

8.1 USES PERMITTED

No *person* shall within any A2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the A2 *uses* presented in Table 8.1:

TABLE 8.1: USES PERMITTED	
•	<i>an additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 6.4;
•	<i>an animal kennel</i> ;
•	<i>a communications structure</i> ;
•	<i>a conservation project</i> ;
•	<i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
•	<i>a regulated farm</i> ;
•	<i>a garden suite</i> , in accordance with the provisions of Section 6.9;
•	<i>a group home</i> , in accordance with the provisions of Section 6.12;
•	<i>a home occupation</i> , in accordance with the provisions of Section 6.14;
•	<i>a farm</i> ;
•	<i>an oil or gas well</i> ;
•	<i>an on-farm composting facility</i> ;
•	<i>an on-farm diversified use</i> , in accordance with the provisions of Section 6.18;
•	<i>a private airstrip</i> ;
•	<i>a public use</i> , in accordance with Section 6.22;
•	<i>a seasonal fruit, vegetable, flower or farm produce sales outlet</i> , provided the produce is the product of the <i>farm</i> on which the outlet is located;
•	<i>a single detached dwelling</i> if <i>accessory</i> to a <i>farm</i> or a <i>regulated farm</i> ;
•	<i>a topsoil or peat extraction operation</i> in accordance with the provisions of Section 6.31;
•	<i>a wayside sand and gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 6.31.

(Amended by By-Law 56-2003)

(Amended by By-law 36-2007)

(Amended by By-Law 15-2009)

(Deleted and Replaced by By-Law 43-2023)

8.2 ZONE PROVISIONS

No *person* shall within any A2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 8.2:

TABLE 8.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area , Minimum	30 ha (74.1 ac)		
Lot Frontage , Minimum	100 m (328.1 ft)		
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	5 m (16.4 ft)	10 m (32.8 ft)
Rear Yard , Minimum Depth Interior Side Yard , Minimum Width	Greater of 10 m (32.8 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front</i> or <i>exterior side yard</i> measure determined through the application of the MDS II.	21 m (68.9 ft)	

TABLE 8.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Setback , Minimum distance from property boundary of Highway 401	14 m (45.9 ft) except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft)		
Minimum Manure Storage Capacity	In accordance with the minimum storage requirements for manure storage facilities set out in the Nutrient Management Act, 2002.		
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 6.32 of this Zoning By-Law.		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.		
Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.		

(Amended by By-Law 67-99)
 (Amended by By-Law 13-2006 - as approved by
 OMB Order 2554, September 11, 2006)
 (Amended by By-Law 36-2007)

8.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARNs AND STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 8.2 above, agricultural *buildings* and *structures* hereafter *erected*, *altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law.

(Amended by By-Law 67-99)
 (Amended by By-Law 39-2003)
 (Amended by By-Law 36-2007)

8.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 8.2 above, manure storage structures *erected* or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law.

(Amended by By-Law 67-99)

(Amended by By-Law 39-2003)

(Amended by By-Law 36-2007)

8.2.3 SUPPLEMENTARY REQUIREMENT FOR REGULATED FARMS

For new or *existing regulated farms* or *farms* expanding to the size of a *regulated farm*, new *buildings* and/or *structures* and/or alterations to *existing buildings* and/or *structures*, used or *erected* for the purpose of housing livestock or for manure containment shall be *permitted* only when a Nutrient Management Strategy and/or plan is prepared in accordance with the requirements set out in the Nutrient Management Act, 2002, as amended.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

8.2.4 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

(Amended by By-Law 36-2007)

(Deleted by By-Law 43-2023)

8.2.5 LOCATION OF NEW ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New accessory *dwelling*s, *additional residential units*, *garden suites*, and temporary *dwelling*s, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, or not further reduce an *existing* insufficient *MDS I setback*.

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

(Deleted and Replaced by By-Law 43-2023)

8.2.6

(Deleted by By-Law 67-99)

8.2.7 REQUIREMENTS FOR ON-FARM COMPOSTING FACILITY

The following additional provisions apply to *on-farm composting facilities*:

- 8.2.7.1 The facility will require a concrete floor with run-off containment, solid walls not less than **1.5 m** (4.9 ft) in height consisting of a closed wooden, metal and/or concrete wall

constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials.

