

16.1 USES PERMITTED

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

TABLE 16.1: USES PERMITTED	
•	an <i>additional residential unit</i> , in accordance with the provisions of Section 6.4;
•	an <i>automobile service station</i> ;
•	a <i>bakeshop</i> ;
•	a <i>business</i> or <i>professional office</i> ;
•	a <i>commercial school</i> ;
•	an <i>existing converted dwelling</i> containing up to two <i>dwelling units</i> ;
•	a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
•	an <i>eating establishment</i> ;
•	a <i>financial institution</i> ;
•	a <i>funeral home</i> ;
•	a <i>home occupation</i> , in accordance with the provisions of Section 6.14;
•	a <i>laundromat</i> ;
•	a <i>medical centre</i> ;
•	a <i>parking lot</i> ;
•	a <i>personal service establishment</i> ;
•	a <i>place of entertainment</i> ;
•	a <i>public use</i> , in accordance with the provisions of Section 6.22;
•	a <i>retail store</i> ;
•	a <i>retail outlet</i> , a <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted <i>use</i> ;
•	a <i>service shop</i> ;
•	a <i>single detached dwelling</i> ;
•	a <i>studio</i> ;
•	a <i>veterinary clinic</i> , with no outside runs or kennels.

(Amended by By-Law 15-2009)

(Amended by By-Law 43-2023)

16.2 ZONE PROVISIONS

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

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

(Amended by By-Law 67-99)

(Amended by By-Law 15-2009)

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

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Area, Minimum	2,800 m ² (30,140 ft ²)	300 m ² (3,230 ft ²)	3,700 m ² (39,828 ft ²)	.4 ha (1 ac)
Lot Frontage, Minimum	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth, Minimum	80 m (262.5)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)			15 m (49.2 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)			10 m (32.8 ft)

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	5 m (16.4 ft)		5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft)			26 m (85.3 ft)
Lot Coverage, Maximum	30%	No Provision	40%	20%
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	
Landscaped Open Space, Minimum	No Provision		10%	5%
Number of Dwelling Units per Lot, Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.			

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Special Provisions - Lands in vicinity of Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.			

(Amended by By-Law 67-99)

(Amended by By-Law 45-2025)

16.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT:

When a permitted *single detached dwelling* is *erected, altered* or used on the same *lot* in a Village Zone as a permitted non-residential *building*, then a *yard* of **2 m** (6.6 ft) is required between such *buildings*.

16.2.2 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

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

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

16.2.3 OPEN STORAGE REQUIREMENTS

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

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

- 16.2.3.4 Notwithstanding the *open storage yard, setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

(Added by By-Law 67-99)

16.2.4 REQUIREMENTS FOR PUMP ISLANDS:

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

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

16.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:

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

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

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

(Deleted by By-Law 43-2023)

16.4 SPECIAL PROVISIONS

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

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

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

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

16.4.1.2.1 LOT AREA

Minimum	1300 m² (13,994 ft ²)
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16.4.1.2.2 LOT FRONTAGE

Minimum	40 m (131.2 ft)
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For the purposes of this Zoning By-Law, the *lot frontage* shall be determined to be measured at the *lot line* along Salford Road.

16.4.1.2.3 LOT DEPTH

Minimum	Existing at the date of passing of this Zoning By-Law
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16.4.1.2.4 FRONT, EXTERIOR, AND REAR YARDS

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

Minimum	Existing at the date of passing of this Zoning By-Law
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16.4.1.2.6 That all the provisions of the V Zone in Section 16.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 39-2005)

16.4.2 LOCATION: 484272 SWEABURG ROAD, V-2

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

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

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

16.4.2.2.1 NON-RESIDENTIAL USES

16.4.2.2.1.1 LOT AREA

Minimum *Existing* as of November 5, 2013.

16.4.2.2.1.2 LOT DEPTH

Minimum *Existing* as of November 5, 2013.

- 16.4.2.2.3 All other provisions of the “Village (V)” Zone in Section 16.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provision herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 60-2013)

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

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

all *uses permitted* in Section 16.1 to this Zoning By-Law;

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

16.4.3.2.1 LOT AREA

Minimum **3,045m²** (32,777 ft²)

16.4.3.2.2 LOT FRONTAGE

Minimum **38m** (124.6 ft²)

16.4.3.2.3 NUMBER OF DWELLING UNITS PER LOT

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

16.4.3.3 All other provisions of the V-3 Zone in Section 16.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 56-2014)

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

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

all *uses* permitted in Section 16.1 of this Zoning By-Law;
a *cabinetry workshop*;
a *warehouse*

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

16.4.4.2.1 LOT AREA

Minimum **2485 m²** (26, 749.2 ft²)

16.4.4.2.2 LOT DEPTH

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

16.4.4.2.3 SETBACK TO COUNTY ROAD CENTRE LINE

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

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

(Added by By-Law 12-2019)