7.1 **USES PERMITTED**

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R2 uses presented in Table 7.1:

<table>
<thead>
<tr>
<th>TABLE 7.1: USES PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• a converted dwelling;</td>
</tr>
<tr>
<td>• a duplex dwelling;</td>
</tr>
<tr>
<td>• a group home, in accordance with the provisions of Section 5.12 of this By-Law;</td>
</tr>
<tr>
<td>• a home occupation, in accordance with the provisions of Section 5.13 of this By-Law;</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 semi-detached dwelling;</td>
</tr>
<tr>
<td>• a single detached dwelling.</td>
</tr>
</tbody>
</table>

7.2 **ZONE PROVISIONS**

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 7.2:

<table>
<thead>
<tr>
<th>TABLE 7.2: ZONE PROVISIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Provision</td>
</tr>
<tr>
<td>-----------------</td>
</tr>
<tr>
<td>Number of Dwellings or Dwelling Units Per Lot, Maximum</td>
</tr>
<tr>
<td>Lot Area, Minimum</td>
</tr>
<tr>
<td>Lot Frontage, Minimum</td>
</tr>
<tr>
<td>Lot Depth, Minimum</td>
</tr>
</tbody>
</table>
### TABLE 7.2: ZONE PROVISIONS

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Single Detached Dwelling</th>
<th>Semi-detached Dwelling</th>
<th>Duplex Dwelling, Converted Dwelling or Public Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Yard, Minimum Depth</strong></td>
<td>7.5 m (24.6 ft) for an existing lot</td>
<td>6 m (19.7 ft) for a lot created after the passing of this By-Law, except where the front or exterior yard abuts an arterial road, in which case the minimum front or exterior side yard abutting such road shall be 7.5 m (24.6 ft).</td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Side Yard, Minimum Width</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard, Minimum Depth</strong></td>
<td>7.5 m (24.6 ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard, Minimum Width</strong></td>
<td>3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft).</td>
<td>3 m (9.8 ft) for the side not attached to the other dwelling, provided that where a garage or carport is attached to or is within the main building, the minimum width shall be 1.2 m (3.9 ft).</td>
<td>3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft).</td>
</tr>
<tr>
<td><strong>Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule “B” of this By-Law</strong></td>
<td>20.5 m (67.3 ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lot Coverage, Maximum</strong></td>
<td>40% of the lot area</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscaped Open Space, Minimum</strong></td>
<td>30% of the lot area</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Gross Floor Area, Minimum</strong></td>
<td>83 m² (893.4 ft²)</td>
<td>75 m² (807.3 ft²) for each dwelling unit</td>
<td>65 m² (699.7 ft²) for each dwelling unit</td>
</tr>
<tr>
<td><strong>Height of Building, Maximum</strong></td>
<td>10.5 m (34.4 ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Parking, accessory uses, permitted encroachments and other general provisions</strong></td>
<td>In accordance with the provisions of Section 5.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

October/12 (Amended by By-Law 3646)
7.2.1 **Exterior Side Yard Exception**

Notwithstanding the minimum exterior side yard provisions contained in Table 6.2, where two abutting corner lots share the same rear lot line and their exterior side yards abut a local road, then the minimum exterior side yard setback for such lots may be reduced to 4.5 m (14.8 ft). This exterior side yard reduction may also be applied where the rear lot line of a corner lot abuts a street and the exterior side yard abuts a local road.

7.2.2 **Special Provisions For a Converted Dwelling**

Notwithstanding any provisions of Section 7.2 to the contrary, a converted dwelling shall only be permitted in accordance with the following provisions:

7.2.2.1 **Alterations to Dwelling**

There shall be no alterations to the dwelling that have the effect of increasing the gross floor area of the dwelling, except for the addition of any entrances, dormers and other minor alterations that may be required to comply with building and fire code requirements. Any outside stairways that may be required shall be located in a rear yard only.

7.2.2.2 **Zone Requirements**

A converted dwelling shall comply with all the other zone requirements contained in Section 7.2, except that an existing single detached dwelling having a front yard, interior side yard, exterior side yard or setback which is or are less than required under the provisions of Table 7.2, may be altered into a converted dwelling, provided such alteration does not further reduce such deficient yard or setback.

7.3 **Special Zoning for a Single Detached Dwelling (R2-S)**

No person shall within any R2-S zone use any lot, or erect, alter of use any building or structure for any purpose except a single detached dwelling in accordance with the provisions of Section 7.2.