- 8.2.7.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities erected or altered* shall meet the application of Minimum Distance Separation requirements determined through the application of the *Minimum Distance Separation Formula II (MDS II)* or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or uncovered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;
- 8.2.7.3 The facility shall require engineered drawings submitted at the time of application for building permit;
- 8.2.7.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Amended by By-Law 15-2009)

8.2.8 LOCATION OF ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for *use* as an *animal kennel* closer than **90 m** (295.3 ft) to any *lot* line.

(Added by By-Law 15-2009)

8.2.9 REGULATIONS FOR AN OIL OR GAS WELL

No gas or oil well or drilling in connection therewith, or storage tank, or other *accessory use* in connection with the foregoing shall be located closer than **75 m** (246 ft) to any Residential Zone to any *building* on an adjacent *lot*.

(Added by By-Law 15-2009)

8.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A2-C)

(Deleted by By-Law 43-2023)

8.4 SPECIAL PROVISIONS

8.4.1 LOCATION: PART OF LOTS 22 & 23, CONCESSION 6 (DEREHAM); A2-1

(Amended by By-Law 36-2007)

(Deleted by By-Law 14-2010)

8.4.2 LOCATION: PARTS OF LOTS 11 & 12, CONCESSION 1 (WEST OXFORD), A2-2

(Deleted by By-Law 60-2021)

8.4.3 LOCATION: PARTS OF LOT 8, CONCESSION 7 (DEREHAM), A2-3, (KEY MAP 54)

- 8.4.3.1 No *person* shall within any A2-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law, except a "*regulated farm*" and "*single detached dwelling*" as defined in this Zoning By-Law; a *long term care facility* containing a maximum of 20 residents; and a *dwelling unit* in portion of the *long term care facility* if occupation by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling unit* is located and his/her family.

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

(Deleted and Replaced by By-Law 28-2021)

- 8.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-3 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.3.2.1 *LOT AREA*

Minimum **1.8 ha** (4.4 ac)

- 8.4.3.2.2 That all other provisions in Section 8.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

(Deleted and Replaced by By-Law 28-2021)

8.4.4 LOCATION: PART LOT 7, CONCESSION 8 (DEREHAM); A2-4

- 8.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *farm*, excluding the keeping of any livestock.

- 8.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.4.2.1 *LOT AREA*

Minimum **2 ha** (4.9 ac)

8.4.4.2.2 *LOT FRONTAGE*

No *lot frontage* required

- 8.4.4.2.3 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 41-98)

8.4.5 LOCATION: PART LOT 15, CONCESSION 2 (DEREHAM), A2-5

- 8.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of the By-Law, except a *regulated farm* and *single detached dwelling* as defined in this Zoning By-Law.

- 8.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.5.2.1 *LOT AREA*

Minimum **4.7 ha** (11.8 ac)

- 8.4.5.2.2 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2-99)

(Amended by By-Law 17-2014)

8.4.6 LOCATION: PART LOT 19, CONCESSION 2 (DEREHAM), A2-6

(Added by By-Law 7-99)

(Deleted by By-Law 60-2021)

8.4.7 LOCATION: PART LOT 8, CONCESSION 4 (DEREHAM), A2-7

- 8.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *communications structure*;
a *conservation project*;

a *farm* but not including any *buildings* or *structures*;
an oil or gas well;
a public *use*, in accordance with Section 6.22 of this Zoning By-Law;
a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the *farm* on which the outlet is located;
a topsoil or pit extraction operation in accordance with the provision of Section 6.31 of this Zoning By-Law;
a *wayside sand* and *gravel pit* or *stone quarry* in accordance with the provisions of Section 6.31 of this Zoning By-Law.

8.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.7.2.1 *LOT AREA*

Minimum **11.5 ha (28.4 ac)**

8.4.7.2.2 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-law 1-00)

8.4.8 LOCATION: PART LOT 2, CONCESSION 6 (DEREHAM), A2-8

8.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-8 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 8.1 to the By-Law;
two *single detached dwellings accessory* to a permitted *use*;

8.4.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-8 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

8.4.8.2.1 *LOT AREA*

Minimum **28.3 ha (70 ac)**

8.4.8.2.2 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 27-00)

(Replaced by By-Law 34-2018)

8.4.9 LOCATION: PART LOT 8, CONCESSION 7 (DEREHAM), A2-9

- 8.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;
an on-farm winery and retail wine outlet.

- 8.4.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.9.2.1 *GROSS FLOOR AREA OF WINERY*

Maximum **225 m² (2,422 ft²)**

- 8.4.9.2.2 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 26-2001)

8.4.10 LOCATION: PART LOTS 24 & 25, CONCESSION 1 (DEREHAM), A2-10

- 8.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;
a distribution operation for farm-related products.

