

12.1 USES PERMITTED

No *person* shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 12.1:

TABLE 12.1: USES PERMITTED	
•	an <i>additional residential unit</i> , in accordance with the provisions of Section 6.4;
•	an <i>existing converted dwelling</i> , containing up to <i>two dwelling</i> units;
•	a <i>garden suite</i> , in accordance with the provisions of Section 6.9;
•	a <i>group home</i> , in accordance with the provisions of Section 6.12;
•	a <i>home occupation</i> , in accordance with the provisions of Section 6.14;
•	a <i>public use</i> in accordance with the provisions of Section 6.22;
•	a <i>single detached dwelling</i> .

(Amended by By-Law 67-99)

(Amended by By-Law 43-2023)

12.2 ZONE PROVISIONS

No *person* shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 12.2:

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum where a <i>municipal sewage system</i> is not available	2,800 m² (30.140 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>
Lot Frontage, Minimum where a <i>municipal sewage system</i> is not available	35 m (114.8 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>
Lot Depth, Minimum where a <i>municipal sewage system</i> is not available	80 m (262.5 ft)

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
Lot Depth , Minimum where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	30 m (98.4 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, 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).
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft)
Lot Coverage , Maximum	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Height of Building , Maximum	11 m (36.1 ft)
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)

(Deleted and Replaced by By-Law 39-2022)

(Amended by By-Law 43-2023)

(Amended by By-Law 45-2025)

(Amended by By-Law 12-2026)

12.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)

An existing converted dwelling containing up to two dwelling units is permitted within a single detached dwelling on R1-C zoned lots.

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

12.3.1 LOCATION: PART LOTS 91-93, RP 175, (W. OXFORD) BEACHVILLE, R1-C1

- 12.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-C1 zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

all *uses permitted* in Table 12.1;
a *converted dwelling*.

12.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-C1 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.1.2.1 *LOT FRONTAGE*

Minimum **21 m** (68 ft)

12.3.1.2.2 *LOT DEPTH*

Minimum **39 m** (127 ft)

12.3.1.2.3 *FRONT YARD DEPTH*

Minimum **2.5 m** (8ft)

12.3.1.2.4 *EXTERIOR SIDE YARD WIDTH*

Minimum **NIL**

12.3.1.2.5 *REAR YARD DEPTH*

Minimum **1.5 m** (4.9ft)

12.3.1.2.6 PROVISIONS FOR A *CONVERTED DWELLING*

12.3.1.2.6.1 Minimum *Lot Area* **1,342m²** (14,445 ft²)

12.3.1.2.6.2 Minimum Size of *Converted Dwelling* **90 m²** (968.75 ft²)

12.3.1.3 That all of the provisions of the R1 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.

(Added by By-Law 29-2017)

12.4 SPECIAL PROVISIONS

12.4.1 LOCATION: PART LOT 11, CONCESSION 5 (DEREHAM) R1-1

12.4.1.1 Notwithstanding Section 12.1, no *person* shall within any R1-1 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 of this Zoning By-Law.

12.4.1.2 Notwithstanding the Lot Area provisions of Section 12.2, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.1.2.1 *LOT AREA*

Where served by a public *water supply*
Minimum

700 m² (7,535 ft²)

12.4.1.2.2 *LOT FRONTAGE*

Where served by a public *water supply*
Minimum

20 m (65.6 ft)

12.4.1.2.3 *LOT DEPTH*

Where served by a public *water supply*
Minimum

30 m (98.4 ft)

12.4.1.2.4 That all the provisions of the R1 Zone in Section 12.2 to By-Law Number 25-98, 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 20-00)

12.4.2 **LOCATION: PART LOT 7, BROKEN FRONT CONCESSION (WEST OXFORD), R1-2**

12.4.2.1 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:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

12.4.2.2 Notwithstanding the *lot frontage* and *front yard* provisions of Section 12.2, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.2.2.1 *LOT AREA*

Minimum

10 ha (24.7 ac)

(Amended by By-Law 75-2012)

12.4.2.2.2 *FRONT YARD*

Minimum Depth

50 m (164.1 ft)

- 12.4.2.2.3 That all other provisions in Section 12.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

12.4.3 LOCATION: PART LOT 21, CONCESSION 2 (NORTH OXFORD); R1-3

- 12.4.3.1 Notwithstanding any provisions of this Zoning 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:

all *uses* permitted in Section 12.1 to this Zoning By-Law.

