

18.1 USES PERMITTED

No *person* shall within any MR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the MR *uses* presented in Table 18.1:

TABLE 18.1: USES PERMITTED	
•	an assembly plant;
•	a <i>communications establishment</i> ;
•	a <i>contractor's shop</i> or yard;
•	a fabricating plant;
•	an industrial mall;
•	a manufacturing plant;
•	a packaging plant;
•	a <i>parking lot</i> ;
•	a printing plant;
•	a processing plant;
•	a <i>public garage</i> ;
•	a public <i>use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
•	a retail outlet, a wholesale outlet or a <i>business office accessory</i> to a permitted <i>use</i> ;
•	a <i>service shop</i> ;
•	a <i>warehouse</i> .
•	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 of this Zoning By-Law.

(Amended by By-Law 15-2009)

18.2 ZONE PROVISIONS

No *person* shall within any MR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 18.2

TABLE 18.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area , Minimum, where a <i>municipal sewage system</i> is not available	3,000 m² (32,293 ft ²)
Lot Area , Minimum, where served by a <i>municipal sewage system</i>	1,000 m² (10,764 ft ²)
Lot Frontage , Minimum	35 m (114.8 ft)
Lot Depth , Minimum	40 m (131.2 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	5 m (16.4 ft), 7.5 m (24.6 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) within a designated settlement, 26 m (85.3 ft) outside of a designated settlement.
Lot Coverage , Maximum	40%
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 6.30 of this Zoning By-Law.
Landscaped Open Space , Minimum	10%
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.
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 43-2023)

18.2.1 LOCATION OF NEW BUILDINGS OR STRUCTURES

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)* in accordance with Section 4.7 of this Zoning By-Law.

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

Buildings or structures hereafter erected within a Rural Cluster designation as listed in Section 4.7.2.1, shall be required to satisfy the 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 15-2009)

18.2.2 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front* and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for visitor *parking areas*.

18.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* provided that:

- 18.2.3.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;
- 18.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 18.2.3.3 such *open storage* does not cover more than 35% of the *lot area*;
- 18.2.3.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a permanent, opaque fence unpierced except for gates necessary for access; and
- 18.2.3.5 the fence described in the foregoing subsection is at least **1.5 m** in *height* from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section, and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;
- 18.2.3.6 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

18.2.4 ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE

Retail, wholesale or *business office* space *accessory* to a permitted industrial *use* shall occupy no more than 20 percent of the *gross floor area* of the main industrial *building* on the *lot*.

18.3 SPECIAL PROVISIONS**18.3.1 LOCATION: LOT 17, B.F. CONCESSION (WEST OXFORD); 'MR-1'**

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

18.3.1.1.1 RESIDENTIAL USES

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person*, employed on the *lot* on which such *dwelling* is located, and his family.

18.3.1.1.2 NON-RESIDENTIAL USES

a *farm* supplies, implement sales, and assembly operation.

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

18.3.1.2.1 RESIDENTIAL USES

That all the provisions of the 'R1' Zone in Section 12.2 to this Zoning By-Law shall apply, and further that all other provisions of this Zoning By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

18.3.1.2.2 NON-RESIDENTIAL USES

That all the provisions of the 'MR' Zone in Section 18.2 to this Zoning By-Law shall apply, and further that all other provisions of this Zoning By-Law Number that are consistent with the provisions contained in this by-law shall continue to apply *mutatis mutandis*.

18.3.2 LOCATION: LOT 7, CONCESSION 8 (DEREHAM); MR-2

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

processing, warehousing, storage and related office and retail *uses* for a nut, confectionery and baking supplies operation;

additional permitted *uses* shall include: retail sale of giftware, greeting cards and stationary, party and paper goods, natural food supplements, tourist souvenirs, fireworks and the *use* of vending machines for the sale of food to the public for immediate consumption. The sale of articles of clothing (except for souvenir t-shirts and sweatshirts) and any dolls or doll related items shall not be permitted. Additional permitted *uses* shall not collectively occupy more than 25% of the floor area of the *building* or *structure*.

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

18.3.2.2.1 that the *buildings* are located wholly within the area designated "Building Area" on Schedule "B-1";

18.3.2.2.2 that *landscaped open space* is provided wholly within the area designated "Landscaped open space" on Schedule "B-1". *Accessory buildings* and *structures* may be permitted in the "Landscaped open space" area on Schedule "B-1";

18.3.2.2.3 that a minimum of 240 *parking spaces*, each **3 m** (9.8 ft) x **6 m** (19.7 ft) are provided wholly within the area designated "Parking" on Schedule "B-1" at such time as the total Building Area is developed. A minimum of 90 *parking spaces* shall be provided in the first phase of development.

18.3.2.2.4 that a minimum of 20 *parking spaces* for buses are provided wholly within the area designated 'Parking' on Schedule "B-1";

18.3.2.2.5 that common vehicular access is provided to the development wholly within the areas defined as "Driveway Only" on Schedule "B-1";

18.3.2.2.6 that a loading space is provided wholly within the area designated "Loading Area" on Schedule "B-1";

18.3.2.2.7 that a planting strip is provided and maintained wholly within the area designated "Planting Strip" on Schedule "B-1";

18.3.2.2.8 HEIGHT OF BUILDING

Maximum 1 *storey*;

18.3.2.2.8.1 SPECIAL PROVISIONS - LANDS IN VICINITY OF TILLSONBURG REGIONAL AIRPORT:

In accordance with the provisions of subsection 6.13 hereof.

- 18.3.2.2.9 all other requirements in accordance with the provisions of this Zoning By-Law that are consistent with the provisions of subsection 18.3.2 contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Amended by By-Law 11-00 as amended by OMB Order 1124)

18.3.3 LOCATION: PART LOT 19, CONCESSION 2 (WEST OXFORD), MR-3

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

any *use* permitted in an AB Zone;
an assembly plant;
a fabricating plant;
a manufacturing plant;
a machine shop;
a processing plant;
a *public use*, in accordance with the provisions of Section 6.22 of this By-Law.
a retail outlet, a wholesale outlet or a *business office accessory* to a permitted *use*;
a *service shop*;
a *warehouse*.

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

- 18.3.3.2.1 That all the provisions of the MR Zone in Section 18.2 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 10-2005)

18.3.4 LOCATION: PART LOT 21, CONCESSION 11, MR-4

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

a *contractor's yard* limited to an exterior renovation/finishing business;
a *single detached dwelling* if *accessory* to a permitted *use* on the *lot*.

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

- 18.3.4.2.1 REAR YARD
- Minimum 4.6 m (15 ft)
- 18.3.4.2.2 INTERIOR SIDE YARD
- Minimum 4.6 m (15 ft)
- 18.3.4.2.3 PARKING
- Minimum 4 spaces
- 18.3.4.2.4 SIGNAGE
- No external display or advertising other than 1 sign with an area of **1 m²** (10.8 ft²).
- 18.3.4.2.5 OPEN STORAGE None
- 18.3.4.2.6 All other provisions of the MR Zone in Section 18.2 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 32-2009)

18.3.5 LOCATION: PART OF LOT 12, CONCESSION 4 (DEREHAM), MR-5 (KEY MAP 47)

- 18.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-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 18.1 to this Zoning By-Law;
an *accessory single detached dwelling*, if *accessory* to a permitted *use* on the *lot*.
- 18.3.5.2 That all of the provisions of the MR Zone in Section 18.2 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 31-2016)