

**TOWN OF TILLSONBURG**

**COUNCIL APPROVED BY-LAWS**

The following is a list of by-laws that have been passed since the most recent comprehensive by-law consolidation, but have not yet been consolidated into the comprehensive by-law.

Copies of the Council approved by-laws listed here, follow immediately behind this page.

<u>By-Law #</u>	<u>Third Reading</u>	<u>Location</u>	<u>Zone Change</u>
2024-037	April 8, 2024	Lot 44, Plan 41M-143	R1A (Removal of Holding Provision)
2024-044	OLT Approved April 11, 2024	Lot 616, PT Lt 615, Judge's Plan 500	Sect. 15.36, NC-6
2024-059	May 13, 2024	Pt Lt 3, Conc. 5, NTR (Middleton), PTS 1, 2, 3 & Pt of PT 7, 41R-10104	Sect. 17.3.9, MG-9
2024-060	May 27, 2024	West Side of Broadway, btwn North St and the municipal boundary with the Twp of SWOX, PT LT 1, 41M-106	Sect. 14.5.29, SC-29
2024-061	May 27, 2024	Pt Lt 24, Plan 1653, PTS 4-6, 41R-8458	R2-31, R3-23 & R3-24
2024-090	August 12, 2024	Pt Lt 24, Plan 1653, PT 7, 41R-8458	Sect. 10.4.7, RH-7 & RH7(H)
2024-098	September 9, 2024	Lts 27, 53, 59-62, & 64-76, 41M-144	R1A (Removal of Holding Provision)
2024-112	October 7, 2024	Lot 1247, Plan 500 79 Tilson Ave	Sect. 12.3.11, EC-11

\*By-Law is under appeal to OLT.

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**THE CORPORATION OF THE TOWN OF TILLSONBURG**

**BY-LAW 2024-037**

**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;


**BE IT THEREFORE ENACTED** by the Council of the Corporation of the Town of Tillsonburg as follows:

1. That Schedule "A" to By-Law Number 3295, as amended, is hereby amended by changing to 'R1A' the zone symbol of the lands so designated 'R1A' 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.

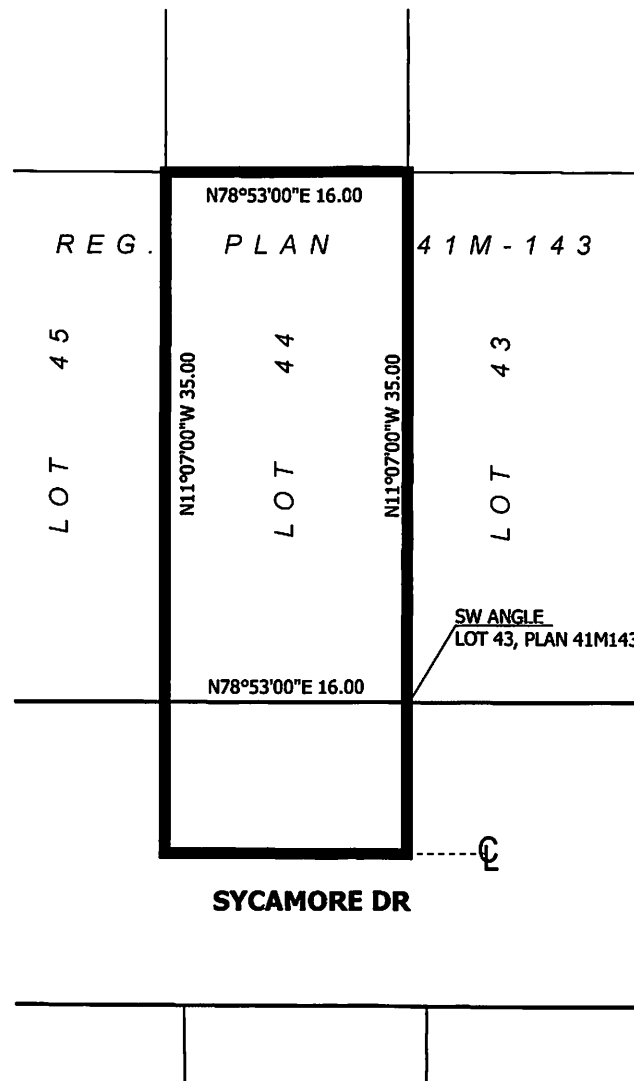
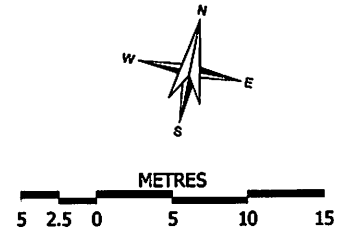
**READ A FIRST AND SECOND TIME THIS 8<sup>th</sup> day of APRIL, 2024.**

