

---

# Town of Tillsonburg Comprehensive Zoning By-law Review Update

---

Tillsonburg Community Centre – October 29, 2024

# Agenda

- **Introduction of Town of Tillsonburg and Oxford County staff**
- **Timeframes**
- **Detailed Outline of Proposed Modifications to the Zoning By-law**
- **Questions and Discussion**

# Town of Tillsonburg/Oxford County Staff

- Town of Tillsonburg Council
- Jonathon Graham, Director of Operations & Development – Town of Tillsonburg
- Geno Vanhaelewyn, Chief Building Official – Town of Tillsonburg
- Eric Gilbert, Manager of Development Planning – Community Planning – Oxford County
- Marc Davidson, Senior Development Planner – Community Planning – Oxford County

# Timeframes

July 8, 2024 – Report to Town of Tillsonburg Council – Comprehensive Zoning By-law Review - established the timeframe for this project as follows:

## Proposed Project Process



# Detailed Outline of Proposed Modifications

## **ALL ZONES – Setback to Centreline of Arterial Road**

- Clarify that the setback from the centreline of an arterial road is to be calculated from the centreline of the road allowance, **NOT** the pavement.

## **Modify Section 3.2 – Holding Zones**

- Amend Section 3.2 to clarify that holding zones may be used to ensure that adequate services are available to service a development prior to building permit issuance.

## **Modify Section 4 – Emergency Care Establishment**

- Amend Section 4 to add a new definition for emergency care establishment, which means an institutional use that provides temporary accommodation and assistance for periods generally not exceeding six (6) weeks for the majority of residents. An Emergency Care Establishment does not include a Group Home.

# Detailed Outline of Proposed Modifications

## Section 5 – General Provisions

### Modify Section 5 – Provisions for Emergency Care Establishment

- Amend Section 5 to provide that an ECE may not be located on lands fronting or flanking onto Broadway within the CC or EC Zone;

### Modify Section 5.1 – Accessory Uses, Buildings, Structures

- Increase in the maximum height of accessory buildings from 3.7 m (12.1 ft) to 6 m (19.6 ft) in Residential and Entrepreneurial Zones; and
- Increase the minimum rear yard and interior side yard setbacks for accessory structure from 1.2 m (3.9 ft) to 3 m (9.8 ft) for all accessory structures above 3.7 m (12.1 ft) in Residential and Entrepreneurial Zones.

# Detailed Outline of Proposed Modifications

## **Modify Section 5.1.4 – Regulations for Additional Residential Units**

- Reduce the requirement for landscaped open space in the front yard of a lot used for ARU purposes from 50% to 35%;
- Remove the requirement for entrances to be from the front lot line to the ARU entrance; and
- Include a provision to allow ARU's within a building or structure accessory to a residential use (while complying with Table 5.1.1.4 – Regulations for Accessory Buildings and Structures).

## **Modify Section 5.2 – Cargo Containers**

- Will permit cargo containers in an Industrial or Commercial Zone only.

## **Remove Section 5.9 – Garden Suites**

- With the introduction of ARU's, garden suites are not likely relevant due to the high cost of construction and their temporary nature.

# Detailed Outline of Proposed Modifications

## **Modify Section 5.13 – Home Occupation**

- Adding provisions that prohibit an eating establishment and food preparation in a home occupation; and
- Modification of the current standard that limits the size of the delivery vehicle from 4,000 kg to 42,000 kg.

## **Modify Section 5.14 – Loading Provisions**

- Relocation of these provisions to Section 5.24.6.

## **Modify Section 5.21.4 – Non-Conforming Uses, Sites and Buildings**

- This modification will allow additional time (from 6 months to 1 year) for approved uses and structures that have been issued a building permit but have not yet been constructed and may no longer conform to the ZBL as a result of changes or amendments, to be constructed to be deemed legal non-conforming.



