

7.1 USES PERMITTED

No *person* shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* presented in Table 7.1:

TABLE 7.1: USES PERMITTED	
•	<i>an additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 6.4;
•	<i>a communications structure</i> ;
•	<i>a conservation project</i> ;
•	<i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
•	<i>a farm</i> , but does not include a <i>regulated farm</i> as defined in this Zoning By-Law;
•	<i>a garden suite</i> , in accordance with the provisions of Section 6.9;
•	<i>a group home</i> , in accordance with the provisions of Section 6.12;
•	<i>a home occupation</i> , in accordance with the provisions of Section 6.14;
•	<i>an oil or gas well</i> ;
•	<i>an on-farm composting facility</i> ;
•	<i>an on-farm diversified use</i> , in accordance with the provisions of Section 6.18;
•	<i>a public use</i> , in accordance with Section 6.22;
•	<i>a seasonal fruit, vegetable, flower or farm produce sales outlet</i> , provided the produce is the product of the <i>farm</i> on which the outlet is located;
•	<i>a single detached dwelling</i> if <i>accessory to a farm</i> ;
•	<i>a topsoil or peat extraction operation</i> in accordance with the provisions of Section 6.31;
•	<i>a wayside sand and gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 6.33.

(Amended by By-Law 56-2003)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

(Amended by By-Law 43-2023)

7.2 ZONE PROVISIONS

No person shall within any A1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area, Minimum	Existing at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i> .		
Number of Nutrient Units, Maximum	2.5 Nutrient Units per Tillable Hectare (1 Nutrient Unit per Tillable Acre).		
Lot Frontage, Minimum	Existing at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i> .		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	5 m (16.4 ft)	10 m (32.8 ft)
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	Greater of 10 m (32.8 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front</i> or <i>exterior side yard</i> measure determined through the application of the MDS II.	21 m (68.9 ft)	
Setback, Minimum distance from the property boundary of Highway 401	14 m (45.9 ft) except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft)		

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Height of Building, Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 6.30 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 36-2007)
 (Amended by By-Law 15-2009)

7.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARNs AND STRUCTURES

In addition to the minimum yard and setback requirements contained in Table 7.2 above, agricultural *buildings* and *structures* hereafter erected, altered and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law.

(Amended by By-Law 67-99)
 (Amended by By-Law 39-2003)
 (Amended by By-Law 36-2007)

7.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum yard and setback requirements contained in Table 7.2 above, manure storage structures erected, or altered shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 4.7 of this Zoning By-Law

(Amended by By-Law 67-99)
 (Amended by By-Law 39-2003)
 (Amended by By-Law 36-2007)

7.2.3 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

(Deleted by By-Law 43-2023)

7.2.4 LOCATION OF NEW ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New accessory *dwellings*, *additional residential units*, *garden suites*, and temporary *dwellings*, 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 *MDS I setback*.

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

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

7.2.5

(Deleted by By-Law 67-99)

7.2.6 REQUIREMENTS FOR ON-FARM COMPOSTING FACILITY

The following additional provisions apply to *on-farm composting facilities*:

- 7.2.6.1 The facility will require a concrete floor with run-off containment , solid walls not less than **1.5 m** (4.9 ft) in *height* consisting of a closed wooden, metal and/or concrete wall consisting of a closed wooden, metal and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials.
- 7.2.6.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities erected or altered* shall meet the application of Minimum Distance Separation requirements determined through the application of the *Minimum Distance Separation Formula II (MDS II)* or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or uncovered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;
- 7.2.6.3 The facility shall require engineered drawings submitted at the time of application for building permit;
- 7.2.6.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Amended by By-Law 15-2009)

7.2.7**7.2.8**

7.2.9 REQUIREMENTS FOR AN OIL OR GAS WELL

No gas or oil well or any drilling in connection therewith, or storage tank, or other *accessory use* in connection with the foregoing shall be located closer than **75 m** (246 ft) to any Residential Zone or to any *building* in an adjacent *lot*.

(Added by By-Law 56-2003)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

7.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A1-C)

An *existing converted dwelling* containing up to two *dwelling units* is permitted within a *single detached dwelling* on A1-C zoned *lots*.

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

7.3.1 LOCATION: PART LOT 15, CONCESSION 10 (DEREHAM), A1-C-1

7.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-C-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 7.1 to this Zoning By-Law.

7.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-C-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.1.2.1 CONVERTED DWELLING – MAXIMUM DWELLING SIZE

The second *dwelling* unit shall have a maximum gross floor area of **150 m²** (1614.6 ft²).