- 12.4.3.2 Notwithstanding any provision of this Zoning 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* except in accordance with the following provisions:

12.4.3.2.1 SPECIAL PROVISIONS FOR FLOOD AND FILL AREA

- 12.4.3.2.1.1 No additions or extensions to an *existing building*, no new *buildings* or *structures* and no site alteration shall be permitted without the approval of the Upper Thames River Conservation Authority.

- 12.4.3.2.2 That all the provisions of the R1 Zone in Section 12.1 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 57-99)

12.4.4 LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM) SALFORD: R1-4

- 12.4.4.1 Notwithstanding any provisions of this Zoning 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:

all *uses* permitted in Section 12.1 to this Zoning By-Law

- 12.4.4.2 Notwithstanding any provision of this Zoning 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* except in accordance with the following provisions:

12.4.4.2.1 *LOT FRONTAGE*

Minimum along Quinn Drive **34 m** (111.5 ft)

12.4.4.2.2 *LOT AREA*

Minimum **1,000 m²** (10,764 ft²)

12.4.4.2.3 *LOT DEPTH*

Minimum **48 m** (157.5 ft)

- 12.4.4.2.4 That all the provisions of the R1 Zone in Section 12.2 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 38-00)

12.4.5 LOCATION: PT. LOT 14, CONCESSION 2 (DEREHAM), SALFORD: R1-5

- 12.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law

- 12.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.5.2.1 *LOT DEPTH*

Minimum **59 m** (193.6 ft)

- 12.4.5.2.2 That all the provisions of the R1 Zone in Section 12.2 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 15-2001)

12.4.6 LOCATION: PART LOT 21, CONCESSION 10 (DEREHAM); BROWNSVILLE, R1-6

- 12.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-6 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 to this Zoning By-Law;
a *home occupation* allowing the outside temporary parking of *mobile homes* and *trailers*.

- 12.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.6.2.1 SPECIAL PROVISIONS FOR *HOME OCCUPATION*

The parking of a tractor-trailer (tractor and *accessory trailer(s)*) and the temporary parking of a maximum of 2 *mobile homes* or *trailers* shall be permitted. For the purpose of this Zoning By-Law, temporary shall mean a maximum of seven days.

12.4.6.2.2 That all the provisions of the R1 Zone in Section 12.2 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 3-2002)

12.4.7 LOCATION: PART LOT 8, BROKEN FRONT CONCESSION (WEST OXFORD), R1-712.4.7.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:12.4.7.2.1 *LOT FRONTAGE*

Minimum **12.8 m** (41.99 ft)

12.4.7.2.2 All other provisions of the R1 Zone in Section 12.2 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 33-2008)

12.4.8 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-812.4.8.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

12.4.8.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.8.2.1 *LOT DEPTH*

Minimum **56.39 m (185 ft)**

- 12.4.8.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

12.4.9 **LOCATION: PART LOT 7, BROKEN FRONT CONCESSION, R1-9**

- 12.4.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 12.1 to this Zoning By-Law.

- 12.4.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.9.2.1 *LOT FRONTAGE*

Minimum **7.6 m (25 ft)**

- 12.4.9.2.2 All other provisions of the R1 Zone in Section 12.2 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 17-2010)

12.4.10 **LOCATION: PART LOT 22 CONCESSION 11 (DEREHAM), R1-10**

- 12.4.10.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or

structure for any purpose except the following:
all *uses* permitted in Section 12.1 of this By-Law.

