

25.1 USES PERMITTED

No *person* shall within any REC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the REC *uses* presented in Table 25.1:

TABLE 25.1: USES PERMITTED	
•	an arena;
•	a community centre;
•	a <i>conservation project</i> ;
•	a curling facility;
•	a flood control structure;
•	a golf course;
•	a <i>home occupation</i> , in accordance with the provisions of Section 6.14;
•	a museum;
•	an oil or gas well, outside of a designated settlement;
•	an <i>outdoor commercial recreation facility</i> ;
•	a <i>park</i> ;
•	a picnic area;
•	a playground;
•	a <i>public use</i> , in accordance with the provisions of Section 6.22;
•	a <i>recreation</i> or <i>athletic facility</i> or <i>club</i> ;
•	a <i>seasonal trailer park</i> or <i>campground</i> , existing on the date of passing of this Zoning By-Law;
•	a <i>single detached dwelling</i> if occupied by the owner or an employee of the <i>recreational use</i> on the <i>lot</i> ;
•	a sportsfield;
•	a <i>wayside sand</i> or <i>gravel pit</i> or <i>stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 6.33.

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

25.2 ZONE PROVISIONS

No person shall within any REC Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 25.2. The *lot area* and *lot frontage* provisions for residential *uses* in Table 25.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential *uses* in Table 25.2 when such residential *use* is located on the same *lot* with a permitted non-residential *use*.

TABLE 25.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per Lot, Maximum	1	No Provision
Lot Area, Minimum, where a <i>municipal sewage system</i> is not available	2,800 m² (30,140 ft ²)	3,700 m² (39,282.5 ft ²)
Lot Area, Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	2,000 m² (21,528.5 ft ²)
Lot Frontage, Minimum, where a <i>municipal sewage system</i> is not available	30 m (98.4 ft)	40 m (131.2 ft)
Lot Frontage, Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	30 m (98.4 ft)
Lot Depth, Minimum, where a <i>municipal sewage system</i> is not available	No Provision	92.5 m (303.5 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side	7.5 m (24.6 ft)

TABLE 25.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft) within a designated settlement and 26 m (85.3 ft) outside of a designated settlement.	
Lot Coverage , Maximum	30% of the <i>lot area</i>	5% of the <i>lot area</i>
Height of Building , Maximum	11 m (36.1 ft)	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 43-2023)

25.2.1 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 REC Zone as a permitted non-residential *building*, a **2 m** (6.6 ft) *yard* is required between such *buildings*.

25.2.2 LOCATION OF RECREATIONAL USE

Any new recreational *use*, or any *existing* recreational *use* hereafter enlarged, which is located outside of a designated settlement, as listed in Section 4.7.2.1., except a *conservation project*, a *wayside sand* or *gravel pit*, or *stone quarry*, a *public use* or a flood control structure, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

25.2.3 LOCATION OF NEW BUILDINGS OR STRUCTURES

Single detached dwellings or other *buildings* or *structures* hereafter *erected* outside of a designated settlement, 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)*.

(Amended by By-Law 67-99)
(Amended by By-Law 36-2007)
(Amended by By-Law 15-2009)

25.2.4 (Deleted by By-Law 67-99)

25.3 (Deleted by By-Law 43-2023)

25.4 SPECIAL PROVISIONS**25.4.1 LOCATION: HIGHWAY NO. 19 AND HIGHWAY NO. 401 (WEST OXFORD); REC-1**

Lands now within the Town of Ingersoll
See Town of Ingersoll Zoning By-Law Number 04-4160

25.4.2 LOCATION: LOTS 22 AND 23, CONCESSION 6 (DEREHAM); REC-2

25.4.2.1 Notwithstanding Section 25.1, no *person* shall within any 'REC-2' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*, if occupied by the owner or employee of the recreational *use* on the *lot*;

a *seasonal trailer park* or *campground* and *accessory* administration and recreational *uses*;
a sales, servicing, and storage of recreational units establishment.

For the purposes of this Zoning By-Law, a park model *trailer* is a permitted *use* within the *seasonal trailer park* or *campground*. A park model *trailer* means a recreational unit conforming to the Z-241 Canadian Standards Association (CSA) requirements that meet the following criteria:

- it is built on a single chassis mounted on wheels;
- it is designed to facilitate relocation from time to time;
- it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation on installed fixtures and appliances; and
- it has a maximum *gross floor area*, including lofts, of **50 m²** (538.2 ft²) in the setup mode.

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

(Amended by By-law 31-2001)

25.4.2.2.1 PERIOD OF OCCUPANCY

Notwithstanding Section 2.127, the *seasonal trailer park* or *campground* shall not be occupied for human habitation from January 2 to January 31.

For the purposes of this Zoning By-Law, all recreational sites will be used for seasonal, temporary, or intermittent accommodations and shall not be used as the principal residence or permanent place of residency within the Province of Ontario.

25.4.2.2.2 HEIGHT OF BUILDING

Maximum 9 m (29.5 ft)

25.4.2.2.3 WIDTH OF CAMPSITE

Minimum 10.5 m (34.4 ft)

25.4.2.2.4 DEPTH OF CAMPSITE

Minimum 15 m (49.2 ft)

- 25.4.2.2.5 That all other provisions in Section 25.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Amended by By-law 31-2001)

25.4.3 LOCATION: PART OF LOTS 22 & 23, CONCESSION 6 (DEREHAM); REC-3

- 25.4.3.1 Notwithstanding Section 25.1, no *person* shall within any REC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

25.4.3.1.1 RESIDENTIAL USES

Prohibited

25.4.3.1.2 NON-RESIDENTIAL USES

a conservation project;

a golf course *accessory* to the trailer camp, zoned REC-3, and located to the south on part of Lots 22 & 23, Concession 6;
a picnic area;
a play ground;
a *private park*.

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

25.4.3.2.1 FLOODLINES

No *building* or *structures* used for human habitation of a permanent nature, including septic tile beds and overnight camping accommodations, shall be permitted below the Regulatory Storm Floodline Elevation as established or approved by the Upper Thames River Conservation Authority.

25.4.3.2.2 That all other provisions in Section 25.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

25.4.4 LOCATION: PART LOT 21, CONCESSION 11 (DEREHAM), REC-4

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

all *uses* permitted in Section 25.1 to this Zoning By-Law;
a *public library*.

12.4.4.2 All provisions of the REC Zone in Section 25.2 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 29-2010)

25.4.5 LOCATION: PART LOTS 8, 9, & 10, CONCESSION 4 (DEREHAM) REC-5
(KEY MAP 45)

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

A *golf course*;
A *spa*;

An *eating establishment*;
A special event facility;
A park;
A *recreational or athletic facility or club*; and,
A sports field;
Overnight accommodation, *accessory* to a *permitted use*.

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

25.4.5.2.1 SPECIAL PROVISIONS FOR ACCESSORY OVERNIGHT ACCOMMODATION

2.4.5.2.1.1 CUMULATIVE MAXIMUM *GROSS FLOOR AREA* (COTTAGE UNITS)

Maximum **1,400 m²** (15,070 ft²)

2.4.5.2.1.2 CUMULATIVE MAXIMUM *GROSS FLOOR AREA* (STAFF ACCOMMODATION)

Maximum **230 m²** (2,476 ft²)

2.4.5.3 That all provisions of the REC-5 Zone in Section 25.2 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 53-2024)