

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2021-____

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 'RM-7' the zone symbols of the lands so designated 'RM-7' on Schedule "A" attached hereto.
2. That Section 9.5 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

"9.5.7 **LOCATION: BLOCKS 21-24, PLAN M-155, DAISY COURT & DAFFODIL DRIVE, WEST SIDE OF QUARTER TOWN LINE, NORTH SIDE OF TRILLIUM DRIVE, SOUTH SIDE OF SOUTHRIDGE ROAD, RM-7**
(KEY MAP 1)

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

All uses *permitted* in Table 9.1;

An automated teller;

A *convenience store*;

A *day care centre*;

A *dry cleaning depot*;

An *eating establishment*, excluding a drive through facility;

A *fitness club*;

A *personal service establishment*;

A postal outlet;

A *public library*;

A public use, in accordance with the provisions of Section 5.27 of this By-Law;

A *studio*.

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

9.5.7.2.1 LOT FRONTAGE

For the purpose of interpreting this By-Law, the lot frontage for lands within the RM-7 zone shall be considered the easterly lot line adjacent to Quarter Town Line.

9.5.7.2.2 FRONT YARD DEPTH

Minimum **5.9 m (19.3 ft)**

9.5.7.2.3 NUMBER OF DWELLING UNITS

Maximum 104

9.5.7.2.4 NUMBER OF DWELLING UNITS PER BUILDING

Maximum *12 dwelling units per building*

9.5.7.2.5 BUILDING HEIGHT

Maximum **12 m (39.4 ft)**

9.5.7.2.6 INTERIOR SIDE YARD WIDTH

Minimum **3 m (9.8 ft)**

9.5.7.2.7 REAR YARD DEPTH

Minimum **10 m (32.8 ft)**

9.5.7.2.8 INTERIOR SIDE YARD WIDTH

Minimum **3 m (9.8 ft)**

9.5.7.2.9 For the purpose of interpreting this By-Law, *Multiple unit dwellings* and *street fronting townhouses*, and non-residential *buildings* in the RM-7 zone may front on a private *street*.

9.5.7.2.10 Notwithstanding any provisions of this By-Law to the contrary, the provisions of Section 9.2.1 shall not apply to lands zoned RM-7.

9.5.7.2.11 PARKING REQUIREMENTS

In accordance with Section 5.24 of this Zoning By-Law.

9.5.7.3 PHASED REGISTRATION OF CONDOMINIUMS

Internal *lot lines* created by phased registration of a plan of condominium shall not be construed to be *lot lines* for the purpose of zoning regulations provided that all such regulations as they apply to the whole of the *lot existing* prior to any condominium plan registration are observed.

9.5.7.4 That all of the provisions of the RM Zone in Section 9.2 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. 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 25th day of JANUARY, 2021.

READ A THIRD AND FINAL TIME AND PASSED THIS 25th day of JANUARY, 2021.

MAYOR – Stephen Molnar

TOWN CLERK - Michelle Smibert