- 12.4.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.10.2.1 *LOT FRONTAGE*

Minimum **20.2 m (66 ft)**

12.4.10.2.2 *LOT AREA*

Minimum **809.4 m²** (8,712 ft²)

12.4.10.2.3 *LOT DEPTH*

Minimum **40.25 m** (132 ft)

12.4.10.2.4 *FRONT YARD*

Minimum **5.2 m** (17 ft)

12.4.10.2.5 *SIDE YARD*

Minimum **2.75 m** (9 ft)

12.4.10.2.6 All the other provisions of the R1 Zone in Section 12.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 56-2011)

12.4.11 LOCATION: 324107 MOUNT ELGIN ROAD, MOUNT ELGIN (R1-11)

12.4.11.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

12.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 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 *LOT AREA*

Minimum
(where sanitary sewers are not available) **1,488 m²** (16,017.2 ft²)

12.4.11.2.2 *LOT FRONTAGE*

Minimum
(where sanitary sewers are not available) **27.0 m** (88.5 ft)

12.4.11.2.3 *LOT DEPTH*

Minimum
(where sanitary sewers are not available) **57.0 m** (187.0 ft)

- 12.4.11.2.4 All other provisions of the R1 Zone in Section 12.1 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 31-2013)

12.4.12 **LOCATION: 292192 CULLODEN LINE, BROWNSVILLE (R1-12)**

- 12.4.12.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all uses permitted in Section 12.1 to this Zoning By-Law.

- 12.4.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.12.2.1 *LOT AREA*

Minimum

(where sanitary sewers are not available) **2,485 m²** (26,749.2.ft²)

12.4.12.2.2 *LOT DEPTH*

The minimum *lot depth* shall be the *lot depth existing* on July 9, 2013.

12.4.12.2.3 SETBACK TO COUNTY ROAD CENTRE LINE

The minimum *setback* shall be the *setback existing* on July 9, 2013.

- 12.4.12.2.4 All other provisions of the R1 Zone in Section 12.1 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 37-2013)

12.4.13 **LOCATION: PART LOT 14, CONCESSION 2 (DEREHAM), SALFORD, R1-13**

- 12.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-13 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 12.1 of this By-Law

- 12.4.13.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R1-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

12.4.13.2.1 *LOT AREA*

Minimum	1300 m² (13,994 ft²)
---------	---

12.4.13.2.2 *LOT FRONTAGE*

Minimum	40 m (131.2 ft)
---------	------------------------

For the purposes of this Zoning By-Law, the lot frontage shall be determined to be measured at the lot line along Salford Road.

12.4.13.2.3 *LOT DEPTH*

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

12.4.13.2.4 *FRONT, EXTERIOR, AND REAR YARDS*

Minimum Width	Existing at the date of passing of this Zoning By-Law
---------------	---

12.4.13.2.5 *SETBACKS*

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

12.4.13.3 That all the provisions of the R1 Zone in Section 12.2 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 74-2017)

12.4.14 **LOCATION: BLOCK 32, REGISTERED PLAN 302, R1-14**

12.4.14.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R1-14 Zone *use any lot, or erect, alter or use any building or structure* except for the following:

All uses permitted in Section 12.1 to this By-Law.

12.4.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R1-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.4.14.2.1 *LOT FRONTAGE*

Minimum <i>Corner Lot</i>	18 m (59 ft.)
---------------------------	----------------------

12.4.14.2.2 *FRONT YARD*

Minimum	6 m (19.5 ft.)
---------	-----------------------

12.4.14.2.3 *EXTERIOR SIDE YARD*

Minimum	6 m (19.5 ft.)
---------	-----------------------

12.4.14.2.4 *INTERIOR SIDE YARD*

Minimum	1.5 m (3.9 ft.)
---------	------------------------

12.4.14.2.5 *LOT COVERAGE*

Maximum	38%
---------	------------

12.4.14.3 All other provisions of the R1 Zone in Section 12.2 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 53-2018)

(Replaced by By-Law 68-2018)

12.4.15 **LOCATION: PART LOT 10, CONCESSION 5 (DEREHAM), R1-15 (KEY MAP 46)**

12.4.15.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-15 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:
all *uses* permitted in Section 12.1 of this Zoning By-Law

12.4.15.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-15 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

12.4.15.2.1 *LOT FRONTAGE*

Minimum	m (47.5 ft) or 18 m (59.1 ft) in the case of a <i>corner lot</i>
---------	--

