## TOWN OF TILLSONBURG

### COUNCIL APPROVED BY-LAWS

<table>
<thead>
<tr>
<th>By-Law #</th>
<th>Third Reading</th>
<th>Location</th>
<th>Zone Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>4271</td>
<td>March 11, 2019</td>
<td>Lt 885 &amp; 886, PL 500</td>
<td>Sect. 12.4.10, EC-10</td>
</tr>
<tr>
<td>4272</td>
<td>March 11, 2019</td>
<td>Pt Lt 85, Lt 86, PL 500</td>
<td>Sect. 8.6.15, R3-15</td>
</tr>
<tr>
<td>4279</td>
<td>March 11, 2019</td>
<td>Pt Lt 888-890, PL 500</td>
<td>Sect. 13.3.4, CC-4</td>
</tr>
<tr>
<td>4290</td>
<td>April 8, 2019</td>
<td>BLK A, PL M-60 &amp; BLK 47, PL 41M-241</td>
<td>Sect. 6.5.22, R1A-22</td>
</tr>
<tr>
<td>4296</td>
<td>April 23, 2019</td>
<td>Pt Lt 8, Conc. 12 (Dereham)</td>
<td>R1</td>
</tr>
<tr>
<td>4297</td>
<td>April 23, 2019</td>
<td>Lt 761, Pt Lt 763 &amp; 764A, PL 500</td>
<td>Sect. 12.4.9, EC-9</td>
</tr>
<tr>
<td>4303</td>
<td>May 13, 2019</td>
<td>Lts. 40 &amp; 41, 41M-143 &amp; Lts. 4-15, 17-26 &amp; 77, 41M-144</td>
<td>R1A-23</td>
</tr>
</tbody>
</table>
Pages left intentionally blank for printing purposes
THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 4271

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 ‘EC-10’ the zone symbol of the lands so designated ‘EC-10’ on Schedule “A” attached hereto.

2. That Section 12.4 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:

LOCATION: SOUTHWEST CORNER OF WASHINGTON GRAND AVENUE AND BIDWELL STREET, LOTS 885 & 886, PLAN 500, EC-10 (KEY MAP 20)

12.4.10 12.4.10.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any EC-10 zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

- a microbrewery;
- an eating establishment;
- a warehouse;
- all uses permitted in Table 12.1.

12.4.10.1.1 For the purposes of this subsection, a 'microbrewery' shall mean a building or part of a building, used for the small scale or independent manufacturing of specialty or craft beer, wine or spirits produced for retail sale and consumption on or off-site. A microbrewery may include a tied-house and may also operate in combination with a permitted bar or tavern or an eating establishment and retail accessory items.

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

12.4.10.2.1 Lot Coverage and Rear Yard Depth

Existing at the date of passing of this by-law, or as existing as a result of a decision of the Oxford County Land Division Committee.

12.4.10.3 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."

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 11th day of March, 2019.

READ a third time and finally passed this 11th day of March, 2019.

MAYOR – Stephen Molnar

DEPUTY CLERK – Lana White
SCHEDULE "A"
TO BY-LAW No. 4271
LOT 865 AND PT OF LOT 866, PLAN 500
TOWN OF TILLSONBURG

AREA OF ZONE CHANGE TO EC-10
NOTE: ALL DIMENSIONS IN METRES

This is Schedule "A" to By-Law No. 4271, passed the 13th day of March, 2019

Mayor - Stephen Moler
Deputy Clerk - Linda White
THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 4272

A BY-LAW to amend Zoning By-Law Number 4272, 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 'R3-15' the zone symbol of the lands so designated 'R3-15' on Schedule "A" attached hereto.
2. That Section 8.6 to By-Law Number 3295, as amended is hereby further amended by adding the following:

"8.6.15 LOCATION: EAST SIDE OF BROADWAY, PART LOT 85, LOT 86, Plan 500 R3-15 (Key Map 9)

8.6.15.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-15 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

a multiple unit dwelling.

8.6.15.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-15 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

8.6.15.2.1 LOT FRONTAGE

Minimum 18.2 m (59.7 ft)

8.6.15.2.2 INTERIOR SIDE YARD WIDTH

Minimum 2.15 m (7 ft)

8.6.15.2.3 NUMBER OF DWELLING UNITS

Maximum 3

8.6.15.2.4 PARKING AISLE WIDTH

Minimum 6.5 m (21.3 ft)

8.6.15.3 That all of the provisions of the R3 Zone in Section 8.2 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 11th day of March, 2019.

READ a third time and finally passed this 11th day of March, 2019.

[Signatures]

MAYOR – Stephen Molnar

DEPUTY CLERK – Lana White
SCHEDULE "A"
TO BY-LAW No. 4272
LOT 85 AND PART OF LOT 86, PLAN 500
PART 3, PLAN 41R-1779
TOWN OF TILLSONBURG

AREA OF ZONE CHANGE TO R3-15
NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A" TO
BY-LAW NO. 4272, PASSED THE
31st DAY OF MARCH, 2019

MAYOR - Stephen Mohar
DEPUTY CLERK - Laura White
THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 4279

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 'CC-4' the zone symbol of the lands so designated 'CC-4' on Schedule "A" attached hereto.