**READ A THIRD AND FINAL TIME AND PASSED THIS 8<sup>th</sup> day of APRIL, 2024.**

  
MAYOR – Deb Gilvesy

  
CLERK – Tanya Daniels

**SCHEDULE "A"**  
**TO BY-LAW No. 2024-037**  
**LOT 44, REGISTERED PLAN 41M-143**  
**TOWN OF TILLSONBURG**



NOTE: ALL DIMENSIONS IN METRES

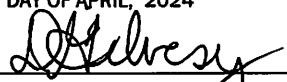



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THIS IS SCHEDULE "A"

TO BY-LAW No. 2024-037, PASSED

THE 8th DAY OF APRIL, 2024

  
MAYOR  
  
CLERK

THE CORPORATION OF THE

## TOWN OF TILLSONBURG

## BY-LAW NUMBER 2024-044

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 "NC-6" the zone symbol of the lands so designated "NC-6" on Schedule "A" attached hereto.
2. That Section 15.3 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

**"15.3.6 LOCATION: LT 616 PL 500; PT LT 615 PL 500 NC-6 (KEY MAP 20)**

15.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any NC-6 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Section 15.1;  
a single detached dwelling existing on July 17, 2023;  
an additional residential dwelling unit within the existing single detached dwelling.

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

15.3.6.2.1 Number of Additional Residential Dwelling Units within an Existing Single Detached Dwelling

Maximum	2
---------	---

#### 15.3.6.2.2 Number of Parking Spaces

- |     |   |   |
|-----|---|---|
| i)  | Minimum for an <i>existing single detached dwelling</i> | 2 |
| ii) | Minimum per additional residential <i>dwelling unit</i> | 1 |

- 15.3.6.3 That all of the provisions of the NC Zone in Section 15.2 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 17<sup>th</sup> day of July, 2023.

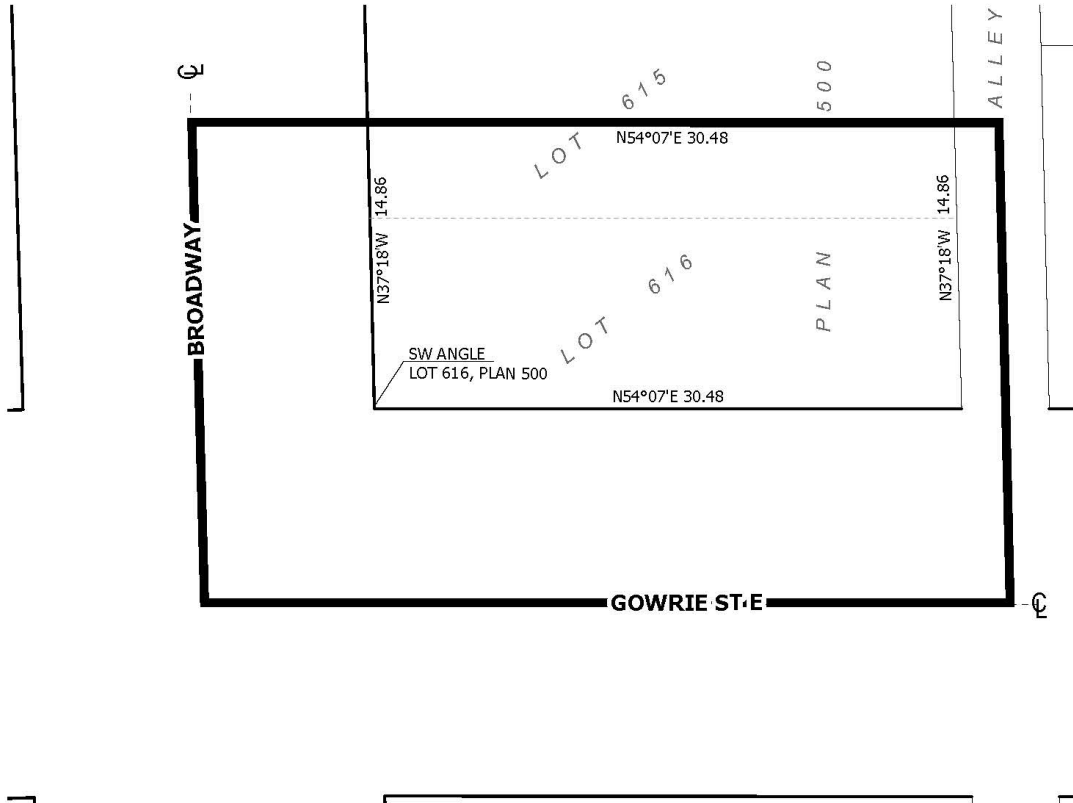
READ a third time and finally passed this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**SCHEDULE "A"**  
TO BY-LAW No. 2024-044

