

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 4364

A By-Law to amend Zoning By-Law Number 3295, as amended.

WHEREAS the Municipal Council of the Corporation of the Town of Tillsonburg deems it advisable to amend By-Law Number 3295, as amended.

THEREFORE, the Municipal Council of the Corporation of the Town of Tillsonburg, enacts as follows:

- 1. That Schedule "A" to By-Law Number 3295, as amended, is hereby amended by changing to 'R2-20 (H)', 'R2-21(H)', 'R3-16(H)', 'FD', 'OS1' & 'OS2' the zone symbol of the lands so designated "R2-20 (H)", 'R2-21(H)', 'R3-16(H)', 'FD', 'OS1' & 'OS2' on Schedule "A" attached hereto.
- 2. That Section 7.5 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:

"7.5.20 LOCATION: PART LOT 72, PLAN 500, SOUTH SIDE OF NORTH STREET EAST– NORTHCREST ESTATES, R2-20 (H) (KEY MAP 8)

7.5.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-20 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 7.1.

7.5.20.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-20 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.20.2.1 LOT COVERAGE

Maximum 55 %

7.5.20.2.2 INTERIOR SIDE YARD WIDTH

Minimum 1.2 m (3.9 ft)

7.5.20.2.3 EXTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.76 ft)

7.5.20.2.4 PERMITTED PROJECTIONS & ENCROACHMENTS FOR COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R2-20 Zone may project 3.0 m (9.8 ft) into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than 4.5 m (14.7 ft).

7.5.20.3 That all of the provisions of the R2 Zone in Section 7.2 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*."

- 3. That Section 7.5 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:

"7.5.21 LOCATION: PART LOT 72, LOT 72A, PLAN 500, SOUTH SIDE OF NORTH STREET EAST– NORTHCREST ESTATES, R2-21 (H) (KEY MAP 8)

7.5.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-21 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 7.1.

- 7.5.21.2

Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-21 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:
- 7.5.21.2.1

LOT COVERAGE

Maximum55%

7.5.21.2.2

REAR YARD DEPTH

Minimum6.0 m (19.69 ft)

7.5.21.2.3

EXTERIOR SIDE YARD WIDTH

Minimum4.5 m (14.76 ft)

7.5.21.2.4

INTERIOR SIDE YARD WIDTH

Minimum1.2 m (3.9 ft)

7.5.21.2.5

PERMITTED PROJECTIONS & ENCROACHMENTS FOR COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R2-21 Zone may project **3.0 m** (9.8 ft) into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3.0 m** (9.8 ft).

7.5.21.3

That all of the provisions of the R2 Zone in Section 7.2 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.”
4.

That Section 8.6 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:
- “8.6.16

LOCATION: PART LOT 72, LOT 72A, PLAN 500, SOUTH SIDE OF NORTH STREET EAST– NORTHCREST ESTATES, R3-16 (H) (KEY MAP 8)

8.6.16.1

Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:

a *street-fronting townhouse dwelling*;
a *converted dwelling*, containing not more than 4 *dwelling units*;
a *home occupation*;

8.6.16.2

Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.16.2.1

LOT COVERAGE

Maximum55 %

8.6.16.2.2

LOT FRONTAGE FOR INTERIOR UNIT

Minimum6.0 m (19.69 ft)

8.6.16.2.3

LOT FRONTAGE FOR END UNIT

Minimum7.6 m (24.9 ft)

8.6.16.2.4

LOT AREA FOR INTERIOR UNIT

Minimum190 m² (2045 ft²)

- 8.6.16.2.5

LOT AREA FOR END UNIT

Minimum235 m² (2529 ft²)
- 8.6.16.2.6

EXTERIOR SIDE YARD WIDTH

Minimum4.5 m (14.76 ft)
- 8.6.16.2.7

REAR YARD DEPTH

Minimum6.0 m (19.69 ft)
- 8.6.16.2.8

PERMITTED PROJECTIONS & ENCROACHMENTS FOR COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R3-16 Zone may project **3.0 m** (9.8 ft) into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3.0 m** (9.8 ft).
- 8.6.16.2.9

FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.
- 8.6.16.3

That all of the provisions of the R3 Zone in Section 8.2 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.”
5.

This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 9th day of December, 2019.

READ a third time and finally passed this 9th day of December, 2019.

MAYOR – Stephen Molnar

TOWN CLERK – Donna Wilson