

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 9.1: USES PERMITTED	
•	<i>an apartment dwelling;</i>
•	<i>a boarding or lodging house;</i>
•	<i>a converted dwelling, containing 2 or more dwelling units;</i>
•	<i>a home occupation, in accordance with the provisions of Section 5.13 of this By-Law;</i>
•	<i>a group home, in accordance with the provisions of Section 5.12 of this By-Law;</i>
•	<i>a multiple unit dwelling;</i>
•	<i>a public use in accordance with the provisions of Section 5.27 of this By-Law;</i>
•	<i>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;</i>
•	<i>a special needs home;</i>
•	<i>a street fronting townhouse.</i>

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 9.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Multiple Unit Dwelling	Apartment Dwelling
Number of Dwellings or Dwelling Units, Maximum	<i>8 dwelling units per building.</i>	<i>1 dwelling per lot</i>	<i>8 dwelling units per building</i>	No Provision

TABLE 9.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Multiple Unit Dwelling	Apartment Dwelling
Lot Area, Minimum	150 m ² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m ² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m ² (3,552.2 ft ²).	160 m ² (1,722 ft ²) per <i>dwelling unit</i> , or 600 m ² (6,458 ft ²), whichever is greater.	160 m ² (1,722 ft ²) per <i>dwelling unit</i> .	
Lot Area, Maximum	320 m ² (3,445 ft ²) per <i>dwelling unit</i>	No provision	320 m ² (3,445 ft ²) per <i>dwelling unit</i>	
Lot Frontage, Minimum	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 11 m (36.1 ft).	20 m (65.5 ft)		
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6 m (19.7 ft)	7.5 m (24.6 ft)		
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10.5 m (34.4 ft)	10.5 m (34.4 ft), provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the <i>rear lot line</i> abuts an R1, R2 or FD Zone then this reduction shall not apply.	

TABLE 9.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Multiple Unit Dwelling	Apartment Dwelling
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> is attached to or within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	4.5 m (14.8 ft) on one side and 3 m (9.8 ft) on the narrow side, provided that where a <i>garage</i> containing the required <i>parking spaces</i> is attached to or within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 3 m (9.8 ft).	7.5 m (24.6 ft), provided that an interior side yard adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except where the <i>interior side lot line</i> adjoins an R1, R2 or FD Zone.
Setback, Minimum Distance from the Centreline of an Arterial Road as designated on Schedule "B" of this By-Law	20.5 m (67.3 ft)			
Lot Coverage, Maximum	40% of <i>lot area</i>			
Landscaped Open Space, Minimum	30% of <i>lot area</i>			
Height of Building, Maximum	11 m (36.1 ft)			15 m (49.2 ft)
Amenity Area, Minimum	40 m ² (430.6 ft ²) per <i>dwelling unit</i>	150 m ² (1,614 ft ²) per <i>dwelling</i> , or 40 m ² (430.6 ft ²) per <i>dwelling unit</i> in the case of a <i>converted dwelling</i> .	40 m ² (430.6 ft ²) per <i>dwelling unit</i>	

TABLE 9.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Multiple Unit Dwelling	Apartment Dwelling
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5			

(Deleted and Replaced by By-Law 2021-023)

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 or 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.

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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)
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9.5.1.2.2 NUMBER OF CLUSTER HOUSING DWELLINGS

Maximum	40
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9.5.1.2.3 DWELLING UNIT AREA

Minimum	50 m² (538.2 ft²)
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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 m (17.7 ft)**

9.5.2.2.1.3 SETBACK FROM CENTRELINE OF AN ARTERIAL ROAD

Minimum **16.3 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.

9.5.2.2.2 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.

(Replaced by By-Law 4116)

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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)**

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 m² (1238 ft²)**

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9.5.4.2.1.7 PARKING SPACES

Minimum	1.2 parking spaces per apartment dwelling
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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)
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9.5.5.2.2 LOT FRONTAGE FOR END UNIT

Minimum	7.5 m (24.6 ft)
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9.5.5.2.3 LOT COVERAGE

Maximum	60 %
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(Added by By-Law 4227)

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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)

9.5.6 LOCATION: LOT 1391, LOT 71, PLAN 500, PART 1, 41R-9918, SOUTH SIDE OF NORTH STREET EAST, RM-6, (KEY MAP 8)

9.5.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-6 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.

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

(Added by By-Law 2020-086)

9.5.6.2.1 PROVISIONS FOR *MULTIPLE UNIT DWELLINGS*

Lands zoned RM-6 shall be treated as a single parcel for the purpose of interpreting this By-Law.