12.4.15.2.2 *FRONT YARD*

Minimum Depth	6.0 m (19.5 ft)
---------------	------------------------

12.4.15.2.3 *EXTERIOR SIDE YARD*

Minimum Width	6.0 m (19.5 ft)
---------------	------------------------

12.4.15.2.4 *INTERIOR SIDE YARD*

Minimum Width **1.2 m (3.9 ft)**

12.4.15.2.5 *LOT COVERAGE*

Maximum **38 % of the lot area**

12.4.15.3 That all the provisions of the R1 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 29-2021)

12.4.16 **LOCATION: REGISTERED PLANS M-5, 41M-226 & 41M-302, VILLAGE OF MOUNT ELGIN, R1-16 (KEY MAPS 46 & 47)**

12.4.16.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-16 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 12.1 of this By-law.

12.4.16.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R1-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

12.4.16.2.1 *FRONT YARD DEPTH*

On lands zoned R1-16, the minimum *front yard depth* shall be the *front yard depth existing* as of April 19, 2022.

12.4.16.2.2 *LOCATION OF PARKING AREAS*

Notwithstanding Table 6.19.3 - Location and Setback Requirements for Parking Areas, on lands zoned R1-16 the *setback* for an individual *driveway* from the *street line* shall be the *setback existing* as of April 19, 2022.

12.4.16.3 That all the other provisions of the R 1 Zone in Section 12.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning Bylaw, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 25-2022)

12.4.16 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION (WEST OXFORD) R1-16 (KEY MAP 8)

- 12.4.16.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-16 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 12.1 of this By-law.

- 12.4.16.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R1-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose, except in accordance with the following provisions:

12.4.16.2.1 *LOT FRONTAGE*

Minimum	18.4 m (60.3 ft)
---------	-------------------------

- 12.4.16.3 That all the other provisions of the R1 Zone in Section 12.2 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 53-2022)

12.4.16 LOCATION: PART LOTS 11 & 12, CONCESSION 5 (DEREHAM) R1-16 (KEY MAP 66)

- 12.4.16.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any R1-16 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 12.1 of this By-law.

- 12.4.16.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R1-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose, except in accordance with the following provisions:

12.4.16.2.1 *LOT FRONTAGE FOR CORNER LOT*

Minimum	13 m (42.6 ft)
---------	-----------------------

12.4.16.2.2 *LOT FRONTAGE FOR INTERIOR LOT*

Minimum	11 m (36.1 ft)
---------	-----------------------

12.4.16.2.3 *LOT AREA FOR CORNER LOT*

Minimum	450 m² (4,843 ft ²)
---------	---

12.4.16.2.4 *FRONT YARD DEPTH*

Minimum **6 m (19.6 ft)**

12.4.16.2.5 *INTERIOR SIDE YARD WIDTH*

Minimum **1.2 m (3.9 ft)**

12.4.16.2.6 *EXTERIOR SIDE YARD WIDTH*

Minimum **6 m (19.6 ft)**

12.4.16.2.7 *LOT COVERAGE*

Maximum **40%**

12.4.16.3 *HOLDING PROVISIONS*

12.4.16.3.1 Where the symbol “H” appears on a zoning map following the zone symbol R1-16, those lands shall not be developed or used unless this By-Law has been amended to remove the “H” symbol.

12.4.16.3.2 The Holding Zone, as identified by the “(H)” symbol, shall not be removed from the subject lands until confirmation has been received from Oxford County Public Works Department that adequate capacity in the Mount Elgin Water Treatment and Wastewater Treatment System is available to serve the development, and that appropriate development agreements have been executed respecting the orderly development of the land, to the satisfaction of the Township and County. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

12.4.16.4 That all the other provisions of the R1 Zone in Section 12.2 to the 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 contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 69-2022)

12.4.16 **LOCATION: LOT 89, REGISTERED PLAN NO. 75 (BEACHVILLE) R1-16 (KEY MAP 11)**

12.4.16.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a single detached dwelling.