LOT 616, PART LOT 615, JUDGE'S PLAN 500  
TOWN OF TILLSONBURG



 AREA OF ZONE CHANGE TO NC-6

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. \_\_\_\_\_, PASSED

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK





**THE CORPORATION OF THE  
TOWN OF TILLSONBURG  
BY-LAW NUMBER 2024-059**

**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 "MG-9" the zone symbol of the lands so designated "MG-9" on Schedule "A" attached hereto.
2. That Section 17.3 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

"17.3.9        **LOCATION: LANDS SOUTH OF HIGHWAY 3, BETWEEN INNOVATION WAY AND JOHN POUND ROAD (PART LOTS 3 AND 4, CONCESSION 5 NTR IN THE GEOGRAPHIC TOWNSHIP OF MIDDLETON), MG-9        (KEY MAP 41)**

17.3.9.1       Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-9 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 17.1; and  
a detached *accessory building*.

17.3.9.2       Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-9 zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

17.3.9.2.1      **PROVISIONS FOR AN ACCESSORY BUILDING**

17.3.9.2.1.1    Notwithstanding Section 5.1 of this By-Law to the contrary, on lands zoned MG-9, an *accessory building* shall be *permitted* as an *accessory use* to a residential use established on a separate portion of the *lot* that is zoned 'OS1'.

17.3.9.2.1.2    **NUMBER OF ACCESSORY BUILDINGS**

Maximum	<b>1</b>
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17.3.9.2.1.3    **SIZE OF ACCESSORY BUILDING**

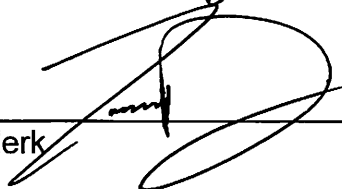
Maximum	<b>327 m<sup>2</sup> (3,520 ft<sup>2</sup>)</b>
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- 17.3.9.2.1.4 Notwithstanding Section 5.19 of this By-Law, on lands zoned MG-9, an *accessory building* may be *permitted* without connection to municipal services.
- 17.3.9.2.1.5 Notwithstanding Section 5.33 of this By-Law, on lands zoned MG-9, an *accessory building* may be *permitted* without *lot frontage* on an *improved street*.
- 17.3.9.3 That all the provisions of the MG Zone in Section 17.2 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 13<sup>th</sup> day of May, 2024.

READ a third time and finally passed this 13<sup>th</sup> day of May, 2024.

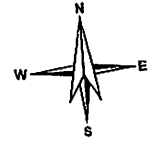
  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

