

THE CORPORATION OF THE
TOWN OF TILLSONBURG
BY-LAW NUMBER XXXX

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 "NC-6" the zone symbol of the lands so designated "NC-6" on Schedule "A" attached hereto.
2. That Section 15.3 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

"15.3.6 **LOCATION: LT 616 PL 500; PT LT 615 PL 500 NC-6 (KEY MAP 20)**

15.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-6 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted in Section 15.1;
a single detached dwelling existing on July 17, 2023;
an additional residential dwelling unit within the existing single detached dwelling.*

15.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-6 zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

15.3.6.2.1 Number of Additional Residential Dwelling Units within an Existing Single Detached Dwelling

Maximum 2

15.3.6.2.2 Number of Parking Spaces

i) Minimum for an *existing single detached dwelling* 2

ii) Minimum per additional residential *dwelling unit* 1

15.3.6.3 That all of the provisions of the NC Zone in Section 15.2 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 17th day of July, 2023.

READ a third time and finally passed this 17th day of July, 2023.

Mayor

Clerk