# Detailed Outline of Proposed Modifications

## Modify Section 5.24 – Parking Provisions

- Amend Table 5.24.1.7.2 – the width of a joint access measured along the streetline to be between 6.7 m (22 ft) and 9 m (29.5 ft) or as approved in an approved site plan;
- Amend Table 5.24.1.7.1 – to increase the maximum driveway width from 50% to 60% of the area of the front yard or lot frontage, or the area or width of the exterior side yard that may be occupied by a driveway or parking area;
- Amend Table 5.24.1.8 – remove crushed stone, slag, gravel, crushed brick (or tile) and cinders – the portion of the driveway within the road allowance must be asphalt only, OR as approved via an encroachment permit.
- Amend Table 5.24.2.1 – remove garden suite from the table;
- Amend Table 5.24.2.1 – correct the spelling of bed and breakfast establishment;
- Amend Table 5.24.2.1 – to reduce the number of parking spaces required for a residential unit in a portion of a non-residential building/multiple unit dwelling, or apartment dwelling from 1.5/unit to 1.25/unit; plus accessible parking requirements as outlined in Section 5.24.2.2;

# Detailed Outline of Proposed Modifications

## Modify Section 5.24 – Parking Provisions Continued

- Amend Table 5.24.2.1 – require 1 space per 25m<sup>2</sup> (269 ft<sup>2</sup>) rather than 1 space per 20 m<sup>2</sup> (215.5 ft<sup>2</sup>) for commercial school, financial institution, laundromat, personal service establishment, retail store, service shop and studio uses;
- Amend Table 5.24.2.1 – require 1 space per 30 m<sup>2</sup> (322 ft<sup>2</sup>) of gross floor area rather than 1 space per 20 m<sup>2</sup> (215.3 ft<sup>2</sup>) for business or professional office and government administrative office uses;
- Amend Table 5.24.2.1. – require 1 space per 200 m<sup>2</sup> (2,152 ft<sup>2</sup>) of gross floor area rather than 1 space per 185 m<sup>2</sup> (1,991 ft<sup>2</sup>) for industrial warehouse uses;
- Amend Table 5.24.2.1 – to include that adequate off-street parking/loading spaces for school busses shall also be provided as determined through an approved site plan for elementary school uses; and
- Amend Table 5.24.2.1 – to include that queue spaces shall not be considered a parking space and shall not be located in a yard abutting a Residential or Entrepreneurial Zone.

# Detailed Outline of Proposed Modifications

## **Modify Section 5.26 Prohibited Uses**

- Amend Section 5.26 to include a facility for the manufacturing, refining or processing of hydrochloric acid, nitric acid, picric acid, sulphuric acid, or any sulphurous acid.

## **Modify Section 5.27 Public Uses**

- Amend Section 5.27.1 to include an internet service provider to the list of ‘public services.’

## **Modify Section 7.3 – R2-S Zone**

- Amend Section 7.3 to clarify that an ARU is a permitted use in this zone.

## **Modify Section 14 – Service Commercial Zone**

- Amend Section 14 to remove a place of worship as a permitted use.

# Detailed Outline of Proposed Modifications

## **Modify Sections 6, 7 & 8 – Low Density Residential Type 1, 2 & 3**

- Amend Sections 6,7 & 8 to include an ARU as a permitted use.

## **Modify Sections 8 & 9 – Low Density Residential Type 3 & Medium Density Residential**

- Amend Sections 8 & 9 to remove the minimum distance between multiple unit dwellings and apartments on the same lot.

## **Modify Section 15 – Neighbourhood Commercial Zone**

- Amend Section 15 to remove the minimum gross floor area for dwelling units.

# Questions and Discussion

---

**Eric Gilbert**, RPP, MCIP  
Manager of Development Planning  
[egilbert@oxfordcounty.ca](mailto:egilbert@oxfordcounty.ca)  
519.539.9800 ext. 3216

**Marc Davidson**  
Senior Development Planner  
[madavidson@oxfordcounty.ca](mailto:madavidson@oxfordcounty.ca)  
519.539.9800 ext. 3214