9.1 **USES PERMITTED**

No person shall within any RM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the RM uses presented in Table 9.1:

<table>
<thead>
<tr>
<th>TABLE 9.1: USES PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• an apartment dwelling;</td>
</tr>
<tr>
<td>• a boarding or lodging house;</td>
</tr>
<tr>
<td>• a converted dwelling, containing 2 or more dwelling units;</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 group home, in accordance with the provisions of Section 5.12 of this By-Law;</td>
</tr>
<tr>
<td>• a multiple unit 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;</td>
</tr>
<tr>
<td>• a special needs home;</td>
</tr>
<tr>
<td>• a street fronting townhouse.</td>
</tr>
</tbody>
</table>

9.2 **ZONE PROVISIONS**

No person shall within any RM Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 9.2:

<table>
<thead>
<tr>
<th>TABLE 9.2: ZONE PROVISIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Provision</td>
</tr>
<tr>
<td>Number of Dwellings or Dwelling Units, Maximum</td>
</tr>
</tbody>
</table>
### TABLE 9.2: ZONE PROVISIONS

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Street Fronting Townhouse</th>
<th>Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use</th>
<th>Multiple Unit Dwelling</th>
<th>Apartment Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area, Minimum</td>
<td>150 m² (1,614.6 ft²) per dwelling unit or 240 m² (2,583.4 ft²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 330 m² (3,552.2 ft²).</td>
<td>160 m² (1,722 ft²) per dwelling unit, or 600 m² (6,458 ft²), whichever is greater.</td>
<td>160 m² (1,722 ft²) per dwelling unit.</td>
<td></td>
</tr>
<tr>
<td>Lot Area, Maximum</td>
<td>320 m² (3,445 ft²) per dwelling unit</td>
<td>No provision</td>
<td>320 m² (3,445 ft²) per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Lot Frontage, Minimum</td>
<td>5 m (16.4 ft) per dwelling unit or 8 m (26.2 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 11 m (36.1 ft).</td>
<td>20 m (65.5 ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Depth, Minimum</td>
<td>30 m (98.4 ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard, Minimum Depth</td>
<td>6 m (19.7 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Side Yard, Minimum Width</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard, Minimum Depth</td>
<td>7.5 m (24.6 ft)</td>
<td>10.5 m (34.4 ft)</td>
<td>10.5 m (34.4 ft), provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft) except that if the rear lot line abuts an R1, R2 or FD Zone then this reduction shall not apply.</td>
<td></td>
</tr>
<tr>
<td>Zone Provision</td>
<td>Street Fronting Townhouse</td>
<td>Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use</td>
<td>Multiple Unit Dwelling</td>
<td>Apartment Dwelling</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>---------------------------</td>
<td>------------------------------------------------------------------------------------</td>
<td>------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td><strong>Interior Side Yard, Minimum Width</strong></td>
<td>3 m (9.8 ft) for end dwelling units</td>
<td>3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage is attached to or within the main building, or the lot is a corner lot, the minimum width shall be 1.5 m (4.9 ft).</td>
<td>4.5 m (14.8 ft) on one side and 3 m (9.8 ft) on the narrow side, provided that where a garage containing the required parking spaces is attached to or within the main building, or the lot is a corner lot, the minimum width shall be 3 m (9.8 ft).</td>
<td>7.5 m (24.6 ft), 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 where the interior side lot line adjoins an R1, R2 or FD Zone.</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>
<td></td>
</tr>
<tr>
<td><strong>Lot Coverage, Maximum</strong></td>
<td>40% of lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landscaped Open Space, Minimum</strong></td>
<td>30% of lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Gross Floor Area, Minimum</strong></td>
<td>75 m² (699.7 ft²) per dwelling unit.</td>
<td>65 m² (699.7 ft²) for each unit in a converted dwelling or 20 m² (216 ft²) for each roomer or boarder in a group home or boarding or lodging house.</td>
<td>55 m² (592 ft²) per dwelling unit.</td>
<td></td>
</tr>
<tr>
<td><strong>Height of Building, Maximum</strong></td>
<td>11 m (36.1 ft)</td>
<td></td>
<td>15 m (49.2 ft)</td>
<td></td>
</tr>
</tbody>
</table>
9.2.1 **Distance Between Multiple Unit Dwellings on One Lot**

Where more than one multiple unit dwelling is erected on a lot, the minimum distance between the exterior walls of two multiple unit dwellings shall be **12.5 m** (41 ft), where either or both walls contain a window to a habitable room shall be **12 m** (39.4 ft) and **3.6 m** (11.8 ft) where neither wall contains a window to a habitable room.

9.2.2 **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.

9.3 **Site Specific Zoning for a Street Fronting Townhouse Dwelling (RM-T)**

No person shall within any RM-T zone use any lot, or erect, alter of use any building or structure for any purpose except a street fronting townhouse dwelling, in accordance with the provisions of Section 9.2.
9.4 **HOLDING “(H)” ZONES**

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

9.4.1 **HOLDING ZONE PROVISIONS**

9.4.1.1 **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.

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

None, unless otherwise stated in a special provision.