12.4.16.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

12.4.16.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

12.4.16.2.1.1 *LOT AREA*

Minimum **519 m²** (5,586 ft²)

LOT FRONTAGE

Minimum **16 m** (52.5 ft)

LOT DEPTH

Minimum **31 m** (101 ft)

- 12.4.16.3 That all the provisions of the R1 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 75-2022)

12.4.17 LOCATION: PART LOT 3-5, PLAN 51 (BEACHVILLE) R1-17 (KEY MAP 9)

- 12.4.17.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-17 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 12.1 of this By-law;
An additional residential unit.

- 12.4.17.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R1-17 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

12.4.17.2.1 PROVISIONS FOR ADDITIONAL RESIDENTIAL UNIT (ARU)

- 12.4.17.2.1.1 For the purposes of this subsection, an additional residential unit shall be defined as a dwelling unit that is self-contained, subordinate to and is located within, or as an addition to, a *single detached dwelling*, *semi-detached dwelling*, or *street fronting townhouse dwelling*, or within a detached *accessory structure* located on the same *lot* as the principal *dwelling*.

12.4.17.2.1.2 *LOT AREA*

Minimum **2,509 m²** (0.61 ac)

12.4.17.2.1.3 *GROSS FLOOR AREA*

Maximum	133.7 m² (1,440 ft ²)
---------	---

12.4.17.2.1.4 NUMBER OF ARUS PERMITTED

On lands zoned R1-17, a maximum of 1 (one) *additional residential unit* or *converted* dwelling may be *permitted*.

12.4.17.3 That all the other provisions of the R1 Zone in Section 12.2 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 31-2023)

12.4.18 LOCATION: PART LOT 49, PLAN NO. 66, R1-18 (KEY MAP 63)

12.4.18.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

a single detached dwelling.

12.4.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.18.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

12.4.18.2.1.1 *LOT AREA*

Minimum	1,320 m² (14,208 ft ²)
---------	--

LOT FRONTAGE

Minimum	33 m (108.2 ft)
---------	------------------------

LOT DEPTH

Minimum	40 m (131.2 ft)
---------	------------------------

12.4.18.3 That all the provisions of the R1 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 15-2024)

12.4.20 LOCATION: PART LOTS 42, 43, 44, 53, 54 & 55, PART OF LANE & PART OF SOPHIA ST, REGISTERED PLAN NO. 66 (BROWNSVILLE) PARTS 1 & 2, REFERENCE PLAN 41R-10695 R1-20 (KEY MAP 63)

- 12.4.20.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a single detached dwelling.

- 12.4.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

12.4.20.2.1 LOT AREA

Minimum 2,400 m² (25,834 ft²)

12.4.20.2.2 LOT DEPTH

Minimum 57 m (187 ft)

- 12.4.20.3 That all the provisions of the R1 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 19-2025)

12.4.22 LOCATION: PART LOTS 42, 43, 44, 53, 54 & 55, PART OF LANE & PART OF SOPHIA ST, REGISTERED PLAN NO. 66 (BROWNSVILLE) PARTS 1 & 2, REFERENCE PLAN 41R-10695, R1-22 (KEY MAP 63)

- 12.4.22.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-22 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a single detached dwelling.

- 12.4.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-22 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

12.4.22.2.1 LOT DEPTH

Minimum 57 m (187 ft)

- 12.4.22.3 That all the provisions of the R1 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 19-2025)

12.4.23 **LOCATION: 584458 BEACHVILLE ROAD, PART LOT 10 CONCESSION BROKEN FRONT, R1-23 (KEY MAPS 13 & 22)**

- 12.4.23.1 Notwithstanding the *lot frontage* and *lot area* provisions of Section 12.2, no *person* shall within any R1-23 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;

- 12.4.23.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-23 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

12.4.23.2.1 *LOT AREA*

Minimum

Where sanitary sewers are not available

1,869 m² (20,117.75 ft²)

12.4.23.2.2 *LOT FRONTAGE*

Minimum

Where sanitary sewers are not available

nil

For the purpose of this By-law, the northern *lot line* will be the *front lot line*.

- 12.4.23.2.3 Notwithstanding any provisions of this By-law to the contrary, a *residential accessory building* shall be permitted in a front yard.

- 12.4.23.3 That all provisions of the R1 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 66-2025)