7.4 **Holding “H” Zones**

In accordance with Section 3.2, where a property shown on Schedule “A” is listed as R2 (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.

November 9/12
7.4.1 **Holding Zone Provisions**

7.4.1.1 **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.

7.4.1.2 **Interim Uses Permitted Without Lifting the “H” Symbol**

None, unless otherwise stated in a special provision.

7.4.3 That all the provisions of the R2 Zone in Section 7.2 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.

7.5 **Special Provisions**

7.5.1 **Location: Lands East Of Quarter Town Line, North Of Baldwin Street And South Of Concession Street, R2-1 (H)**

7.5.1.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-1 (H) Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a single detached dwelling; and a home occupation, provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.

7.5.1.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-1 Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.5.1.2.1 **Lot Depth**

Minimum Lot Depth **28 m** (91.8 ft)

7.5.1.3 That all other provisions of the R2 Zone in Section 7.2 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.

November 9/12
SECTION 7.0  LOW DENSITY RESIDENTIAL - TYPE 2 ZONE (R2)

7.5.2 LOCATION:  HICKORY HILLS, R2-2

7.5.2.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-2 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a single detached dwelling;
- a semi-detached dwelling.

7.5.2.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-2 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.5.2.2.1 LOT FRONTAGE

Minimum 10 m (32.8 ft)

except that in no case shall the lot frontage of a corner lot be less than 12 m (39.4 ft).

For the purposes of this by-law, the lot frontage shall be measured at a point 3.35 m (11 ft) from the front lot line.

7.5.2.2.2 LOT AREA

Minimum 260 m² (2798.7 ft²)

7.5.2.2.3 LOT DEPTH

Minimum 25.75 m (84.4 ft)

7.5.2.2.4 LOT COVERAGE

Maximum for all buildings 55%

Notwithstanding the above, the maximum lot coverage for buildings or structures, which exceed 55% lot coverage, shall be deemed to be the lot coverage existing at the date of passing of this By-Law.

7.5.2.2.5 FRONT YARD

Minimum depth 3.35 m (11 ft)

November 9/12
7.5.2.6 **REAR YARD**

Minimum Depth **5.65 m** (18.5 ft)

Notwithstanding the above, the minimum *rear yard depth for buildings* or *structures* shall be deemed to be the *rear yard depth existing* at the date of passing of this By-Law.

7.5.2.7 **Gross Floor Area**

Minimum **65 m²** (699.7 ft²)

7.5.2.8 **INTERIOR SIDE YARD**

One side shall have a minimum width of **0 m** (0 ft), the other side a minimum width of **1.2 m** (3.9 ft), provided that a *garage* is attached to or is within the *main building*.

7.5.2.9 **EXTERIOR SIDE YARD**

Minimum width **3.2 m** (10.5 ft)

7.5.2.10 **HEIGHT OF BUILDINGS**

Maximum **7.6 m** (24.9 ft)

7.5.2.11 **PARKING SPACE WIDTH**

Notwithstanding the provisions of Section 5.20 of this By-Law to the contrary, the minimum width of a *parking space* where contained within a *garage* shall be **2.7 m** (8.9 ft).

7.5.2.12 **ENCROACHMENTS AND EASEMENTS**

All *lots* used for the development of single-detached units with a **0 m** (0 ft) *side yard* on one side shall be permitted a maximum encroachment of **0.4 m** (1.3 ft) into abutting lands for the purpose of allowing the projection of eaves and shall have access to a **1.2 m** (3.9 ft) easement and shall give a **1.2 m** (3.9 ft) easement where required for the purpose of allowing maintenance of walls, eaves and real property.

7.5.2.13 **OPEN, UNENCLOSED PORCH, BALCONY, DECK AND STEP EN croachments INTO REQUIRED YARDS**

Notwithstanding Section 5.32 to this By-Law, open, unenclosed *porches*, balconies, *decks* and steps are permitted to encroach into the required *yards* as follows:

November 9/12
7.5.2.2.13.1 FRONT AND EXTERIOR SIDE YARDS

Notwithstanding the yard and setback provisions of this By-Law to the contrary, covered porches, covered and uncovered balconies and covered and uncovered decks may project into the required front and exterior side yards 1.5 m (5 ft) provided that, in the case of a front yard, a minimum 3 m (9.8 ft) interior side yard is maintained on one side for parking and/or driveway.