7.3.1.2.2 That all the provisions of the A1 Zone in Section 7.2 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 25-2004)

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

7.4 SPECIAL PROVISIONS7.4.1 LOCATION: PART LOT 24, CONCESSION BROKEN FRONT (WEST OXFORD); A1-1

7.4.1.1 Notwithstanding Section 7.1, lands within the A1-1 zone shall be used for the following purpose:

any railway *use* as permitted under the Railway Act.

7.4.1.2 All other provisions of Section 7.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

7.4.2 LOCATION: PART LOT 13, CONCESSION 3 (WEST OXFORD) FOLDENS, A1-2

7.4.2.1 Notwithstanding Section 7.1, no *person* shall within any A1-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law, except a *single detached dwelling* as defined in this Zoning By-Law.

7.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-2 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provision:

7.4.2.2.1 LOT AREA

Minimum **2 ha** (4.94 acres)

7.4.2.2.2 That all the provisions of the A1 Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of By-Law Number 25-98, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Amended by By-Law 07-2005)

7.4.3 LOCATION: PART LOTS 25 & 26, CONCESSION 11 (DEREHAM), A1-3

7.4.3.1 Notwithstanding Section 7.1, no *person* shall within any A1-3 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;

(Amended by By-Law 36-2007)

7.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-3 zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

Minimum 12 ha (29.7 ac)

For the purpose of this Zoning By-Law, *lot area* shall be defined as all those lands zoned A1-3.

7.4.3.2.1 LOT AREA

Minimum 12 ha (29.7 ac)

For the purpose of this Zoning By-Law, *lot area* shall be defined as all those lands zoned A1-3.

7.4.3.2.2 SPECIAL PROVISIONS FOR ACCESSORY SINGLE DETACHED DWELLING:

Prior to the issuance of a building permit by the *Corporation* for the *accessory single detached dwelling*, a certificate of occupancy issued by the *Corporation* shall be required indicating that a minimum of **110 m²** (1184.1 ft²) of ground floor area of a *building* containing a *farm use* has been provided.

7.4.3.2.3 That all other provisions in Section 7.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply mutatis mutandis.

7.4.4 LOCATION: PART LOT 8, CONCESSION 4 (WEST OXFORD); A1-4

7.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a communications structure;
a farm, limited to field crops and excluding any *buildings* or *structures*.

7.4.4.2 That all the provisions in Section 7.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply mutatis mutandis.

7.4.5 LOCATION: PART LOT 10, CONCESSION 4 (DEREHAM), A1-5

7.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of the By-Law.

7.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.5.2.1 LOT AREA

Minimum 4 ha (9.8 acres)

7.4.5.2.2 That all the provisions of the A1 Zone in Section 7.2 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 15-99)

7.4.6 LOCATION: PART LOT 5, CONCESSION 8 (DEREHAM), A1-6

7.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

7.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.6.2.1 LOT AREA

Minimum 1.8 ha (4.4 ac)

7.4.6.2.2 That all the provisions of the A1 Zone in Section 7.2 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 29-2003)

7.4.7 LOCATION: PART LOT 3, BROKEN FRONT CONCESSION (WEST OXFORD), A1-7

7.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;

7.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.7.2.1 LOT AREA

Minimum 7 ha (17.3 ac)

7.4.7.2.2 LOT FRONTAGE

Minimum **40 m** (131.23 ft)

7.4.7.2.3 That all the provisions of the A1 Zone in Section 7.2 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 42-2003)

(Amended by By-Law 55-2014)

7.4.8 LOCATION: PART LOT 7, BROKEN FRONT CONCESSION (WEST OXFORD); A1-87.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
a *single detached dwelling*.

7.4.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.8.2.1 LOT AREA

Minimum **2.4 ha** (5.9 ac)

7.4.8.2.2 LOT FRONTAGE

Minimum **95 m** (311.7 ft)

7.4.8.2.3 That all the provisions of the A1 Zone in Section 7.2 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 02-2005)

(Amended by By-Law 15-2009)

7.4.9 LOCATION: PART LOT 10, CONCESSION 5 (DEREHAM); A1-97.4.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this Zoning By-Law;
a *garden suite*.