- 8.4.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.10.2.1 *GROSS FLOOR AREA OF DISTRIBUTION OPERATION*

Maximum **225 m² (2422 ft²)**

- 8.4.10.2.2 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein, shall continue to apply *mutatis mutandis*.

(Added by By-Law 45-2001)

8.4.11 LOCATION: PART LOT 16, CONCESSION 5 (DEREHAM), A2-11

(Added by By-Law 13-2002)
(Amended by By-Law 36-2007)
(Amended by By-Law 19-2008)
(Amended by By-Law 14-2011)
(Deleted by By-Law 60-2121)

8.4.12 LOCATION: PART LOT 21, CONCESSION 3 (DEREHAM), A2-12

(Added by By-Law 27-2002)
(Deleted by By-Law 60-2121)

8.4.13 LOCATION: PART LOT 21, CONCESSION 5 (DEREHAM), A2-13

- 8.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law, except a *regulated farm*.

- 8.4.13.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.13.2.1 *LOT AREA*

Minimum **13.5 ha** (33.4 ac)

8.4.13.2.2 SPECIAL PROVISION FOR *ACCESSORY SINGLE DETACHED DWELLING*

Prior to the issuance by the Township of a building permit for an *accessory single detached dwelling*, *farm buildings* with a total combined minimum floor area of **650 m²** shall be *erected* and completed on the subject property.

- 8.4.13.2.3 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 44-2002)
(Amended by By-Law 36-2007)

8.4.14 LOCATION: PART LOTS 9 & 10, CONCESSION 10 (DEREHAM), A2-14 (KEY MAP 60)

- 8.4.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law
an *on-farm diversified use* consisting of a pool and spa sales and service operation
with *accessory* related sales and storage of material and products.

8.4.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person*
shall within any A2-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or
structure except in accordance with the following provisions:

8.4.14.2.1 That all the provisions of the A2 Zone in Section 8.4 to this Zoning By-Law, as
amended, shall apply, and further that all other provisions of this Zoning By-Law, as
amended, that are consistent with the provisions herein contained shall continue to
apply *mutatis mutandis*.

(Added by By-Law 18-2003)

8.4.14 LOCATION: PART LOT 15, CONCESSION 9 (DEREHAM); A2-14 (KEY MAP 56)

(Added by By-Law 43-2004, as amended by
OMB Order 1442, September 3, 2004)
(Deleted by By-Law 36-2016)

8.4.15 LOCATION: PART LOT 15, CONCESSION 10 (DEREHAM), A2-15

8.4.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person*
shall within any A2-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or
structure for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;
an *accessory single detached dwelling*.

8.4.15.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person*
shall within any A2-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or
structure except in accordance with the following provisions:

8.4.15.2.1 *LOT AREA*

Minimum 7.0 ha (17.2 ac)

8.4.15.2.2 LOCATION OF ACCESSORY DWELLING

The permitted *accessory single detached dwelling* shall be located within the area
corresponding to the Rural Cluster designation for Delmer as provided for in
Section 4.2.2.2 of the County of Oxford Official Plan.

8.4.15.2.3 That all the provisions of the A2 Zone in Section 8.4 to this Zoning By-Law, as
amended, shall apply, and further that all other provisions of this Zoning By-Law, as
amended, that are consistent with the provisions herein contained shall continue to
apply *mutatis mutandis*.

(Added by By-Law 36-2006)

8.4.16 LOCATION: PART LOTS 2 & 3, CONCESSION 6 (DEREHAM), A2-16

8.4.16.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law.

8.4.16.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.16.2.1 *LOT AREA*

Minimum **24.6 ha** (60.5 ac)

8.4.16.2.2 All other provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 15-2008)

8.4.17 LOCATION: PART LOT 3, CONCESSION 6 (DEREHAM), A2-17

8.4.17.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law.

8.4.17.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.17.2.1 *LOT AREA*

Minimum **25.5 ha** (63 ac)

8.4.17.2.2 All other provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 16-2008)

8.4.18 LOCATION: PART LOTS 5 & 6, BROKEN FRONT CONCESSION (WEST OXFORD), A2-18

- 8.4.18.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law.

- 8.4.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.18.2.1 *LOT FRONTAGE*

Minimum **86.8 m** (284.8 ft)

- 8.4.18.2.2 All other provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 29-2008)

8.4.19 LOCATION: PART OF LOT 8, CONCESSION 6 (WEST OXFORD), A2-19 (KEY MAP 38)

- 8.4.19.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to the By-law.

