THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2024-082

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 'RH-7' and 'RH-7(H)' the zone symbol of the lands so designated 'RH-7' and 'RH-7(H)' on Schedule "A" attached hereto.
- 2. That Section 10.4 to By-Law Number 3295 as amended is hereby further amended by adding the following subsection at the end thereof:
 - "10.4.7 LOCATION: EAST SIDE OF SIMCOE STREET AND NORTH OF WESTTOWN LINE, PART LOT 24, PLAN 1653, 41R-8458, RH-7 AND RH7(H) (KEY MAP 31)
 - 10.4.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RH-7 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

All uses permitted in Table 10.1; and, All non-residential uses *permitted* in Table 14.1.

- 10.4.7.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any RH-7 Zone use any *lot*, or *erect*, *alter* or *use any building or structure* except in accordance with the following provisions:
- 10.4.7.2.1 MINIMUM LOT AREA

Minimum per dwelling unit 80 m² (861.11 ft²)

10.4.7.2.2 MINIMUM AMENITY AREA

Minimum per dwelling unit 38 m² (409 ft²)

10.4.7.2.3 FRONT YARD DEPTH

Minimum **15.2 m** (50 ft)

10.4.7.2.4 BUILDING HEIGHT

Maximum **31.7 m** (104 ft)

10.4.7.2.5 Number of Parking Spaces for residential uses

Minimum 1.4 spaces per apartment dwelling unit

10.4.7.2.6 Number of Parking Spaces for Non-residential uses

Minimum

1 space per 20 m² (218 ft²) gross floor area

- 10.4.7.3 Notwithstanding any provision of this By-Law to the contrary, lands zoned RH-7 & RH-7(H) shall be considered as a single *lot* for the purposes of interpreting this By-Law.
- 10.4.7.4 PURPOSE OF THE HOLDING SYMBOL RH-7(H)

To ensure the orderly development of land, and to ensure that sufficient parking spaces are provided for residential uses.

The Holding Zone, as identified by the "(H)" symbol, shall not be removed until an updated Parking Justification Report is prepared by a Qualified Consultant, to the satisfaction of the Town of Tillsonburg and County of Oxford. Based on the results of the updated Parking Justification Report, the Town of Tillsonburg and County of Oxford may consider reducing the Minimum Number of Parking Spaces required for an apartment dwelling unit.

Removal of the "H" symbol shall be consistent with Section 36 of the Planning Act.

- 10.4.7.5 That all the provisions of the RH Zone in Section 10.2 to 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 contained 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 8th day of July, 2024.

READ a third time and finally passed this 8th day of July, 2024.

Mayor			
Clerk			