2. That Section 13.3 to By-Law Number 3295, as amended is hereby further amended by the following:

"13.3.4 LOCATION: EAST SIDE OF BIDWELL STREET, NORTH OF RIDOUT STREET WEST, Part Lots 888-890, Plan 500, CC-4 (Key Map 20)

13.3.4.1 Notwithstanding any provisions of this By-Law, no person shall within any CC-4 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

all uses permitted in Table 13.1.

a single detached dwelling in accordance with the provisions contained in Section 7.2 of this By-Law

13.3.4.2 That all of the provisions of the CC Zone in Section 14.2 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 11th day of March, 2019.

READ a third time and finally passed this 11th day of March, 2019.

[Signature]

MAYOR – Stephen Molnar

[Signature]

DEPUTY CLERK – Lana White
SCHEDULE "A"
TO BY-LAW No. 4279
PT OF lots 888 AND 889, PLAN 500
TOWN OF TILLSONBURG

AREA OF ZONE CHANGE TO CC-4
NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A" TO
BY-LAW NO. 4279, PASSED
THE 15TH DAY OF MARCH, 2019

MAYOR - Stephen Molnar
DEPUTY CLERK - Lana White
THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 4290

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 'R1A-22' the zone symbol of the lands so designated 'R1A-22' 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:

   "6.5.22 LOCATION: SOUTHWEST CORNER OF SANDERS CRESCENT AND DENRICH AVENUE, BLOCK A, PLAN M-60 & BLOCK 47, PLAN 41M-241, R1A-22 (KEY MAP 25)

   6.5.22.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1A-22 zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

       all uses permitted in Table 6.1.

   6.5.22.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1A-22 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

   6.5.22.2.1 EXTERIOR SIDE YARD WIDTH

       Minimum 6.0 m (19.6 ft)

   6.5.22.3 That all of the provisions of the R1A Zone in Section 6.2 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 8th day of April, 2019.

READ a third time and finally passed this 8th day of April, 2019.

/\ Mayor – Stephen Molnar

/\ Town Clerk – Donna Wilson
SCHEDULE "A"
TO BY-LAW No. 4290

BLOCK A, PLAN M-60, AND
BLOCK 47, REGISTERED PLAN 41M-241
TOWN OF TILLSONBURG

SANDERS CRESCENT

AREA OF ZONE CHANGE TO R1A-22

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A" TO
BY-LAW No. 4290, PASSED
THE 8TH DAY OF APRIL, 2019

MAYOR

CLERK
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 "R1" the zone symbol of the lands so designated "R1" on Schedule "A" attached hereto.

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 23rd day of April, 2019.

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

MAYOR – Stephen Molnar

TOWN CLERK – Donna Wilson
SCHEDULE "A"
TO BY-LAW No. 4296
PT OF LOT 8, CONCESSION 12 (DEREHAM)
TOWN OF TILLSONBURG

CONCESSION ST W

AREA OF ZONE CHANGE TO R1

NOTE: ALL DIMENSIONS IN METRES

Oxford County
Growing stronger together
Produced by The Department of Corporate Services
Information Services ©2019

THIS IS SCHEDULE "A" TO
BY-LAW NO. 4296, PASSED

MAYOR - Stephen Molnar
TOWN CLERK - Donna Wilson
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
THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 4303

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 'R1A-23' the zone symbol of the lands so designated 'R1A-23' 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:

6.5.23 LOCATION: LOTS 40 & 41 41M-143 & Lots 4-15, 17-26 & 77 41M-144, R1A-23 (Key Map 12)

6.5.23.1 Notwithstanding any provisions of this By-Law, no person shall within any R1A-23 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

All uses permitted in Table 6.1.

6.5.23.2 Notwithstanding any provisions of this By-Law, no person shall within any R1A-23 Zone use any lot, or erect, alter, or use any building or structure except in accordance with the following provisions:

6.5.23.2.1 REAR YARD DEPTH

Minimum 9 m (29.5 ft)

6.5.23.2.2 FRONT YARD DEPTH

Minimum 6 m (19.7 ft)

6.5.23.3 That all of the provisions of the R1A Zone in Section 6.2 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 13th day of May, 2019.
SCHEDULE "A"
TO BY-LAW No. 4303
LOTS 4 TO 15 (INCLUSIVE), 17 TO 26 (INCLUSIVE)
AND LOT 77, REGISTERED PLAN 41M-144
AND LOTS 40 AND 41, REGISTERED PLAN 41M-143

TOWN OF TILLSONBURG

SCHEDULE "A" TO BY-LAW No. 4303
LOTS 4 TO 15 (INCLUSIVE), 17 TO 26 (INCLUSIVE)
AND LOT 77, REGISTERED PLAN 41M-144
AND LOTS 40 AND 41, REGISTERED PLAN 41M-143

TOWN OF TILLSONBURG

AREA OF ZONE CHANGE TO R1A-23
NOTE: ALL DIMENSIONS IN METRES

Oxford County
Growing stronger together
Produced by The Department of Corporate Services
Information Services ©2019

DEPUTY MAYOR - Dave Beres
TOWN CLERK - Donna Wilson

THIS IS SCHEDULE "A" TO
BY-LAW No. 4303, PASSED
THE 13TH DAY OF MAY, 2019