

THE CORPORATION OF THE

TOWN OF TILLSONBURG

BY-LAW NUMBER 4253

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 'R2-19' the zone symbol of the lands so designated 'R2-19' on Schedule "A" attached hereto.
2. That Section 6.5 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:

“7.5.19 LOCATION: NORTH SIDE OF SANDERS CRESCENT, WEST OF DENRICH AVENUE, LOTS 3-8, PLAN 41M-241, R2-19 (KEY MAP 22)

7.5.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-19 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1.

7.5.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-19 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

7.5.19.2.1 LOT COVERAGE

Maximum **45 %**

7.5.19.2.2 REAR YARD DEPTH

Minimum	6.0 m (19.69 ft)
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7.5.19.2.3 FRONT YARD DEPTH

Minimum	6.0 m (19.69 ft)
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7.5.19.2.4 EXTERIOR SIDE YARD WIDTH

Minimum	4.5 m (14.76 ft)
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7.5.19.2.5 PERMITTED PROJECTIONS & ENCROACHMENTS FOR COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R2-19 Zone may project **3.0 m (9.8 ft)** into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3.0 m (9.8 ft)**.

7.5.19.3 That all of the provisions of the R2 Zone in Section 7.2 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 28th day of January, 2019.

READ a third time and finally passed this 28th day of January, 2019.

MAYOR – Stephen Molnar

TOWN CLERK – Donna Wilson