- 8.4.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.19.2.1 *LOT AREA*

Minimum **6.97 ha** (17.22 ac)

- 8.4.19.2.2 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 36-2016)

8.4.20 LOCATION: PART LOT 7 & 8, CONCESSION 3 (WEST OXFORD), A2-20

(Added by By-Law 71-2012)

(Deleted by By-Law 60-2021)

8.4.21 LOCATION: PART LOT 11, CONCESSION 5 (DEREHAM), A2-21

8.4.21.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-21 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 8.1 of this Zoning By-Law;
a cheese processing facility as an *on-farm diversified use*.

8.4.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-21 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.21.2.1 *LOT AREA*

Minimum **21 ha (52 ac)**

8.4.21.2.2 PROVISIONS FOR AN *ON-FARM DIVERSIFIED USE*

8.4.21.2.2.1 *GROSS FLOOR AREA*

Maximum **367 m² (3,950 ft²)**

8.4.21.2.2 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 74-2012)

(Deleted and Replaced by By-Law 30-2022)

8.4.22 LOCATION: PART OF LOT 6, CONCESSION 3 (WEST OXFORD), A2-22 (KEY MAP 32)

8.4.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
All *uses* contained is Section 8.1 of this Zoning By-Law.

8.4.22.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.22.2.1 *INTERIOR SIDE YARD* WIDTH (SOUTHERLY LOT LINE)

Minimum **0.5 m** (1.7 ft)

- 8.4.22.2.2 That all of the provisions of the A2 zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 62-2014)

8.4.22 LOCATION: PART OF LOT 19, CONCESSION 7 (TOWNSHIP OF DEREHAM), A2-22 (KEY MAP 56)

(Added by By-Law 66-2014)

(Deleted by By-Law 36-2016)

8.4.23 LOCATION: PART LOT 1, CONCESSION 1 (WEST OXFORD), A2-23 (KEY MAP 21)

- 8.4.23.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.23.1.1 *LOT AREA*

Minimum **12747 m²** (137212 ft²)

8.4.23.1.2 *LOT FRONTAGE*

Nil

- 8.4.23.2 That all of the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 76-2015)

8.4.24 LOCATION: PART OF LOT 15, CONCESSION 9 (DEREHAM), A2-24 (KEY MAP 56)

- 8.4.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this Zoning By-Law;
a *bed and breakfast establishment* with a maximum of 2 *guest rooms* located in an *accessory building*.

For the purposes of this Zoning By-Law, the operation of a *bed and breakfast establishment* shall be such that the marketing of the *bed and breakfast establishment* shall make no reference to the golf course on the land zoned A2-24 and furthermore, there shall be no additional *guest room* charge for the *use* of the golf course.

8.4.24.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.24.2.1 That all the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 36-2016)

8.4.25 LOCATION: PART OF LOT 19, CONCESSION 7 (DEREHAM), A2-25 (KEY MAP 56)

8.4.25.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-25 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law, and
a *public garage*.

8.4.25.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-25 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

8.4.25.3 *GROSS FLOOR AREA OF PUBLIC GARAGE*

Maximum	1,858 m² (20,000 ft ²)
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8.4.25.3 That all of the provisions of the A2-25 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Amended by By-Law 70-2016)

(Deleted and Replaced by By-Law 40-2022)

8.4.26 LOCATION: PART LOTS 11 AND 12, CONCESSION 5 (DEREHAM), A2-26 (KEY MAP 45)

8.4.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an *animal kennel*;
a *communications structure*;
a *conservation project*;
a *farm*, excluding the keeping of livestock;
an oil or gas well;
a *public use*, in accordance with Section 6.22 of this Zoning By-Law;

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a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the *farm* on which the outlet is located;
 a topsoil or pit extraction operation in accordance with the provision of Section 6.31 of this Zoning By-Law;
 a *wayside sand* and *gravel pit* or *stone quarry* in accordance with the provisions of Section 6.31 of this Zoning By-Law.

