10.1 **USES PERMITTED**

No person shall within any RH Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the RH uses presented in Table 10.1:

<table>
<thead>
<tr>
<th>TABLE 10.1: USES PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• an apartment dwelling;</td>
</tr>
<tr>
<td>• a public use in accordance with the provisions of Section 5.27 of this By-Law;</td>
</tr>
<tr>
<td>• a single detached dwelling, converted dwelling, duplex dwelling or semi-detached dwelling existing on the date of passing of this By-Law, in accordance with the provisions contained in Section 7.2 of this By-Law.</td>
</tr>
</tbody>
</table>

10.2 **ZONE PROVISIONS**

No person shall within any RH Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 10.2:

<table>
<thead>
<tr>
<th>TABLE 10.2: ZONE PROVISIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Provision</td>
</tr>
<tr>
<td>Number of Dwellings Per Lot, Maximum</td>
</tr>
<tr>
<td>Lot Area, Minimum</td>
</tr>
<tr>
<td>Lot Area, Maximum</td>
</tr>
<tr>
<td>Lot Frontage, Minimum</td>
</tr>
<tr>
<td>Lot Depth, Minimum</td>
</tr>
<tr>
<td>Front Yard, Minimum Depth</td>
</tr>
<tr>
<td>Exterior Side Yard, Minimum Width</td>
</tr>
<tr>
<td>Rear Yard, Minimum Depth</td>
</tr>
</tbody>
</table>
### Table 10.2: Zone Provisions

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Apartment Dwellings and Public Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Side Yard, Minimum Width</td>
<td>50% of the height of the building or 10.5 m (32.8 ft), whichever is the greater, provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft), except that if the interior side lot line adjoins an R1, R2, R3 or FD Zone then this reduction shall not apply.</td>
</tr>
<tr>
<td>Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule “B” of this By-Law</td>
<td>20.5 m (67.3 ft)</td>
</tr>
<tr>
<td>Lot Coverage, Maximum</td>
<td>40% of the lot area</td>
</tr>
<tr>
<td>Landscaped Open Space, Minimum</td>
<td>35% of the lot area</td>
</tr>
<tr>
<td>Gross Floor Area, Minimum</td>
<td>55 m² (592 ft²) per dwelling unit</td>
</tr>
<tr>
<td>Height of Building, Maximum</td>
<td>22 m (72.2 ft)</td>
</tr>
<tr>
<td>Amenity Area, Minimum</td>
<td>40 m² (430.6 ft²) per unit for bachelor, one bedroom and two-bedroom units and 80 m² (861.1 ft²) per unit for units containing more than 3 bedrooms.</td>
</tr>
<tr>
<td>Parking, accessory uses, permitted encroachments and other general provisions</td>
<td>In accordance with the provisions of Section 5</td>
</tr>
</tbody>
</table>

#### 10.2.1 Children’s Outdoor Play Area for Apartment Dwellings

A children’s outdoor play area shall be provided on-site for apartment dwellings with more than 20 dwelling units, with the minimum size of the play area to be determined by the number of dwelling units as follows:

<table>
<thead>
<tr>
<th>Type of Dwelling Unit</th>
<th>Requirement per Dwelling Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Bedroom</td>
<td>1 m² (10.8 ft²)</td>
</tr>
<tr>
<td>Three or more Bedrooms</td>
<td>1.5 m² (16.2 ft²)</td>
</tr>
</tbody>
</table>

In no case shall the play area be less than 50 m² (538.2 ft²) in size and shall not be located closer than 5 m (16.4 ft) to any door or window of a dwelling unit.
10.2.2 **DISTANCE BETWEEN APARTMENT DWELLINGS ON ONE LOT:**

Where more than one apartment dwelling is erected on a lot, the minimum distance between the exterior walls of two apartment dwellings shall be 18 m (59.1 ft) where either or both walls contain a window to a habitable room and 6 m (19.7 ft) where neither wall contains a window to a habitable room.

10.3 **HOLDING “(H)” ZONES**

In accordance with Section 3.2, where a property shown on Schedule “A” is listed as RH (H), the symbol shall be placed in accordance with the following: no buildings or structures shall be erected or altered, save and except existing buildings, until the “H” symbol is removed in accordance with the requirements of the Planning Act, RSO 1990, as amended.

10.3.1 **HOLDING ZONE PROVISIONS**

10.3.1.1 **PURPOSE OF THE HOLDING SYMBOL**

Unless otherwise stated in a special provision, the Holding Symbol shall have the following purpose: to ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 41 of the Planning Act.

10.3.1.2 **INTERIM USES PERMITTED WITHOUT LIFTING THE "H" SYMBOL**

None, unless otherwise stated in a special provision.

10.3.3 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.

10.4 **SPECIAL PROVISIONS**

10.4.1 **LOCATION: BRIDGE AND BIDWELL STREETS, RH-1**

10.4.1.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any RH-1 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

an apartment dwelling.
10.4.1.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any RH-1 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

10.4.1.2.1 HEIGHT OF BUILDING

Maximum 6 storeys

10.4.1.2.2 NUMBER OF APARTMENT UNITS

Maximum 30

10.4.1.2.3 LOT FRONTAGE

For the purposes of this By-Law the front lot line shall be deemed to be the property line abutting Bidwell Street.