7.5.2.2.13.2 REAR YARD

Notwithstanding the yard and setback provisions of this By-Law to the contrary, covered porches, covered and uncovered balconies and covered and uncovered decks may project into the required rear yard 2.4 m (8 ft).

7.5.2.2.13.3 INTERIOR SIDE YARD

Interior and exterior side yards shall be maintained in accordance with the zone requirements for the main dwelling, provided a minimum 1.2 m (3.9 ft) side yard is maintained at all times.

Steps will be permitted to encroach 0.5 m (1.6 ft) into the required interior or exterior side yards, provided such steps are not more than 1.2 m (3.9 ft) above grade.

7.5.2.3 That all the provisions of the R2 Zone in Section 7.2 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.

7.5.3 LOCATION: EAST SIDE OF QUARTERTOWN LINE, BETWEEN NORTH STREET AND THE FORMER CN RAILWAY (PART BLOCK A, REGISTERED PLAN 518), R2-3 (H)

7.5.3.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-3 (H) Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a single detached dwelling;
- a home occupation, in accordance with the provisions of Section 5.11 of this By-Law; and
- a public use in accordance with the provisions of Section 5.23 of this By-Law

provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.

November 9/12
7.5.3.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.5.3.2.1 REAR YARD

Minimum Depth 9.5 m (31.2 ft)

7.5.3.2.2 FRONT YARD

Minimum Depth 6 m (19.7 ft)

7.5.3.2.3 EXTERIOR SIDE YARD

Minimum Depth 6 m (19.7 ft)

Except for the lots abutting Quartertown Line, which shall have a minimum exterior side yard depth of 7.5 m (24.6 ft).

7.5.3.2.4 LOT COVERAGE

Maximum 41%

7.5.3.3 That all other provisions of the R2 Zone in Section 7.2 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 3350)

7.5.4 LOCATION: BALDWIN PLACE, PT LOT 8, CON 12 (DEREHAM), R2-4 & R2-4 (H)

7.5.4.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-4 or R2-4 (H) Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

a single detached dwelling provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.

7.5.4.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-4 or R2-4 (H) Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

November 9/12
7.5.4.2.1 LOT FRONTAGE

Minimum Width 12.2 m (40 ft)

Except that in no case shall the lot frontage of a corner lot be less than 15 m (49.2 ft).

7.5.4.2.2 LOT AREA

Minimum 330 m² (3,552.2 ft²)

7.5.4.2.3 LOT DEPTH

Minimum 27.5 m (90.2 ft)

7.5.4.2.4 LOT COVERAGE

Maximum for all buildings 50% of lot area

7.5.4.2.5 FRONT YARD

Minimum Depth 5 m (16.4 ft)

Except for the lot located at the northwest corner of Baldwin Street and Fairs Crescent where the minimum shall be 3.75 m (12.3 ft).

7.5.4.2.6 EXTERIOR SIDE YARD

Minimum Depth 5 m (16.4 ft)

Except for the lots located at the northeast corner of Baldwin Street and Fairs Crescent and the northwest and southwest corner of Baldwin and Quarter Town Line, where the minimum depth shall be 3.75 m (12.3 ft) and the lot located at the northwest corner of Baldwin Street and Fairs Crescent where the minimum depth shall be 4.5 m (14.8 ft).

7.5.4.2.7 REAR YARD

Minimum Depth 7 m (23 ft)

7.5.4.2.8 INTERIOR SIDE YARD

One side shall have a minimum width of 0 m (0 ft), the other side a minimum width of 1.2 m (3.9 ft), provided that a garage is attached to or is within the main building.
7.5.4.2.9  **Height of Buildings**

Maximum  7.6 m (24.9 ft)

7.5.4.2.10  **Gross Floor Area of Dwelling**

Minimum  120 m² (1,291.7 ft²)

Provided that no *dwelling* shall exceed an maximum area of 230 m² (2,476 ft²).

7.5.4.2.11  **Encroachments and Easements**

All lots used for the development of *single detached dwellings* with a 0 m (0 ft) *side yard* on one side shall be permitted a maximum encroachment of 0.4 m (1.3 ft) into abutting lands on that side for the purpose of allowing the projection of eaves and exhaust and intake vents and shall have access to a 1.2 m (3.9 ft) easement across the property abutting that side and shall give a 1.2 m (3.9 ft) easement where required for the purpose of allowing the maintenance of walls, eaves and real property.

