

**THE CORPORATION OF THE  
TOWN OF TILLSONBURG  
BY-LAW NUMBER 2023-085**

**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 4.0 to By-law Number 3295, as amended, is hereby further amended by adding the following Section 4.2 a) after Section 4.2:

“4.2 a) **ADDITIONAL RESIDENTIAL UNIT** means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home*, or *recreational vehicle* as defined herein.”

2. That Section 5.1 to By-law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.1.4 **ADDITIONAL RESIDENTIAL UNITS**

5.1.4.1 WHERE PERMITTED

Notwithstanding any other provisions of this By-law to the contrary, an *additional residential unit* shall be permitted subject to the provisions contained in Table 5.1.4 and compliance with all other provisions of the Zone in which the *lot* is located.

**TABLE 5.1.4 – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)**

Zone Provision	Provision
Number of ARUs per lot	i) Maximum of 2 ARUs per <i>lot</i> . The <i>principal dwelling</i> must be a legally <i>permitted use</i> on the <i>lot</i> . Where 2 ARUs are located on a <i>lot</i> , 1 ARU is required to be located within the <i>principal dwelling</i> .
Permitted dwelling types	i) An ARU may be contained within the <i>principal dwelling</i> or in an <i>accessory structure</i> on the <i>lot</i> associated with a <i>single-detached dwelling</i> , <i>semi-detached dwelling</i> , or <i>street-fronting townhouse dwelling</i> .
Maximum Gross Floor Area for all ARUs	i) No greater than 45% of the <i>gross floor area</i> of the <i>principal dwelling</i> on the <i>lot</i> , except that an ARU may occupy the whole of a <i>basement</i> of a <i>principal dwelling</i> .
Parking (per ARU)	i) In addition to the parking requirements for the <i>principal dwelling</i> in accordance with the provisions of Section 5.24, the required

Zone Provision	Provision
	<p>additional <i>parking spaces</i> for an <i>ARU</i> shall be located on the same <i>lot</i>, in accordance with the following:</p> <ul style="list-style-type: none"> <li>- a minimum of 1 additional <i>parking space</i> shall be provided; and,</li> <li>- the required <i>ARU parking space</i> may be a <i>tandem parking space</i>.</li> </ul> <p>ii) A minimum of 50% of the <i>front yard</i> of a <i>lot</i> used for <i>ARU</i> purposes shall be provided and maintained as <i>landscaped open space</i> and such space shall not be utilized for <i>parking space</i> or <i>parking aisle</i> purposes, except in the case of a <i>street-fronting townhouse</i> which will <i>permit</i> a minimum <i>parking space width</i> of 2.59 m (8.5 ft) and that a maximum of 84% of either the area of the <i>front yard</i> or <i>lot frontage</i>, or the area or width of the <i>exterior side yard</i>, or a maximum of 5.18 m (17 ft), may be occupied by a <i>driveway</i> or <i>parking area</i>.</p>
Entrances (per unit)	<p>i) Must be separate and distinct from the entrance provided for the principal <i>dwelling</i>.</p> <p>ii) For an <i>ARU</i> that is contained within or attached to the principal <i>dwelling</i>, the separate and distinct entrance may be accessed:</p> <ul style="list-style-type: none"> <li>a) from the outside of the <i>building</i>; or,</li> <li>b) from a common hallway or stairway from inside the <i>building</i>.</li> </ul>
ARUs in Detached Accessory Structures	<p>i) <i>ARUs</i> within a building or structure <i>accessory</i> to a residential <i>use</i> shall comply with the zone provisions and general provisions of the applicable zone category as the principal residential <i>use</i> on the <i>lot</i>.</p>
Restricted Areas	<p><i>ARUs</i> and associated parking areas shall <u>not</u> be permitted:</p> <ul style="list-style-type: none"> <li>i) within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority having jurisdiction in accordance with this By-law;</li> <li>ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5.33 of this By-law;</li> <li>iii) on any lot that is not connected to municipal services in accordance with Section 5.19 of this By-law; or,</li> <li>iv) on any lot containing a <i>boarding or lodging house</i>, a <i>group home</i>, a <i>garden suite</i>, a <i>converted dwelling</i>, a <i>duplex dwelling</i>, a <i>mobile home</i>, or a <i>bed and breakfast establishment</i>.</li> </ul>