8.4.26.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.26.2.1 *LOT AREA*

Minimum **20 ha** (49.4 ac)

8.4.26.2.2 *LOT FRONTAGE*

Minimum **31.5 m** (103.3 ft)

8.4.26.3 That all of the provisions of the A2 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 32-2016)

8.4.27 LOCATION: PART LOT 1, CONCESSION 1 (WEST OXFORD), A2-27 (KEY MAP 21)

8.4.27.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-27 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;
 a *special event facility*;

8.4.27.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-27 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.27.2.1 LOT AREA

Minimum **2.02 ha** (4.99 ac)

8.4.29.2.2 NUMBER OF *ACCESSORY DWELLINGS* PER LOT

Single detached dwellings, Maximum **2**

8.4.27.2.3 SPECIAL PROVISIONS FOR A SPECIAL EVENT FACILITY

8.4.27.2.3.1 For the purposes of this By-law, a *special event facility* shall mean premises used for the purposes of catering to banquets, weddings, receptions, or similar functions, for which food and beverages are prepared and served, and may also include an *eating establishment* as defined in Township of South-West Oxford Zoning By-Law No. 25-98, as amended.

8.4.27.2.3.2 LOCATION

Notwithstanding any other provision of this Zoning By-law, a *special event facility* shall be located within the bank barn existing as of October 15, 2019.

8.4.27.2.3.3 MINIMUM DISTANCE SEPARATION FORMULAE SETBACK

Notwithstanding any other provision of this Zoning By-law, the Minimum Separation Distance between any *building* or *structure* used for the purpose of a *special event facility* and any *building* or *structure* used for the housing of livestock or manure storage on a separate *lot* shall be **520 m** (1,705 ft).

8.4.27.2.3.4 That all of the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 33-2016)

(Amended by By-Law 23-2017, lapsed Apr.18/18)

(Replaced by By-Law 81-2019)

8.4.28 LOCATION: PART LOT 28, CONCESSION 3 (DEREHAM), A2-28T (KEY MAP 43)

8.4.28.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-28T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 6.9.

8.4.28.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-28T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.28.2.1 SPECIAL PROVISIONS FOR A *GARDEN SUITE*8.4.28.2.1.1 *GROUND FLOOR AREA*

Maximum **120 m²** (1,300 ft²)

8.4.28.2.1.2 TIME PERIOD

Maximum September 18, 2018 to September 18, 2028

8.4.28.3 All of the other provisions of the A2 Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 74-2018)

8.4.29 LOCATION: PART LOT 19, CONCESSION 8 (DEREHAM), A2-29T (KEY MAP 56)

8.4.29.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-29T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 6.9.

8.4.29.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-29T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.29.2.1 *LOT AREA*

Minimum **8.9 ha (22 ac)**

8.4.29.2.2 SPECIAL PROVISIONS FOR A *GARDEN SUITE*8.4.29.2.2.1 *GROUND FLOOR AREA*

Maximum **117 m² (1,250 ft²)**

8.4.29.2.2.2 TIME PERIOD

Maximum January 22, 2019 to January 22, 2029

8.4.29.3 All of the other provisions of the A2 Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 11-2019)

8.4.30 LOCATION: PART LOT 12, CONCESSION 11 (DEREHAM), A2-30 (KEY MAP 60)

8.4.30.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;

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8.4.30.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.30.2.1 *LOT AREA*

Minimum **24.2 ha** (60 ac.)

8.4.30.3 All of the other provisions of the A2 Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 90-2019)

8.4.31 LOCATION: PART LOT 1, Concession 3 (West Oxford), A2-31 (Key Map 32)

8.4.31.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;
a *single detached dwelling*;

8.4.31.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.31.2.1 *LOT AREA*

Minimum **7.6 ha** (19.2 ac)

8.4.31.2.2 MINIMUM DISTANCE SEPARATION FORMULAE SETBACK

Notwithstanding any other provision of this Zoning By-law, the Minimum Separation Distance between any *building* or *structure* used for the purpose of a *single detached dwelling* and any *building* or *structure* used for the housing of livestock or manure storage on a separate *lot* shall be **272 m** (892 ft).

8.4.31.2.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-2020)

8.4.31 LOCATION: PART LOT 27-28, CONCESSION 1 (WEST OXFORD), A2-31 (KEY MAP 30)

- 8.4.31.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;
a Commercial Print Shop in accordance with the provisions of Section 8.4.31.3.

- 8.4.31.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-31 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

- 8.4.31.2.1 *GROSS FLOOR AREA* OF COMMERCIAL PRINT SHOP

Maximum	325 m² (3,500 ft ²)
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- 8.4.31.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 25-2020)

8.4.33 LOCATION: PART LOT 4, CONCESSION 6 (DEREHAM), A2-33 (KEY MAP 44)

- 8.4.33.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-33 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;
a *home occupation* consisting of a *sawmill*.

