

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2023-055

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 further amended by changing to 'R1', 'R1A-27(H)', 'R2-32 (H)', 'R3-27 (H)', 'RM-10 (H)', 'OS1' & 'OS2' the zone symbols of the lands so designated 'R1', 'R1A-27(H)', 'R2-32 (H)', 'R3-27 (H)', 'RM-10 (H)', 'OS1' & 'OS2' on Schedule "A" attached hereto.
2. That Section 6.5 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:

“6.5.27 LOCATION: BLOCKS 18-21, PLAN 41M-148, PART LOT 6 CON 10 (DEREHAM), R1A-27(H) (KEY MAP 3)

6.5.27.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-27 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 6.1;
an additional residential unit, within a *single detached dwelling*.

6.5.27.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-27 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.27.2.1 LOT COVERAGE

Maximum **45 %**

6.5.27.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

6.5.27.2.3 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT

6.5.27.2.3.1 PARKING

A minimum of one parking space shall be provided and maintained for the sole use of the occupant of the ARU. Such parking may be provided as a tandem space.

6.5.27.3 That all of the provisions of the R1A Zone in Section 6.2 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 section at the end thereof:

“7.5.32 LOCATION: BLOCKS 18-21, PLAN 41M-148, PART LOT 6 CON 10 (DEREHAM), R2-32(H) (KEY MAP 3)

- 7.5.32.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-32 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;
an additional residential unit, within a single detached dwelling, duplex dwelling, or semi-detached dwelling.

- 7.5.32.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-32 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

- 7.5.32.2.1 LOT COVERAGE

Maximum 55 %

- 7.5.32.2.2 INTERIOR SIDE YARD WIDTH

Minimum 1.2 m (3.9 ft)

- 7.5.32.2.3 EXTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.76 ft)

- 7.5.32.2.4 REAR YARD DEPTH

Minimum 6.0 m (19.69 ft)

- 7.5.32.2.5 PERMITTED PROJECTIONS & ENCROACHMENTS FOR UNCOVERED & COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, uncovered and covered decks, patios and porches within any R2-32 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).

- 7.5.32.2.6 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU)

- 7.5.32.2.6.1 PARKING

A minimum of one parking space shall be provided and maintained for the sole use of the occupant of the ARU. Such parking may be provided as a tandem space.

- 7.5.32.3 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 subsection at the end thereof:

“8.6.27 **LOCATION: BLOCKS 18-21, PLAN 41M-148, PART LOT 6 CON 10 (DEREHAM), R3-27(H) (KEY MAP 3)**

8.6.27.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-27 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 multiple unit dwelling, containing not more than 4 dwelling units;
a home occupation.

8.6.27.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-27 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.27.2.1 LOT COVERAGE

Maximum **55 %**

8.6.27.2.2 LOT FRONTAGE FOR INTERIOR UNIT

Minimum **6.0 m (19.69 ft)**

8.6.27.2.3 LOT FRONTAGE FOR END UNIT

Minimum **7.6 m (24.9 ft)**

8.6.27.2.4 LOT AREA FOR INTERIOR UNIT

Minimum **190 m² (2045 ft²)**

8.6.27.2.5 LOT AREA FOR END UNIT

Minimum **235 m² (2529 ft²)**

8.6.27.2.6 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

8.6.27.2.7 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

8.6.27.2.8 PERMITTED PROJECTIONS & ENCROACHMENTS FOR UNCOVERED & COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, uncovered & covered decks, patios and porches within any R3-27 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 m** (9.8 ft).

8.6.27.2.9 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*.

8.6.27.2.10 DRIVEWAY WIDTH

Notwithstanding Section 5.24.1.7.3 of this By-Law, for *street-fronting townhouse dwellings*, a maximum of 84% of either the area of the *front yard* or *lot frontage*, or the area or width of the *exterior side yard*, may be occupied by a *driveway* or *parking area*.

8.6.27.3 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. That Section 9.5 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

"9.5.10 **LOCATION: BLOCKS 18-21, PLAN 41M-148, PART LOT 6 CON 10 (DEREHAM), RM-10(H) (KEY MAP 3)**

9.5.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-10 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.

9.5.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-10 Zone *use any lot*, or *erect, alter*, or *use any building or structure* for any purpose except in accordance with the following provisions:

9.5.10.2.1 FRONT YARD DEPTH

Minimum **3.0 m** (9.8 ft)

9.5.10.2.2 REAR YARD DEPTH

Minimum **3 m** (9.8 ft)

9.5.10.2.3 LANDSCAPED OPEN SPACE

Minimum **28%**

9.5.10.2.4 DISTANCE BETWEEN MULTIPLE UNIT DWELLINGS ON ONE LOT

Notwithstanding Section 9.2.1, where more than one *multiple unit dwelling* is *erected* on a *lot* zoned RM-10, the minimum distance between the exterior walls of two *multiple unit dwellings* shall be a minimum of **2.5 m**.

9.5.10.3 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.”

6. 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 26th day of June, 2023.

READ a third time and finally passed this 26th day of June, 2023.

MAYOR – Deb Gilvesy

CLERK – Tanya Daniels