7.5.4.2.12  **Porch, Balcony, Deck and Step Encroachments into Required Yards**

Notwithstanding Section 5.25.3 to this By-Law, *porches*, *balconies*, *decks* and steps are permitted to encroach into the required *yards* as follows:

7.5.4.2.12.1  **Rear Yard**

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, for lots fronting onto the north side of Baldwin Street, covered *porches*, covered balconies, covered *decks*, sunrooms and portions of the *dwelling*, which do not exceed a total width of 6.2 m (20.3 ft) in width, may project into the required *rear yard* 1.5 m (5 ft). Uncovered balconies, uncovered *porches* and uncovered *decks* may project into the required *rear yard* 2.5 m (8.2 ft).

7.5.4.2.12.2  **Interior and Exterior Side Yards**

Notwithstanding the *yard* and *setback* provisions to the contrary, steps will be permitted to encroach 0.5 m (1.6 ft) into the required *interior* and *exterior side yards*, provided such steps are not more than 1.2 m (3.9 ft) above grade.

November 9/12
7.5.4.2.13 BUILDING SETBACKS FROM TOP OF BANK OR STABLE SLOPE

No *structure* of any kind other than those necessary for flood or erosion control shall be permitted in that area lying below the defined top of bank or stable slope. As well, no construction of *buildings* shall be located within a 6 m (19.7 ft) *setback* from the defined top of bank or stable slope, except in the case of shallow ravines where the required *setback* from defined top of bank shall be 3 m (9.84 ft). For the purposes of this By-Law the defined top of bank and stable slope will be as approved by the Long Point Region Conservation Authority.

7.5.4.3 That all other provisions of the R2 Zone in Section 7.2 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.

7.5.5 LOCATION: BALDWIN PLACE, PT LOT 8, CON 12 (DEREHAM), R2-5 & R2-5(H)

7.5.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-5 or R2-5(H) Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

*a single detached dwelling.*

7.5.5.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-5 or R2-5(H) Zone use any *lot*, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

7.5.5.2.1 LOT FRONTAGE

Minimum Width 12.2 m (40 ft)

Except for Lots 47 and 49 fronting on the northeast bend of Fairs Crescent where the minimum width shall be 9.4 m (30.8 ft) and 11 m (36.1 ft) respectively. In no case shall the *lot frontage* of a *corner lot* be less than 15 m (49.2 ft) except for Lot 29 on Fairs Crescent, which shall not be less than 14 m (45.9 ft).

For the purposes of this by-law the *lot frontage* shall be measured at a point 3.75 m (12.3 ft) from the *lot line*.

7.5.5.2.2 LOT AREA

Minimum 330 m\(^2\) (3,552.2 ft\(^2\))

November 9/12
7.5.5.2.3 LOT DEPTH
Minimum 27.5 m (90.2 ft)

7.5.5.2.4 LOT COVERAGE
Maximum for all buildings 50% of lot area

7.5.5.2.5 FRONT YARD
Minimum Depth 3.75 m (12.3 ft)
except for lots fronting onto the north side of Esseltine Drive, where the minimum depth shall be 5 m (16.4 ft) and lots fronting onto the south side of Esseltine Drive where the minimum depth shall be 4 m (13.1 ft).

7.5.5.2.6 EXTERIOR SIDE YARD
Minimum Depth 3.75 m (12.3 ft)

7.5.5.2.7 REAR YARD
Minimum Depth 7 m (23 ft)
except for lots located on the north side of Esseltine Drive, where the minimum depth shall be 5.75 m (18.9 ft) and lots located on the south side of Esseltine Drive where the minimum shall be 6.75 m (22.1 ft).

7.5.5.2.8 INTERIOR SIDE YARD
one side shall have a minimum width of 0 m (0 ft) the other side a minimum width of 1.2 m (3.9 ft), provided that a garage is attached to or is within the main building.

7.5.5.2.9 HEIGHT OF BUILDINGS
Maximum 7.6 m (24.9 ft)

7.5.5.2.10 GROSS FLOOR AREA OF DWELLING
Minimum 120 m² (1,291.7 ft²)

November 9/12

Town of Tillsonburg Zoning By-Law Number 3295
7.5.5.2.11 **ENCROACHMENTS AND EASEMENTS**

All lots used for the development of single detached dwellings with a 0 m (0 ft) side yard on one side shall be permitted a maximum encroachment of 0.4 m (1.3 ft) into abutting lands on that side for the purpose of allowing the projection of eaves and exhaust and intake vents and shall have access to a 1.2 m (3.9 ft) easement across the property abutting that side and shall give a 1.2 m (3.9 ft) easement where required for the purpose of allowing the maintenance of walls, eaves and real property.

