <b>25 m<sup>2</sup></b> (269.1 ft <sup>2</sup> ) per <i>use</i> and be wholly contained within the building containing the primary <i>use</i> .	
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5	

100. That Section 21.0 (Passive Use Open Space Zone (OS1)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 21.2 and replacing it with the following:

TABLE 21.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Frontage:</b> Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Area:</b> Minimum	<b>2,000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Coverage,</b> Maximum	20% of <i>lot area</i>
<b>Lot Depth,</b> Minimum	<b>30 m</b> (98.4 ft)
<b>Front Yard,</b> Minimum Depth <b>Exterior Side Yard,</b> Minimum Width	<b>10 m</b> (32.8 ft)
<b>Rear Yard,</b> Minimum Depth	<b>10 m</b> (32.8 ft)
<b>Interior Side Yard,</b> Minimum Width	<b>7.5 m</b> (24.6 ft)

TABLE 21.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule "C"	<b>20 m</b> (65.6 ft)
<b>Landscaped Open Space</b> , Minimum	30% of <i>lot area</i>
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5
<b>Underlying Zones</b>	No part of any Flood Plain overlay shall be used to calculate any of the Zone Provisions as may be required by this By-Law for uses in the underlying zone.
<b>Structures within the flood plain</b>	No <i>structure</i> shall be permitted within the flood plain as established by the Long Point Region Conservation Authority without the written consent of the Long Point Region Conservation Authority.

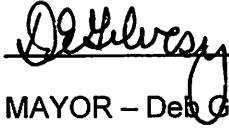
101. That Section 22.0 (Active Use Open Space Zone (OS2)) to By-Law Number 3295, as amended, is hereby further amended by deleting Table 22.2 and replacing it with the following:

TABLE 22.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Frontage</b> : Minimum	<b>20 m</b> (65.6 ft)
<b>Lot Area</b> : Minimum	<b>2,000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Coverage</b> , Maximum	20% of <i>lot area</i>
<b>Lot Depth</b> , Minimum	<b>30 m</b> (98.4 ft)

TABLE 22.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Front Yard</b> , Minimum Depth <b>Exterior Side Yard</b> , Minimum Width	<b>10 m</b> (32.8 ft)
<b>Rear Yard</b> , Minimum Depth	<b>10 m</b> (32.8 ft)
<b>Interior Side Yard</b> , Minimum Width	<b>7.5 m</b> (24.6 ft)
<b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule “C”	<b>20 m</b> (65.6 ft)
<b>Landscaped Open Space</b> , Minimum	30% of <i>lot area</i>
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)
<b>Parking, accessory uses, permitted encroachments and other general provisions</b>	In accordance with the provisions of Section 5
<b>Underlying Zones:</b>	No part of any Flood Plain overlay shall be used to calculate any of the Zone Provisions as may be required by this By-law for uses in the underlying zone.
<b>Structures within the flood plain:</b>	No <i>structure</i> shall be permitted within the flood plain as established by the Long Point Region Conservation Authority without the written consent of the Long Point Region Conservation Authority.

102. 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, Second, Third and Final time and passed this 16th of June, 2025.**

  
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MAYOR – Deb Gilvesy

  
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DEPUTY CLERK – Amelia Jaggard