

24.1 USES PERMITTED

No person shall within any I Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the I *uses* presented in Table 24.1:

TABLE 24.1: USES PERMITTED	
•	an administrative office of the <i>Corporation</i> , the <i>County</i> , the Province of Ontario or the Dominion of Canada;
•	a cemetery;
•	a community centre;
•	a <i>daycare centre</i> ;
•	a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> and if occupied by the owner or an employee of the institutional <i>use</i> on the <i>lot</i> ;
•	a <i>fraternal lodge</i> or <i>institutional hall</i> ;
•	a funeral home;
•	a <i>group home</i> , in accordance with the provisions of Section 6.12;
•	a <i>home occupation</i> in accordance with the provisions in Section 6.14;
•	a <i>long term care facility</i> ;
•	a <i>medical centre</i> ;
•	a <i>municipal yard</i> ;
•	a museum;
•	a <i>place of worship</i> ;
•	a <i>public</i> or <i>private school</i> ;
•	a public <i>use</i> in accordance with the provisions of Section 6.22;
•	a <i>public</i> or <i>private hospital</i> ;
•	a <i>public library</i> ;
•	a <i>single detached dwelling</i> if occupied by the owner or an employee of the institutional <i>use</i> on the <i>lot</i> .

(Amended by By-Law 67-99)

(Amended by By-Law 15-2009)

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

24.2 ZONE PROVISIONS

No person shall within any I Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 24.2. The *lot area* and *lot frontage* provisions for *single detached dwellings* in Table 24.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential *uses* in Table 24.2 when such *single detached dwelling* is located on the same *lot* with a permitted non-residential *use*.

TABLE 24.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	Non-Residential Uses
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i>	1 <i>dwelling</i>	Not Applicable
Lot Area, Minimum, where a <i>municipal sewage system</i> is not available	2,800 m ² (30,140 ft ²)	300 m ² (3,229 ft ²)	3,700 m ² (39,828 ft ²)
Lot Area, Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a <i>corner lot</i>	No Provision	2,000 m ² (21,528.5 ft ²)
Lot Frontage, Minimum, where a <i>municipal sewage system</i> is not available	30 m (98.4 ft)	No Provision	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>	No Provision	30 m (98.4 ft)
Lot Depth, Minimum, where a <i>municipal sewage system</i> is not available	No Provision	No Provision	92.5 m (303.f 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)	10 m (32.8 ft)	

TABLE 24.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	Non-Residential Uses
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).		7.5 m (24.6 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>		
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft), or in accordance with the provisions in Section 6.30 of this Zoning By-Law	
Landscaped Open Space, Minimum	No Provision	30% of <i>lot area</i>	
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)
 (Amended by By-Law 45-2025)
 (Amended by By-Law 12-2026)

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

24.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES

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*

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Separation Formula I (MDS I) in accordance with Section 4.7 or not further reduce an existing insufficient *setback* relative to MDS I, whichever is the lesser.

Existing dwellings, buildings or structures located outside of a designated settlement, as listed in Section 4.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 4.7 of this Zoning By-Law, or not further reduce an existing insufficient *setback* relative to MDS I, whichever is the lesser.

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

24.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

(Deleted by By-Law 43-2023)

24.4 SPECIAL PROVISIONS

24.4.1 LOCATION: LOT 21, CONCESSION 1 (WEST OXFORD) I-1

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

24.4.2 LOCATION: LOT 3, CONCESSION BROKEN FRONT (WEST OXFORD), I-2

24.4.2.1 Notwithstanding Section 24.1, no *person* shall within any I-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a cemetery.

24.4.2.2 That all the provisions in Section 24.2 and all other relevant provisions contained in this Zoning By-Law Number shall continue to apply *mutatis mutandis*.

24.4.3 LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), I-3

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

24.4.4 LOCATION: PART LOT 20, CONCESSION 4 (DEREHAM), I-4

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

all *uses* permitted in Section 24.1 to this Zoning By-Law.

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

24.4.4.2.1 LOT DEPTH

Minimum 48.1 m (157.8 ft)

24.4.4.2.2 All other provisions of the I Zone in Section 24.2 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 10-2008)

24.4.5 LOCATION: PART LOT 10, CONCESSION 5, I-5

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

a private school.

24.4.5.2 All other provisions of the I Zone in Section 24.2 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 19-2009, as approved by OMB File PL090185)

(Replaced by By-Law 66-2015)

24.4.6 LOCATION: MOUNT ELGIN, CORNER OF PLANK LINE AND MOUNT ELGIN ROAD, I-6

24.4.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any I-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 24.1 to this Zoning By-Law.

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

24.4.6.3 LOT AREA

Minimum 1450.0 m² (15608.2 ft²)

24.4.6.4 LOT FRONTAGE

Minimum **36.0 m** (118.1 ft)

24.4.6.5 LOT DEPTH

Minimum **55.0 m** (180.45 ft)

24.4.6.6 INTERIOR SIDE YARD

Minimum **6 m** (19.7 ft)

24.4.6.7 PARKING SPACES

Minimum 32

24.4.6.8 All other provisions of the I Zone in Section 24.4 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 55-2011)

24.4.7 LOCATION: PART LOTS 11 AND 12, CONCESSION 5 (DEREHAM), I-7 (KEY MAP 66)

24.4.7.1 No *person* shall within any I-7 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 24.1 of this By-Law;
a parking lot.

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

24.4.7.2.1 LOT AREA

Minimum **1,200 m²** (12,916 ft²)

24.4.7.3 That all of the provisions of the I Zone in Section 24.2 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 10-2025)