

THE CORPORATION OF THE TOWN OF TILLSONBURG
BY-LAW 2022-____

A By-Law to amend Zoning By-Law Number 3295, as amended. (ZN 7-21-12)

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 further amended by changing to 'R2', 'R2-31 (H)', 'R3-23 (H)' & 'R3-24 (H)' the zone symbols of the lands so designated 'R2', 'R2-31 (H)', 'R3-23 (H)' & 'R3-24 (H)' 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 subsection at the end thereof:

"7.5.31 **LOCATION: LOT 24, PLAN 1653, PARTS 4, 5, 6 OF 41R-8458, SOUTHWEST CORNER OF POTTERS ROAD AND WEST TOWN LINE— R2-31 (H) (KEY MAP 31)**

7.5.31.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-31 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.

7.5.31.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-31 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.31.2.1 LOT DEPTH

Minimum	28.5 m (93.5 ft)
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7.5.31.2.2 LOT FRONTAGE, CORNER LOT

Minimum	10 m (32.8 ft)
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7.5.31.2.3 LOT COVERAGE

Maximum	60 %
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7.5.31.2.4 EXTERIOR SIDE YARD WIDTH

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| | Minimum | 3 m (9.8 ft) |
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- 7.5.31.2.5 INTERIOR SIDE YARD WIDTH
- | | | |
|--|---------|-----------------------|
| | Minimum | 1.2 m (3.9 ft) |
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- 7.5.31.2.6 REAR YARD DEPTH
- | | | |
|--|---------|--------------------|
| | Minimum | 7 m (23 ft) |
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- 7.5.31.2.7 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 R2-31 Zone may project **2 m** (6.5 ft) into any *required yard*. In no circumstance shall the minimum setback between the projection and *front* or *exterior lot line* be less than **2 m** (6.5 ft).
- 7.5.31.3 HOLDING ZONE PROVISIONS
- 7.5.31.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE
- None
- 7.5.31.3.2 REMOVAL OF HOLDING ZONE
- The Holding Zone, as identified by the “(H)” symbol, shall not be removed from the subject lands until appropriate development agreements have been executed between the applicant and the Town of Tillsonburg. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.
- 7.5.31.4 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 8.6 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:
- “8.6.23 **LOCATION: LOT 24, PLAN 1653, PARTS 4, 5, 6 OF 41R-8458, SOUTHWEST CORNER OF POTTERS ROAD AND WEST TOWN LINE– R3-23 (H) (KEY MAP 31)**
- 8.6.23.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-23 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:
- All uses permitted* in Table 8.1.

8.6.23.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-23 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.23.2.1 LOT DEPTH

Minimum **28.5 m (93.5 ft)**

8.6.23.2.2 LOT AREA, INTERIOR UNIT

Minimum **210 m² (2,260 ft²)**

8.6.23.2.3 LOT AREA, END UNIT

Minimum **260 m² (2,798 ft²)**

8.6.23.2.4 LOT AREA, END UNIT ON A CORNER LOT

Minimum **290 m² (3,121ft²)**

8.6.23.2.5 LOT FRONTAGE, CORNER LOT

Minimum **10.2 m (33.4 ft)**

8.6.23.2.6 LOT FRONTAGE, INTERIOR UNIT

Minimum **7.2 m (23.6 ft)**

8.6.23.2.7 LOT FRONTAGE, END UNIT

Minimum **8.7 m (28.5 ft)**

8.6.23.2.8 LOT COVERAGE

Maximum **60 %**

8.6.23.2.9 FRONT YARD DEPTH

Minimum **5.5 m (18 ft)**

8.6.23.2.10 EXTERIOR SIDE YARD WIDTH

Minimum **3 m (9.8 ft)**

8.6.23.2.11 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

- 8.6.23.2.12 REAR YARD DEPTH
- Minimum **5.5 m (18 ft)**
- 8.6.23.2.13 AMENITY AREA
- Minimum **41 m² (441.3 ft)**
- 8.6.23.2.14 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 R3-23 Zone may project **3 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 **2 m (6.5 ft)**.
- 8.6.23.3 HOLDING ZONE PROVISIONS
- 8.6.23.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE
- None
- 8.6.23.3.2 REMOVAL OF HOLDING ZONE
- The Holding Zone, as identified by the “(H)” symbol, shall not be removed from the subject lands until appropriate development agreements have been executed between the applicant and the Town of Tillsonburg. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.
- 8.6.23.4 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*.”
4. That Section 8.6 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:
- “8.6.24 **LOCATION: LOT 24, PLAN 1653, PARTS 4, 5, 6 OF 41R-8458, SOUTHWEST CORNER OF POTTERS ROAD AND WEST TOWN LINE– R3-24 (H) (KEY MAP 31)**
- 8.6.24.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-24 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All uses permitted in Table 8.1.

8.6.24.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-23 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.24.2.1	LOT DEPTH	
	Minimum	28.5 m (93.5 ft)
8.6.24.2.2	LOT AREA, INTERIOR UNIT	
	Minimum	210 m² (2,260 ft²)
8.6.24.2.3	LOT AREA, END UNIT	
	Minimum	260 m² (2,798 ft²)
8.6.24.2.4	LOT AREA, END UNIT ON A CORNER LOT	
	Minimum	290 m² (3,121ft²)
8.6.24.2.5	LOT FRONTAGE, CORNER LOT	
	Minimum	10.2 m (33.4 ft)
8.6.24.2.6	LOT FRONTAGE, INTERIOR UNIT	
	Minimum	7.2 m (23.6 ft)
8.6.24.2.7	LOT FRONTAGE, END UNIT	
	Minimum	8.7 m (28.5 ft)
8.6.24.2.8	LOT COVERAGE	
	Maximum	60 %
8.6.24.2.9	FRONT YARD DEPTH	
	Minimum	5.5 m (18 ft)
8.6.24.2.10	EXTERIOR SIDE YARD WIDTH	
	Minimum	3 m (9.8 ft)
8.6.24.2.11	INTERIOR SIDE YARD WIDTH	
	Minimum	1.2 m (3.9 ft)
8.6.24.2.12	REAR YARD DEPTH	

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| | Minimum | 6.5 m (21.3 ft) |
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- 8.6.24.2.13 AMENITY AREA
- | | | |
|--|---------|------------------------------------|
| | Minimum | 41 m² (441.3 ft) |
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- 8.6.24.2.14 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 R3-24 Zone may project **3 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 **2 m** (6.5 ft).
- 8.6.24.3 HOLDING ZONE PROVISIONS
- 8.6.24.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE
- None
- 8.6.24.3.2 REMOVAL OF HOLDING ZONE
- The Holding Zone, as identified by the “(H)” symbol, shall not be removed from the subject lands until appropriate development agreements have been executed between the applicant and the Town of Tillsonburg. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.
- 8.6.24.4 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 27TH DAY OF JUNE, 2022.

READ A THIRD AND FINAL TIME AND PASSED THIS 27TH DAY OF JUNE, 2022.

MAYOR – Stephen Molnar

CLERK – Michelle Smibert