7.4.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.9.2.1 LOT FRONTAGE

Minimum 168 m (551.2 ft)

7.4.9.2.2 LOT AREA

Minimum 1.8 ha (4.4 ac)

7.4.9.2.3 TIME PERIOD FOR A GARDEN SUITE

Maximum October 7th, 2014 to October 7th, 2024

7.4.9.2.3.1 GROSS FLOOR AREA FOR A GARDEN SUITE

Maximum 75 m² (807 ft²)

7.4.9.2.3.2 The *garden suite* shall be removed from the lands at the conclusion of the ten (10) year period unless a request for a time extension is submitted to and approved by the *Council*, pursuant to Section 39 of the Planning Act, RSO 1990, as amended.

7.4.9.2.4 That all the provisions of the A1 Zone in Section 7.4 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 34-2005)

(Amended by By-Law 58-2014)

7.4.10 LOCATION: PART LOTS 10 AND 11, CONCESSION 4 (DEREHAM), A1-10

7.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this Zoning By-Law.

7.4.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.10.2.1 LOT FRONTAGE

Minimum 65 m (213.2 ft)

7.4.10.2.2 LOT AREA

Minimum **6 ha** (14.8 ac)

7.4.10.2.3 That all the provisions of the A1 Zone in Section 7.2 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 41-2005)

7.4.11 LOCATION: PART LOT 22, CONCESSION 2 (DEREHAM), A1-11

7.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

7.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.11.2.1 LOT FRONTAGE

Minimum **215 m** (705.4 ft)

7.4.11.2.2 LOT AREA

Minimum **1.7 ha** (4.2 ac)

7.4.11.2.3 REAR YARD

Minimum depth for *existing* drive-shed **0.3 m** (1ft)

7.4.11.2.4 INTERIOR SIDE YARD

Minimum width for *existing* drive-shed **3 m** (9.8 ft)

7.4.11.2.5 That all the provisions of the A1 Zone in Section 7.2 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 12-2006)

7.4.12 LOCATION: PART LOT 22, CONCESSION 10 (DEREHAM) AND PART LOTS 79 AND 80, PLAN 66 (BROWNSVILLE), A1-12

7.4.12.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.12.1.1 LOT AREA

Minimum	1.7 ha (4.20 ac)
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7.4.12.1.2 That all the provisions of the A1 Zone in Section 7.4 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 26-2007)

7.4.13 LOCATION: PART LOT 8, BROKEN FRONT CONCESSION (WEST OXFORD), A1-13

7.4.13.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

a farm, excluding any *buildings* or *structures*.

7.4.13.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.13.2.1 LOT AREA

Minimum	2.5 ha (6 ac)
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7.4.13.2.2 LOT FRONTAGE

Minimum	Nil
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7.4.13.2.3 All other provisions of the A1 Zone in Section 7.2 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)

7.4.14 LOCATION: PART LOT 1, CONCESSION 7 (DEREHAM), A1-14

- 7.4.14.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

- 7.4.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 7.4.14.2.1 LOT AREA

Minimum **1.5 ha** (3.7 ac)

- 7.4.14.2.2 All other provisions of the A1 Zone in Section 7.2 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 09-2009)

7.4.15 LOCATION: PART LOT 10, CONCESSION 5, (DEREHAM), A1-15

- 7.4.15.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

All *uses* permitted in Section 7.1 to this By-Law.

- 7.4.15.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 7.4.15.2.1 LOT AREA

Minimum **14 ha** (36 ac)

- 7.4.15.2.2 LOT FRONTAGE

Minimum **588 m** (1,929 ft)

- 7.4.15.2.2 All other provisions of the A1 Zone in Section 7.4 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 40-2010)

7.4.16 LOCATION: PART LOT 7, CONCESSION 5 (DEREHAM), A1-16C (KEY MAP 44)

- 7.4.16.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-16C Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a converted dwelling;
a home occupation located in an existing accessory structure;
a single detached dwelling.

- 7.4.16.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-16C Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.16.2.1 SPECIAL PROVISIONS FOR *HOME OCCUPATIONS*

Maximum Gross Floor Area **170 m²** (1,830 ft²)

- 7.4.16.3 That all the provisions of the A1 Zone in Section 7.2 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 78-2021)

7.4.17 LOCATION: PART LOT 16, CONCESSION 5 (DEREHAM) A1-17 (KEY MAP 48)

- 7.4.17.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A1-17 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 7.1 of this By-law;
an on-farm diversified use for a commercial kitchen facility, approximately 29 m² (310 ft²) in size.

- 7.4.17.2 That all the other provisions of the A1 Zone in Section 7.2 to the Zoning Bylaw, 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 49-2022)