

11.1 USES PERMITTED

No *person* shall within any RE Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RE *uses* presented in Table 11.1:

TABLE 11.1: 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 two <i>dwelling units</i> ;
•	a <i>garden suite</i> , in accordance with the provisions of Section 6.9;
•	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> ;
•	a <i>wayside sand</i> or <i>gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 6.33.

(Amended by By-Law 43-2023)

11.2 ZONE PROVISIONS

No *person* shall within any RE Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 11.2:

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	Existing at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i>
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	10 m (32.8 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	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).
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	26 m (85.3 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 45-2025)

11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RE-C)

(Deleted by By-Law 43-2023)

11.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (RE-G)

(Added by By-Law 15-2009)

(Deleted by By-Law 43-2023)

11.5 SPECIAL PROVISIONS11.5.1 LOCATION: PART LOT 8, CONCESSION 7 (DEREHAM), RE-1

- 11.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-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 11.1 to this Zoning By-Law;
an *animal kennel*.

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

(Amended by By-Law 37-2003)

- 11.5.1.2.1 NUMBER OF ANIMALS

Maximum 4 adult animals

- 11.5.1.2.2 That all the provisions of the RE Zone in Section 11.2 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 37-2003)

11.5.2 LOCATION: PART LOT 13, CONCESSION 2 (DEREHAM), RE-G1 (KEY MAP 40)

- 11.5.2.1 No *person* shall within any RE-G1 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this By-Law;
a *garden suite*

- 11.5.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-G1 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 11.5.2.2.1 TIME PERIOD FOR A *GARDEN SUITE*

Maximum July 11, 2017 to July 11, 2022

- 11.5.2.2.2 The *garden suite* shall be removed from the lands at the conclusion of the five (5) 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.

- 11.5.2.2.3 That all of the provisions of the RE Zone in Section 11.2 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 39-2017)

11.5.3 LOCATION: PART LOT 16, CONCESSION 4 (WEST OXFORD), RE-3T (KEY MAP 37)

- 11.5.3.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-3T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 6.9.

11.5.3.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-3T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.3.2.2 SPECIAL PROVISIONS FOR A GARDEN SUITE

11.5.3.2.2.1 GROUND FLOOR AREA

Maximum **111 m²** (1,200 ft²)

11.5.3.2.2.2 TIME PERIOD

Maximum February 19, 2019 to February 19, 2029

11.5.3.3 All of the other provisions of the RE Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 21-2019)