

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 Section 14.5.11 to By-Law Number 3295, as amended, is hereby deleted and replaced with the following:

“14.5.11 **LOCATION: PART LOT 31, PLAN 1653, PART 2, 41R-9189, SOUTHEAST CORNER OF SIMCOE AND GOSHEN STREET, SC-11 (KEY MAP 32)**

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

All uses permitted in Table 14.1;
A printing shop within the existing restaurant/tavern building;
A retail store.

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

- 14.5.11.2.1 PRINTING SHOP FLOOR SPACE

Total maximum gross floor area of a printing shop located in an existing restaurant/ tavern building is **106.8 m²** (1,150 ft²).

- 14.5.11.3 That all of the provisions of the SC Zone in Section 14.2 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*.”

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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