- 8.4.33.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-33 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

- 8.4.33.2.1 *GROSS FLOOR AREA* OF A SAWMILL

Maximum	185.8 m² (2,000 ft ²)
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- 8.4.33.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 42-2020)

8.4.34 LOCATION: PART LOT 4, CONCESSION BROKEN FRONT (WEST OXFORD), A2-34 (KEY MAP 21)

- 8.4.34.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;

- 8.4.34.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.34.2.1 *LOT FRONTAGE*

Minimum **90.5 m** (297 ft)

- 8.4.34.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 45-2020)

8.4.35 LOCATION: PART LOT 3, CONCESSION 4 (WEST OXFORD), A2-35 (KEY MAP 32)

- 8.4.35.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-35 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a farm;
a single detached dwelling if *accessory* to a *farm*;

- 8.4.35.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-35 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.35.2.1 *LOT AREA*

Minimum **9.3 ha** (23 ac)

- 8.4.35.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 46-2020)

8.4.37 LOCATION: PART LOT 15, CONCESSION BROKEN FRONT (WEST OXFORD), A2-37 (KEY MAP 23)

8.4.37.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-37 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a farm;
a single detached dwelling if accessory to a farm;

8.4.37.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-37 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.37.2.1 *LOT AREA*

Minimum **9.6 ha (23.7 ac)**

8.4.37.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 59-2020)

8.4.38 LOCATION: PART LOT 12, CONCESSION 3 (DEREHAM), A2-38 (KEY MAP 40)

8.4.38.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-38 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

No buildings, or structures are permitted

8.4.38.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-38 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.38.2.1 *LOT AREA*

Minimum **11.3 ha (27.8 ac)**

8.4.38.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 11-2021)

8.4.39 LOCATION: PART LOTS 11 AND 12, CONCESSION 3 (DEREHAM), A2-39 (KEY MAP 40)

8.4.39.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law as defined in this Zoning By-Law;
a woodworking product sales area within an *existing* agricultural *structure*; and
a produce market within an *existing dwelling*.

8.4.39.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-39 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.39.2.1 PROVISIONS FOR A WOODWORKING PRODUCT SALES AREA

8.4.39.2.1.1 *GROSS FLOOR AREA*

Maximum **332 m²** (3573. 7 ft²)

8.4.39.2.2 PROVISIONS FOR A PRODUCE MARKET

8.4.39.2.2.1 *GROSS FLOOR AREA*

Maximum **125.5 m²** (1,350 ft²)

8.4.39.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 50-2021)

8.4.39 LOCATION: SOUTH PART LOT 28, CONCESSION 5 A2-39 (KEY MAP 50)

8.4.39.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 8.1 of this Zoning By-Law;
a *garden suite*.

8.4.39.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.39.2.1 SPECIAL PROVISIONS FOR A *GARDEN SUITE*

8.4.39.2.1.1 *GROSS FLOOR AREA*

Maximum 130 m² (1,400 ft²)

8.4.39.2.1.2 TIME PERIOD FOR A *GARDEN SUITE*

Maximum October 18, 2022 to October 18, 2032

8.4.39.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 57-2022)

8.4.40 LOCATION: PART LOTS 16 AND 17, CONCESSION 2 (DEREHAM) A2-40T (KEY MAP 42)

8.4.40.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-40T Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this Zoning By-Law;
a garden suite.

8.4.40.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-40T Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.40.2.1 SPECIAL PROVISIONS FOR A *GARDEN SUITE*8.4.40.2.1.1 *GROSS FLOOR AREA*

Maximum 102 m² (1,100 ft²)

8.4.40.2.1.2 TIME PERIOD FOR A *GARDEN SUITE*

Maximum May 18, 2021 to May 18, 2031

8.4.40.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 41-2021)

8.4.40 LOCATION: PART LOT 13, CONCESSION 5 (DEREHAM) A2-40 (KEY MAP 45)

8.4.40.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 8.1 of this Zoning By-Law;
an accessory *single detached dwelling*;
a detached *additional residential unit*.

8.4.40.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-40 Zone *use any lot*, or *erect, alter* or *use any building* or *structure* except by the following provisions:

8.4.40.2.1 FRONT YARD DEPTH FOR PRINCIPAL DWELLING

Maximum **260 m** (853 ft)

8.4.40.2.2 PROVISIONS FOR ADDITIONAL RESIDENTIAL UNIT

8.4.40.2.2.1 *GROSS FLOOR AREA*

Notwithstanding Table 6.4.2.4- Provisions for Detached Additional Residential Units, on lands zoned A2-40, the maximum *gross floor area* for a detached *additional residential unit* may be **120 m²** (1,291 ft²).