7.5.5.2.12 **PORCH, BALCONY, DECK AND STEP ENCROACHMENTS INTO REQUIRED YARDS**

Notwithstanding Section 5.37 to this By-Law, porches, balconies, decks and steps are permitted to encroach into the required yards as follows:

7.5.5.2.12.1 **REAR YARD**

Notwithstanding the yard and setback provisions of this By-Law to the contrary, covered porches, covered balconies, covered decks, sunrooms and portions of the dwelling, which do not exceed a total width 6.2 m (20.3 ft), may project into the required rear yard 1.5 m (5 ft). Uncovered balconies, uncovered porches and uncovered decks may project into the required rear yard 2.5 m (8.2 ft).

7.5.5.2.12.2 **INTERIOR AND EXTERIOR SIDE YARDS**

Notwithstanding the yard and setback provisions to the contrary, steps will be permitted to encroach 0.5 m (1.6 ft) into the required interior and exterior side yards, provided such steps are not more than 1.2 m (3.9 ft) above grade.

7.5.5.3 That all other provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.5.6 **LOCATION: QUEEN STREET, Pt. Lots 132-134 AND 136, PLAN 500, R2-6**

7.5.6.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-6 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.5.6.1.1 **FRONT YARD**

Minimum Depth 15 m (49.2 ft)

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SECTION 7.0  LOW DENSITY RESIDENTIAL - TYPE 2 ZONE (R2)  Page 7-14

7.5.6.2 That all the provisions of the R2 Zone in Section 7.2 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.

7.5.7 LOCATION:  PARK PLACE, PART BLOCK A, PLAN 518, R2-7

7.5.7.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-7 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.5.7.2 REAR YARD

Minimum depth  7.0 m (23.0 ft)

7.5.7.3 LOT COVERAGE

Maximum  45%

7.5.7.4 PERMITTED PROJECTIONS IN REQUIRED YARDS

Notwithstanding Section 5.32 to this By-Law, uncovered decks, patios and porches/verandas, which exceed 1.5 m (5.0 ft) in height, are permitted to project into the required yard as follows:

7.5.7.4.1 REAR YARD

Notwithstanding the yard and setback provisions of this By-Law to the contrary, uncovered decks, patios and porches/verandas, which exceed 1.5 m (5.0 ft) in height may project into the required rear yard 2.5 m (8.2 ft).

7.5.7.5 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.

(Added by By-Law 3350)

Sept 30/16

Town of Tillsonburg Zoning By-Law Number 3295
7.5.8 **LOCATION: SANDERS CRESCENT, R2-8**

7.5.8.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-8 zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a single detached dwelling;
- a home occupation.

7.5.8.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.5.8.2.1 **REAR YARD**

Minimum depth 5.5 m (18.04 ft)

7.5.8.2.2 **LOT COVERAGE**

Maximum for all buildings 55%

7.5.8.2.3 **DECK PROJECTION INTO REQUIRED REAR YARD**

Notwithstanding the yard and setback provisions of this By-Law to the contrary, covered and uncovered decks may project into the required rear yard 2.43 m (8.0 ft) and must maintain a setback of 3.07 m (10.0 ft) from the rear property line.

7.5.8.3 That all other provisions of the R2 Zone in Section 7.2 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 3591)

7.5.9 **LOCATION: REYNOLDS WAY, COLIN AVENUE R2-9**

7.5.9.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R2-9 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

- a single detached dwelling;
- a home occupation, in accordance with the provisions of Section 5.13 of this By-Law.

(Added by By-Law 3694)

January/13
7.5.9.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-9 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.9.2.1 **Exterior Side Yard**

Minimum width 4.5 m (14.76 ft)

7.5.9.3 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.

(Added by By-Law 3694)

7.5.10 **Location: Glendale West, R2-10 (Key Map 11)**

7.5.10.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-10 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.10.1.1 **Exterior Side Yard**

Minimum width 4.5 m (14.7 ft)

7.5.10.1.2 **Lot Coverage**

Maximum for all buildings 45% of the lot area

7.5.10.2 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.