3. That Section 6.0 to By-law Number 3295, as amend-ed, is hereby further amended by deleting Table 6.1: Uses Permitted, and replacing it with the following Table 6.1:

TABLE 6.1: USES PERMITTED
<ul style="list-style-type: none"><li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>single detached dwelling</i></li></ul>

4. That Section 7.0 to By-law Number 3295, as amended, is hereby further amended by deleting Table 7.1: Uses Permitted, and replacing it with the following Table 7.1:

TABLE 7.1: USES PERMITTED
<ul style="list-style-type: none"><li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>duplex dwelling</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>semi-detached dwelling</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>single detached dwelling</i>.</li></ul>

5. That Section 7.2 to By-law Number 3295, as amended, is hereby further amended by deleting the words “Converted Dwelling” from Table 7.2: Zone Provisions so that the third column of said Table 7.2 refers only to “Duplex Dwelling or Public Use”.

6. That Section 8.0 to By-law Number 3295, as amended, is hereby further amended by deleting Table 8.1: Uses Permitted, and replacing it with the following Table 8.1:

TABLE 8.1: USES PERMITTED
<ul style="list-style-type: none"><li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>converted dwelling</i>, containing not more than 4 <i>dwelling units</i>.</li></ul>
<ul style="list-style-type: none"><li>• a <i>single detached dwelling</i>, <i>converted dwelling</i>, <i>duplex dwelling</i> or <i>semi-detached dwelling</i> existing on the date of passing of this By-Law, in accordance with the provisions contained in Section 7.2.</li></ul>
<ul style="list-style-type: none"><li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>multiple unit dwelling</i>, containing not more than 4 <i>dwelling units</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>street fronting townhouse dwelling</i>.</li></ul>

7. That Section 12.0 to By-law Number 3295, as amended, is hereby further amended by deleting Table 12.1: Uses Permitted, and replacing it with the following table 12.1:

TABLE 12.1: USES PERMITTED
<b>Residential Uses:</b>
<ul style="list-style-type: none"><li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• an <i>apartment dwelling</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>bed and breakfast establishment</i>, with up to 5 <i>guest rooms</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>boarding or lodging house</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>converted dwelling</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>duplex dwelling</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>dwelling unit accessory</i> to a permitted non-residential use;</li></ul>
<ul style="list-style-type: none"><li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law</li></ul>
<ul style="list-style-type: none"><li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>multiple unit dwelling</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>nursing home</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>semi-detached dwelling</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>single detached dwelling</i>;</li></ul>

TABLE 12.1: USES PERMITTED
<ul style="list-style-type: none"><li>• a <i>street fronting townhouse dwelling</i>.</li></ul>
<b>Non-Residential Uses:</b>
<ul style="list-style-type: none"><li>• a <i>business or professional office</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>business service establishment</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>commercial school</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>computer and electronic data processing business</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>daycare centre</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>government administrative office</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>home based assembly/packaging/storage/distribution business</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>medical centre</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>nursing home</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>parking lot</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>personal service establishment</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>place of worship</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>public use</i>, in accordance with the provisions of Section 5.27 of this By-Law;</li></ul>
<ul style="list-style-type: none"><li>• a <i>service shop</i>;</li></ul>
<ul style="list-style-type: none"><li>• a <i>studio</i>.</li></ul>

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 23<sup>rd</sup> day of OCTOBER, 2023.**

**READ a third time and finally passed this 23<sup>rd</sup> day of OCTOBER, 2023.**

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MAYOR – Deb Gilvesy

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CLERK – Tanya Daniels