10.4.1.2.4 FRONT YARD

Minimum Depth 7.6 m (24.9 ft)

10.4.1.2.5 INTERIOR SIDE YARD

Minimum Depth 8 m (26.2 ft)

10.4.1.2.6 EXTERIOR SIDE YARD

Minimum Depth 0 m (0 ft)

10.4.1.2.7 UNOBSTRUCTED YARD

Minimum 0 m (0 ft)

10.4.1.2.8 LANDSCAPED OPEN SPACE

Minimum 30%

10.4.1.2.9 PARKING STALL SIZE

Angle & 90% 2.8 m x 5.8 m (9.2 ft x 19 ft)

10.4.1.2.10 PARKING SETBACK FROM SIDE LOT LINE OR STREETLINE

Minimum Depth 0 m (0 ft)
10.4.1.2.11 NUMBER OF PARKING SPACES

Minimum  51

10.4.1.3 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.

10.4.2 LOCATION: BRIDGE AND QUEEN STREETS, RH-2

10.4.2.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any RH-2 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

a 60 unit apartment building for affordable housing.

10.4.2.2 Pursuant to Section 37 of the Planning Act, an agreement shall be executed between the property owner and the Municipality and registered against title to define the terms and conditions associated with the granting of this bonus zoning provision:

NET RESIDENTIAL DENSITY

Maximum 144.9 dwelling units per hectare
(58.7 dwelling units per acre)

10.4.2.3 Notwithstanding any provision of this By-Law to the contrary, no person shall within any RH-2 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

10.4.2.3.1 HEIGHT OF BUILDING

Maximum 5 storeys

10.4.2.3.2 NUMBER OF APARTMENT UNITS

Maximum  60

10.4.2.3.3 LOT FRONTAGE

Minimum  21.2 m (69.5 ft)

(Amended by By-Law 3367)

May/09

Town of Tillsonburg Zoning By-Law 3295
10.4.2.3.4 **Exterior Side Yard Setback**

Minimum 7.4 m (24.3 ft)

10.4.2.3.5 **Interior Side Yard Setback**

Minimum 0 m (0 ft)

10.4.2.3.6 **Amenity Area**

Minimum 631.4 m² (6,796.5 ft²)

10.4.2.3.7 **Setback From Arterial Road**

Minimum 13.0 m (42.6 ft)

10.4.2.3.8 **Number Of Parking Spaces**

Minimum 43

10.4.2.4 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.

(Amended by By-Law 3367)

10.4.3 **Location:** **Durham Street, Part of Lots 460-462, Plan 500, RH-3**

10.4.3.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any RH-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

A 13 unit apartment building for affordable housing.

10.4.3.2 Pursuant to Section 37 of the Planning Act, an agreement shall be executed between the property owner and the Municipality and registered against title to define the terms and conditions associated with the granting of this bonus zoning provision:

**Net Residential Density**

Maximum 260.0 dwelling units per hectare

(105.2 dwelling units per acre)

May/09 (Added by By-Law 3367)

Town of Tillsonburg Zoning By-Law 3295
10.4.3.3 Notwithstanding any provision of this By-Law to the contrary, no person shall within any RH-3 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

10.4.3.3.1 HEIGHT OF BUILDING

Maximum 5 storeys

10.4.3.3.2 NUMBER OF APARTMENT UNITS

Maximum 13

10.4.3.3.3 LOT FRONTAGE

Minimum 9.27 m (30.5 ft)

10.4.3.3.4 REAR YARD SETBACK

Minimum 0 m (0 ft)

10.4.3.3.5 INTERIOR SIDE YARD SETBACK

Minimum: 0 m (0 ft) for the east side of lot

10.4.3.3.6 AMENITY AREA

Minimum 155.2 m² (1,670.6 ft²)

10.4.3.3.7 NUMBER OF PARKING SPACES

Minimum 5

10.4.3.4 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.

(Added by By-Law 3367)

May/09
10.4.4 **LOCATION: WEST SIDE OF MAPLE LANE, PART LOT 381, PLAN 500, RH-4 (KEY MAP 19)**

10.4.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RH-4 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.4.4.1.1 **REAR YARD DEPTH**
Minimum 6 m (19.6 ft)

10.4.4.1.2 **INTERIOR SIDE YARD WIDTH**
Minimum 8.4 m (27.5 ft)

10.4.4.1.3 **LANDSCAPED OPEN SPACE**
Minimum per 1 bedroom *apartment dwelling unit* Nil

10.4.4.1.4 **AMENITY AREA**
Minimum per 1 bedroom *apartment dwelling unit* Nil

10.4.4.1.5 **CHILDREN’S OUTDOOR PLAY AREA**
Minimum Nil

10.4.4.1.6 **REQUIRED PARKING SPACES**
Minimum 50

10.4.4.1.7 That all provisions of the RH Zone in Section 10.2 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.

(Added by By-Law 3882)

February/15

Town of Tillsonburg Zoning By-Law 3295