(Added by By-Law 3872)

7.5.11 **Location: Glendale West, R2-11 (Key Map 11)**

7.5.11.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-11 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:
7.5.11.1.1 EXTERIOR SIDE YARD

Minimum width 4.5 m (14.7 ft)

7.5.11.1.2 LOT COVERAGE

Maximum for all buildings 45% of the lot area

7.5.11.1.3 REAR YARD DEPTH

Minimum 6 m (19.6 ft)

7.5.11.1.4 PERMITTED PROJECTIONS INTO REQUIRED YARDS

Notwithstanding Table 5.37.1 - Permitted Projections into Required Yards, covered decks, patios and porches/verandas may be located within 4.5 m (14.7 ft) of a rear lot line.

7.5.11.2 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.

(Added by By-Law 3872)

7.5.12 LOCATION:  GLENDALE WEST, R2-12 (KEY MAP 11)

7.5.12.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-12 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.12.1.1 EXTERIOR SIDE YARD

Minimum width 4.5 m (14.7 ft)

7.5.12.1.2 LOT COVERAGE

Maximum for all buildings 45% of the lot area

7.5.12.1.4 PERMITTED PROJECTIONS INTO REQUIRED YARDS

Notwithstanding Table 5.37.1 - Permitted Projections into Required Yards, covered decks, patios and porches/verandas may be located within 4.5 m (14.7 ft) of a rear lot line.

January/15
7.5.12.1.5 LOT DEPTH

Minimum 27 m (88.5 ft)

7.5.12.2 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.

(Added by By-Law 3872)

7.5.13 LOCATION: DEREHAM DRIVE, WEST OF DENRICH AVENUE—ANDREWS CROSSING (PARTS 1-4 OF 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7 CONCESSION 12 (DEREHAM) R2-13 (KEY MAP 22)

7.5.13.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-13 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.

7.5.13.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-13 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.13.2.1 LOT COVERAGE

Maximum 45 %

7.5.13.2.2 FRONT YARD DEPTH

Minimum 5.0 m (16.4 ft)

7.5.13.2.3 REAR YARD DEPTH

Minimum 6.0 m (19.69 ft)

7.5.13.2.4 EXTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.76 ft)

March/17
7.5.13.2.5 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 R2-13 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).

7.5.13.3 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.

(Added by By-Law 4089)

7.5.14 LOCATION: DEREHAM DRIVE, EAST OF QUARTER TOWN LINE & DENRICH AVENUE–ANDREWS CROSSING (PARTS 1-4 OF 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7 CONCESSION 12 (DEREHAM) R2-14 (KEY MAP 22)

7.5.14.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-14 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.

7.5.14.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-14 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.14.2.1 REAR YARD DEPTH
Minimum 6.0 m (19.69 ft)

7.5.14.2.2 EXTERIOR SIDE YARD WIDTH
Minimum 4.5 m (14.76 ft)

7.5.14.2.3 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 R2-14 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).

March/17
7.5.14.3 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.

(Added by By-Law 4089)

7.5.15 Location: Andrews Crossing (Parts 1-4 of 41R-9418, part of block A, plan 1082, part lot 7 concession 12 (Dereham) R2-15 (Key Map 22)

7.5.15.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-15 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.

7.5.15.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-15 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.15.2.1 Lot Coverage

Maximum 45 %

7.5.15.2.2 Rear Yard Depth

Minimum 6.0 m (19.69 ft)

7.5.15.2.3 Exterior Side Yard Width

Minimum 4.5 m (14.76 ft)

7.5.15.2.4 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 R2-15 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).

7.5.15.3 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.

(Added by By-Law 4089)

March/17
7.5.16 **LOCATION: HARVEST AVENUE, BLOCKS 6, 7, 9, PLAN 41M-272, R2-16 (H) (KEY MAP 31)**

7.5.16.1 Notwithstanding any provisions of this By-Law, no person shall within any R2-16 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; A street fronting townhouse dwelling, subject to the provisions of Section 8.2.

7.5.16.2 Notwithstanding any provisions of this By-Law, no person shall within any R2-16 Zone use any lot, or erect, alter, or use any building or structure for a street fronting townhouse dwelling or a semi-detached dwelling except in accordance with the following provisions:

7.5.16.2.1 **INTERIOR SIDE YARD WIDTH FOR END UNITS**

Minimum 1.2 m (3.9 ft)

7.5.16.2.2 **PERMITTED PROJECTIONS INTO REQUIRED YARDS**

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks may project 3.0 m (9.8 ft) into the required rear yard, and may have a minimum setback between the projection and rear lot line of 7.0 m (23 ft).