8.4.40.2.2.2 DISTANCE FROM THE PRINCIPAL DWELLING

Notwithstanding Table 6.4.2.4- Provisions for Detached Additional Residential Units, on lands zoned A2-40, a detached *additional residential unit* may be located **250 m** (820 ft) from the principal *dwelling*.

8.4.40.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 58-2022)

(Deleted and Replaced by By-Law 17-2024)

8.4.41 LOCATION: PART LOT 25, CONCESSION 11 (DEREHAM) A2-41T (KEY MAP 65)

8.4.41.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-41T Zone *use any lot*, or *erect, alter* or *use any building* or *structure* for any purpose except the following:

all *uses permitted* in Section 8.1 of this Zoning By-Law;
a *garden suite*.

8.4.41.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-41T Zone *use any lot*, or *erect, alter* or *use any building* or *structure* for any purpose except in accordance with the following provisions:

8.4.41.2.1 *LOT AREA*

Minimum 8.1 ha (20 ac)

8.4.41.2.2 SPECIAL PROVISIONS FOR A *GARDEN SUITE*8.4.41.2.2.1 *GROSS FLOOR AREA*

Maximum 101.1 m² (1,088 ft²)

8.4.41.2.2.2 TIME PERIOD FOR A *GARDEN SUITE*

Maximum July 13, 2021 to July 13, 2031

8.4.41.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 52-2021)

8.4.43 LOCATION: PART LOTS 8 & 9, CONCESSION BROKEN FRONT (WEST OXFORD) A2-43
(KEY MAP 22)

8.4.43.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-43 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following;

All uses permitted in Section 8.1 of this By-law.

8.4.43.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-43 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

8.4.43.2.1 NUMBER OF ACCESSORY SINGLE DETACHED DWELLINGS PER LOT

Maximum 2

8.4.43.3 That all the other provisions of the A2 Zone in Section 8.2 to the Zoning Bylaw, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 18-2022)

8.4.43 LOCATION: PART LOT 28, CONCESSION 1 A2-43 (KEY MAP 43)

8.4.43.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-43 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 8.1 of this Zoning By-Law.

- 8.4.43.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-43 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.43.2.1 *LOT AREA*

Minimum **9.0 ha (22.2 ac)**

- 8.4.43.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 70-2022)

8.4.44 LOCATION: PART LOT 15, CONCESSION 3 (WEST OXFORD) A2-44 (KEY MAP 37)

- 8.4.44.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-44 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all *uses permitted* in Section 8.1 of this Zoning By-Law;
a private athletic facility.

- 8.4.44.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-44 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.44.2.1 SPECIAL PROVISIONS FOR A PRIVATE ATHLETIC FACILITY

8.4.44.2.1.1 *GROSS FLOOR AREA*

Maximum **446 m² (4,800 ft²)**

- 8.4.44.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 21-2023)

8.4.45 LOCATION: PART LOT 15, CONCESSION 8, (DEREHAM) A2-45 (KEY MAP 56)

- 8.4.45.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-45 Zone use any *lot, or erect, alter or use any building or structure* for any purpose except for the following;

All *uses permitted* in Section 8.1 of this By-law.

8.4.45.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-45 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

8.4.45.2.1 *LOT AREA*

Minimum **5.8 ha (14.3 ac)**

8.4.45.3 That all the other provisions of the A2 Zone in Section 8. 2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 41-2022)

8.4.45 LOCATION: PART LOT 1, CONCESSION 11 A2-45 (KEY MAP 59)

8.4.45.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-45 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this By-law;
a bakery/café accessory to a farm.

8.4.45.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-45 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.45.2.1 SPECIAL PROVISIONS FOR A BAKERY/CAFÉ

8.4.45.2.1.1 FLOOR AREA

Maximum **235 m² (2,529 ft²)**

8.4.45.2.1.2 PARKING SPACES

Minimum **10**

8.4.45.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 74-2022)

8.4.47 LOCATION: PART LOTS 10-11, CONCESSION 4 (DEREHAM) A2-47 (KEY MAP 45)

8.4.47.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-47 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

Township of South-West Oxford Zoning By-Law Number 25-98

a truck transportation terminal.

