

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 4271

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 'EC-10' the zone symbol of the lands so designated 'EC-10' on Schedule "A" attached hereto.
2. That Section 12.4 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:

"12.4.10 **LOCATION: SOUTHWEST CORNER OF WASHINGTON GRAND AVENUE AND BIDWELL STREET, LOTS 885 & 886, PLAN 500, EC-10 (KEY MAP 20)**

12.4.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-10 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:

a microbrewery;
an eating establishment;
a warehouse;
all uses permitted in Table 12.1.

12.4.10.1.1 For the purposes of this subsection, a 'microbrewery' shall mean a *building* or part of a *building*, used for the small scale or independent manufacturing of specialty or craft beer, wine or spirits produced for retail sale and consumption on or off-site. A *microbrewery* may include a tied-house and may also operate in combination with a permitted bar or tavern or an *eating establishment* and retail *accessory* items.

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

12.4.10.2.1 Lot Coverage and Rear Yard Depth

Existing at the date of passing of this By-law, or as existing as a result of a decision of the Oxford County Land Division Committee.

12.4.10.3 That all of the provisions of the EC Zone in Section 12.2 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 11th day of March, 2019.

READ a third time and finally passed this 11th day of March, 2019.

MAYOR – Stephen Molnar

DEPUTY CLERK – Lana White