7.5.16.2.3 **LOT FRONTAGE FOR SEMI-DETACHED DWELLING**

Minimum 9 m (29.5 ft)

7.5.16.2.4 **LOT FRONTAGE FOR A STREET FRONTING TOWNHOUSE**

Minimum 7.5 m (24.6 ft)

7.5.16.2.5 **LOT FRONTAGE FOR A STREET FRONTING TOWNHOUSE, CORNER LOT**

Minimum 7 m (22.9 ft)

7.5.16.2.6 **LOT FRONTAGE FOR A STREET FRONTING TOWNHOUSE, END UNIT**

Minimum 7.5 m (24.6 ft)

7.5.16.2.7 **FRONT YARD DEPTH FOR A SEMI-DETACHED DWELLING**

Minimum Depth 6 m (16.7 ft)

November/18

Town of Tillsonburg Zoning By-Law Number 3295
7.5.16.2.8  EXTERIOR SIDE YARD FOR A SEMI-DETACHED DWELLING AND STREET FRONTING TOWNHOUSE

Minimum Width 6 m (16.7 ft)

7.5.16.2.9  That all other provisions for street fronting townhouse dwellings in the R3 zone in Section 8.2 of this By-Law shall apply.

7.5.16.3  HOLDING ZONE PROVISIONS

7.5.16.3.1  PERMITTED USES WHILE HOLDING ZONE IS IN PLACE

None

7.5.16.3.2  REMOVAL OF THE HOLDING ZONE

The Holding Zone, as identified by the "(H)" symbol, shall not be removed from the subject lands until appropriate development agreements have been executed regarding the construction and extension of Harvest Avenue and the recommendations of the Noise and Vibration Study have been implemented, to the satisfaction of the Town. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

7.5.16.4  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.

(Added by By-Law 4191)
(Replaced by By-Law 4231)

7.5.17  LOCATION: EAST SIDE OF HARVEST AVENUE, WEST OF WEST TOWN LINE (POTTERS GATE) PART LOT 24, PLAN 1653, R2-17 (H) (KEY MAP 31)

7.5.17.1  Notwithstanding any provisions of this By-Law, no person shall within any R2-17 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.

7.5.17.2  Notwithstanding any provisions of this By-Law, no person shall within any R2-17 Zone use any lot, or erect, alter, or use any building or structure except in accordance with the following provisions:

7.5.17.2.1  EXTERIOR SIDE YARD WIDTH

Minimum 3 m (9.8 ft)

November/18

Town of Tillsonburg Zoning By-Law Number 3295
7.5.17.2.2 LOT FRONTAGE FOR CORNER LOT

Minimum 10 m (32.8 ft)

7.5.17.2.3 LOT COVERAGE

Maximum 60 %

7.5.17.3 HOLDING ZONE PROVISIONS

7.5.17.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE

None

7.5.17.3.2 REMOVAL OF HOLDING ZONE

The Holding Zone, as identified by the “(H)” symbol, shall not be removed from the subject lands until appropriate development agreements have been executed between the applicant and the Town of Tillsonburg. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

7.5.17.4 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.

(Added by By-Law 4227)

7.5.18 LOCATION: EAST SIDE OF FRANK STREET, LOT 152 & PART LOT 159, PLAN 500 R2-18 (KEY MAP 15)

7.5.18.1 Notwithstanding any provisions of this By-Law, no person shall within any R2-18 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;

7.5.18.2 Notwithstanding any provisions of this By-Law, no person shall within any R2-18 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.18.2.1 EXISTING BUILDING AND DWELLING UNITS

For existing buildings and dwelling units, the minimum lot area, lot frontage, lot depth and yards shall be those existing at the date of passing of this By-law.

October/18
7.5.18.3 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.

(Added by By-Law 4225)

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)

7.5.19.2.3 front yard depth
Minimum 6.0 m (19.69 ft)

7.5.19.2.4 exterior side yard width
Minimum 4.5 m (14.76 ft)

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).

January/19

Town of Tillsonburg Zoning By-Law Number 3295
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.

(Added by By-Law 4253)