8.4.47.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-47 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.47.2.1 SPECIAL PROVISIONS FOR A TRUCK TRANSPORTATION TERMINAL

8.4.47.2.1.1 AREA

Maximum **2.5 ha (6 ac)**

8.4.47.3 That all the provisions of the A2 Zone in Section 12.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 71-2023)

8.4.48 LOCATION: PART LOTS 20 & 21, CONCESSION 5, (DEREHAM), A2-48 (KEY MAP 42)

8.4.48.1 No *person* shall within any A2-48 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this By-Law.

8.4.48.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-48 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.48.2.1 In addition to meeting the yard and setback requirements contained in Table 8.2 and Sections 8.2.1 and 8.2.2, for the purpose of calculating MDS I or MDS II setbacks, lands within the Town of Ingersoll corporate boundary shall be treated as a Type A Land Use and shall be given a factor of 1.0.

8.4.48.3 That all of the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 29-2024)

8.4.49 LOCATION: PT. LOT 8 & 9, CONCESSION 6 (DEREHAM) A2-49 (KEY MAP 45)

8.4.49.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-49 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this Zoning By-Law;

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a *garden suite*.

8.4.49.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-49 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.49.2.1 *LOT AREA*

Minimum **19.8 ha (49 ac)**

8.4.49.2.2 SPECIAL PROVISIONS FOR A GARDEN SUITE

8.4.49.2.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum June 4, 2024 to June 4, 2044

8.4.49.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 47-2024)

8.4.50 LOCATION: PART LOT 2, CONCESSION 2 (DEREHAM) A2-50 (KEY MAP 43)

8.4.50.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-50 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this Zoning By-Law;
two accessory single detached dwellings;
a detached additional residential unit.

8.4.50.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-50 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.50.2.2 DISTANCE FROM THE PRINCIPAL DWELLINGS

Notwithstanding Table 6.4.2.4- Provisions for Detached Additional Residential Units, on lands zoned A2-50, an existing detached *additional residential unit* may be located **200 m (656 ft)** from the principal *dwelling*.

8.4.50.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 54-2024)

8.4.51 LOCATION: LOT 3, CONCESSION 4 (WEST OXFORD) A2-51 (KEY MAP 32)

- 8.4.51.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-51 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this By-law, excluding a *single detached dwelling, a converted dwelling, a garden suite, a group home, an additional residential unit, and/or a bunkhouse.*

- 8.4.51.2 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein and shall continue to apply *mutatis mutandis*.

(Added by By-Law 73-2024)

8.4.52 LOCATION: 323299 MOUNT ELGIN ROAD, LOT 26, CONCESSION 4 (DEREHAM), A2-52, (KEY MAP 50)

- 8.4.52.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-52 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this By-law;
an abattoir

- 8.4.52.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-52 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

- 8.4.52.2.1 SPECIAL PROVISIONS FOR ABATTOIR

- 8.4.52.2.1.1 FLOOR AREA

MAXIMUM 557 M² (6,000 FT²)

- 8.4.52.2.1.2 ASSOCIATED RETAILING FLOOR AREA

MAXIMUM 186 m² (2,000 ft²)

- 8.4.52.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 18-2026)

8.4.53 LOCATION: PT. LOT 11, CONCESSION 11 (DEREHAM) A2-53 (KEY MAP 60)

8.4.53.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-53 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this Zoning By-Law;
a garden suite.

8.4.53.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-53 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.53.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

8.4.53.2.1.1 TIME PERIOD FOR A GARDEN SUITE

Maximum	September 17, 2024 to September 17, 2044
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8.4.53.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 69-2024)

8.4.54 LOCATION: PART LOT 19, CONCESSION 1 (DEREHAM, PART 1), 403658 UNION ROAD A2-54 (KEY MAP 42)

8.4.54.1 No *person* shall within any A2-54 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this By-Law;
a detached additional residential unit.

8.4.54.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-54 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.4.54.2.1 LOT AREA

Minimum	2.65 ha (6.55 ac)
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8.4.54.2.2 CUMULATIVE *GROSS FLOOR AREA* FOR ACCESSORY USES, BUILDINGS AND STRUCTURES

Maximum	285 m ² (3,067.7 ft ²)
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- 8.4.54.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 86-2024)

8.4.58 LOCATION: 312824 DEREHAM LINE, PART OF SOUTH LOT 14, CONCESSION 7 (DEREHAM), A2-58T (KEY MAP 54)

- 8.4.58.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-58T Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this Zoning By-Law;
a garden suite.

- 8.4.58.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-58T Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.58.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

8.4.58.2.1.1 TIME PERIOD

Maximum	February 3, 2026 – February 3, 2046
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8.4.58.2.1.2 GROSS FLOOR AREA

Maximum	108.3 m² (1,165.3 ft ²)
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- 8.4.58.3 That all the provisions of the A2 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 08-2026)