9.4.2 That all the provisions of the RM Zone in Section 9.2 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.

9.5 **SPECIAL PROVISIONS**

9.5.1 **LOCATION:  HICKORY HILLS, CLUSTER HOUSING, RM-1**

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

40 townhouse units.

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

9.5.1.2.1 **HEIGHT OF BUILDING**

Maximum 8.5 m (27.9 ft)
9.5.1.2.2 **NUMBER OF CLUSTER HOUSING DWELLINGS**

Maximum 40

9.5.1.2.3 **DWELLING UNIT AREA**

Minimum $50 \text{ m}^2$ (538.2 ft$^2$)

9.5.1.2.4 That all the provisions of the RM Zone in Section 9.2 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.

9.5.2 **LOCATION: EAST SIDE OF QUARTER TOWN LINE– LOT 2, M119, RM-2 (KEY MAP 2)**

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

- a street fronting townhouse.

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

9.5.2.2.1 **PROVISIONS FOR STREET FRONTING TOWNHOUSES**

9.5.2.2.1.1 **NUMBER OF DWELLING UNITS**

Maximum 64

9.5.2.2.1.2 **FRONT YARD DEPTH**

Minimum $5.4 \text{ m}$ (17.7 ft)

9.5.2.2.1.3 **SETBACK FROM CENTRELINE OF AN ARTERIAL ROAD**

Minimum $16.3 \text{ m}$ (53.4 ft)

9.5.2.2.1.4 **LOT AREA**

Maximum per dwelling unit No provision

9.5.2.2.1.5 For the purpose of this By-law, a street-fronting townhouse within the RM-2 Zone may front on a private street.

July/17

Town of Tillsonburg Zoning By-Law Number 3295
9.5.2.2 PHASED REGISTRATION OF CONDOMINIUMS

Internal lot lines created by phased registration of a plan of condominium shall not be construed to be lot lines for the purpose of zoning regulations provided that all such regulations as they apply to the whole of the lot existing prior to any condominium plan registration are observed.

9.5.2.3 That all of the provisions of the RM Zone in Section 9.2 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.

(Replaced by By-Law 4116)

9.5.3

(Amended by By-Law 3989)
(Deleted by By-Law 4236)

9.5.4 LOCATION: NORTH SIDE OF JOHN POUND ROAD – PART LOTS 1463 & 1464, PLAN 500, PART 2 OF 41R-7261, RM-4 (KEY MAP 28)

9.5.4.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any RM-4 zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

An apartment dwelling.

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

9.5.4.2.1 PROVISIONS FOR AN APARTMENT DWELLING

9.5.4.2.1.1 NUMBER OF DWELLING UNITS

Maximum 33

9.5.4.2.1.2 FRONT YARD DEPTH

Minimum 4.5 m (14.7 ft)

9.5.4.2.1.3 EXTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.7 ft)

9.5.4.2.1.4 INTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.7 ft)

November/18

Town of Tillsonburg Zoning By-Law Number 3295
9.5.4.2.1.5 SETBACK FROM CENTRELINE OF AN ARTERIAL ROAD
Minimum 16 m (52 ft)

9.5.4.2.1.6 LOT AREA
Minimum per dwelling unit 115 m$^2$ (1238 ft$^2$)

9.5.4.2.1.7 PARKING SPACES
Minimum 1.2 parking spaces per apartment dwelling

9.5.4.2.1.8 SETBACK OF PARKING AREAS
Notwithstanding Section 5.24.3.1, the minimum distance between a parking space and an interior lot line may be 0 m.

9.5.4.2.1.9 Notwithstanding any provisions of this By-Law to the contrary, within any RM-4 Zone, the provisions of Section 5.30.2 (Environmental Protection 2 Overlay and Fish Habitat) shall not apply.

9.5.4.3 That all of the provisions of the RM Zone in Section 9.2 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 4138)

9.5.5 LOCATION: EAST SIDE OF HARVEST AVENUE, WEST OF WEST TOWN LINE (POTTERS GATE) PART LOT 24, PLAN 1653, RM-5 (H) (KEY MAP 31)

9.5.5.1 Notwithstanding any provisions of this By-Law, no person shall within any RM-5 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

All uses permitted in Table 9.1.

9.5.5.2 Notwithstanding any provisions of this By-Law, no person shall within any RM-5 Zone use any lot, or erect, alter, or use any building or structure except in accordance with the following provisions:

9.5.5.2.1 EXTERIOR SIDE YARD WIDTH
Minimum 3 m (9.8 ft)

October/18
9.5.5.2.2 LOT FRONTAGE FOR END UNIT
Minimum 7.5 m (24.6 ft)

9.5.5.2.3 LOT COVERAGE
Maximum 60 %

9.5.5.2.4 REAR YARD DEPTH
Minimum 5.5 m (18 ft)

9.5.5.2.5 LOT AREA
Maximum 635 m² per dwelling unit (6,835 ft² per dwelling unit)

9.5.5.2.6 INTERIOR SIDE YARD WIDTH FOR END UNITS
Minimum 1.2 m (3.9 ft)

9.5.5.3 HOLDING ZONE PROVISIONS

9.5.5.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE
None

9.5.5.3.2 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.

9.5.5.4 That all of the provisions of the RM Zone in Section 9.2 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)

October/18

Town of Tillsonburg Zoning By-Law Number 3295