

THE CORPORATION OF THE TOWN OF TILLSONBURG
BY-LAW NUMBER 4297

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 12.4.9 to By-Law Number 3295, as amended, is hereby deleted and replaced with the following;

“12.4.9 LOCATION: WEST SIDE OF ROLPH STREET, NORTH OF BROCK STREET EAST– LOT 761, PART OF LOTS 763 & 764A, PLAN 500, EC-9 (KEY MAP 27)

12.4.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-9 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 12.1.

12.4.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-9 Zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.9.2.1 DWELLING UNITS BELOW GRADE

Notwithstanding any provisions of this By-Law to the contrary, on lands zoned EC-9, a *dwelling unit* may be permitted in a *basement* that has a floor level not more than **1.6 m** (5.2 ft) below the adjacent *finished grade*.

12.4.9.2.2 MAXIMUM NUMBER OF DWELLING UNITS **47**

12.4.9.2.3 MINIMUM GROSS FLOOR AREA PER UNIT

Notwithstanding any provisions of this By-Law to the contrary, on lands zoned EC-9, a maximum of **3** *dwelling units* may be permitted with a minimum gross floor area of **26.6 m²** (286 ft²).

12.4.9.3 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.”

2. 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 23th day of April, 2019.

READ a third time and finally passed this 23th day of April, 2019.

MAYOR – Stephen Molnar

TOWN CLERK – Donna Wilson