9.5.6.2.1.1 LOT AREA

Minimum **2.0 ha** (4.9 ac)

9.5.6.2.1.2 FRONT YARD DEPTH

Minimum **3 m** (9.8 ft)

9.5.6.2.1.3 REAR YARD DEPTH

Minimum **7 m** (22.9 ft)

9.5.6.2.1.4 BUILDING HEIGHT

Maximum **16 m** (52.5 ft)

9.5.6.2.1.5 INTERIOR SIDE YARD WIDTH (REAR YARD)

Where an *interior side yard* functions as a *rear yard*, the minimum *interior side yard* width shall be **6.0 m** (19.6 ft)

9.5.6.2.1.6 INTERIOR SIDE YARD WIDTH (SIDE YARD)

Where an *interior side yard* functions as a *side yard*, the minimum *interior side yard* width shall be **2.0 m** (6.5 ft)
(Added by By-Law 2020-086)

9.5.6.2.1.7 SETBACK TO CENTRELINE OF AN ARTERIAL ROAD

Minimum **16 m** (52.5 ft)

9.5.6.2.1.8 SETBACK TO OS1 ZONE

Minimum **6 m** (19.69 ft)

9.5.6.2.1.9 For the purpose of applying the Provisions of Section 5.37.1 of this By-Law on lands zoned RM-6, *permitted* encroachments shall be interpreted to apply to the functional *yards* of the *dwelling units* as opposed to the *yards* of the parcel as defined. For greater clarity, if an *interior side yard* is functioning as the *rear yard* of a dwelling unit based on the internal site layout, the applicable Section 5.37.1 provisions governing *rear yards* shall apply.

(Added by By-Law 2020-086)

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9.5.6.2.1.10 For the purpose of applying the Provisions of Section 5.37.1 of this By-Law on lands zoned RM-6, an uncovered deck exceeding **0.6 m** (2 ft) in height may be located within **3.6 m** (11.8 ft) of a *rear lot line*.

9.5.6.2.2 Notwithstanding any provisions of this By-Law to the contrary, the provisions of Section 9.2.1 shall not apply to lands zoned RM-6.

9.5.6.3 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 2020-086)

9.5.7 LOCATION: BLOCKS 21-24, PLAN M-155, DAISY COURT & DAFFODIL DRIVE, WEST SIDE OF QUARTER TOWN LINE, NORTH SIDE OF TRILLIUM DRIVE, SOUTH SIDE OF SOUTHRIDGE ROAD, RM-7, (KEY MAP 1)

9.5.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-7 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;

An automated teller;

A *convenience store*;

A *day care centre*;

A *dry cleaning depot*;

An *eating establishment*, excluding a drive through facility;

A *fitness club*;

A *personal service establishment*;

A postal outlet;

A *public library*;

A public use, in accordance with the provisions of Section 5.27 of this By-Law;

A *studio*.

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

9.5.7.2.1 LOT FRONTAGE

For the purpose of interpreting this By-Law, the lot frontage for lands within the RM-7 zone shall be considered the easterly lot line adjacent to Quarter Town Line.

(Added by By-Law 2021-010)

9.5.7.2.2 FRONT YARD DEPTH

Minimum **5.9 m (19.3 ft)**

9.5.7.2.3 NUMBER OF DWELLING UNITS

Maximum 104

9.5.7.2.4 NUMBER OF DWELLING UNITS PER BUILDING

Maximum 12 *dwelling units per building*

9.5.7.2.5 BUILDING HEIGHT

Maximum **12 m (39.4 ft)**

9.5.7.2.6 INTERIOR SIDE YARD WIDTH

Minimum **3 m (9.8 ft)**

9.5.7.2.7 REAR YARD DEPTH

Minimum **10 m (32.8 ft)**

9.5.7.2.8 INTERIOR SIDE YARD WIDTH

Minimum **3 m (9.8 ft)**

9.5.7.2.9 For the purpose of interpreting this By-Law, *Multiple unit dwellings* and *street fronting townhouses*, and non-residential *buildings* in the RM-7 zone may front on a private *street*.

9.5.7.2.10 Notwithstanding any provisions of this By-Law to the contrary, the provisions of Section 9.2.1 shall not apply to lands zoned RM-7.

9.5.7.2.11 PARKING REQUIREMENTS

In accordance with Section 5.24 of this Zoning By-Law.

9.5.7.3 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.

(Added by By-Law 2021-010)

9.5.7.4 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 2021-010)

9.5.8 LOCATION: PART LOT 8, CONCESSION 11 (DEREHAM), SOUTH SIDE OF NORTH STREET WEST – WESTWINDS, RM-8, (KEY MAP 11)

9.5.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-8 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.

9.5.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RM-8 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

9.5.8.2.1 EXTERIOR SIDE YARD WIDTH

9.5.8.2.1.1 ADJACENT TO ARTERIAL ROAD

Minimum **6.0 m (19.69 ft)**

9.5.8.2.1.2 ADJACENT TO LOCAL STREET

Minimum **3.0 m (9.8 ft)**

9.5.8.3 HOLDING PROVISIONS

9.5.8.3.1 Where the symbol “H” appears on a zoning map following the symbol RM-8, those lands shall not be developed or *used* unless this By-law has been amended to remove the “H” symbol.

9.5.8.3.2 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 respecting the orderly development of the land, to the satisfaction of the Town. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

9.5.8.4 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.

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(Added by By-Law 2021-024)