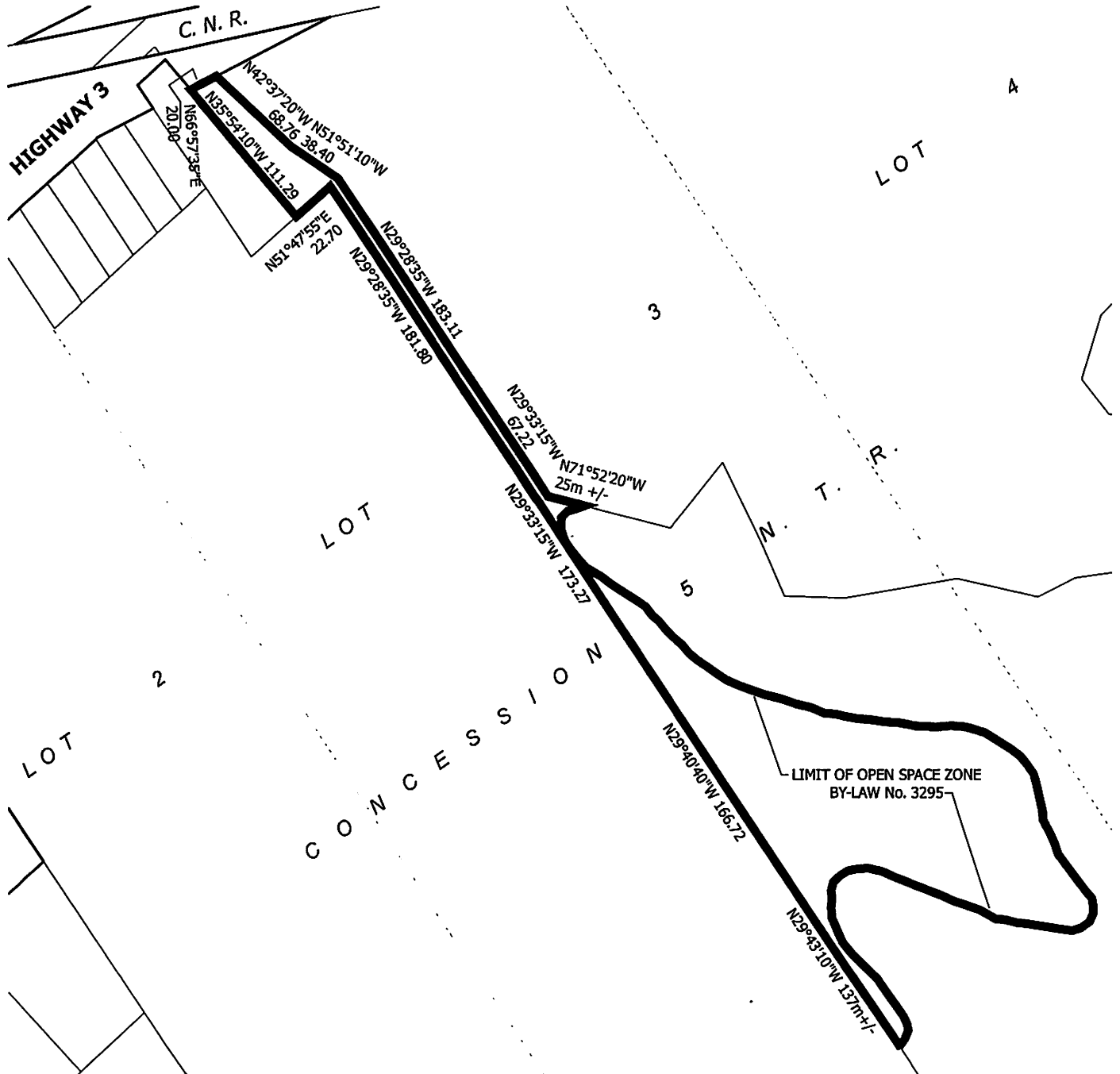
# SCHEDULE "A"

TO BY-LAW No. 2024-059

PART LOT 3, CONCESSION 5 N.T.R. (MIDDLETON)  
PARTS 1, 2, 3, AND PART OF PART 7, REFERENCE PLAN 41R-10104  
TOWN OF TILLSONBURG



METRES  
40 20 0 40 80 120



AREA OF ZONE CHANGE TO MG-9

NOTE: ALL DIMENSIONS IN METRES

**Oxford County**

*Growing stronger together*

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THIS IS SCHEDULE "A"

TO BY-LAW No. 2024-059, PASSED

THE 13th DAY OF MAY 2024

*[Signature]*  
MAYOR  
*[Signature]*  
CLERK



**THE CORPORATION OF THE  
TOWN OF TILLSONBURG  
BY-LAW NUMBER 2024-060**

**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 14.5 to By-Law Number 3295, as amended is hereby further amended by deleting Subsection 14.5.29 in its entirety and replacing it with the following:

“14.5.29      **LOCATION: WEST SIDE OF BROADWAY, BETWEEN NORTH STREET AND THE MUNICIPAL BOUNDARY WITH THE TOWNSHIP OF SOUTHWEST OXFORD, PART OF LOT 1, PLAN 41M-106, 671 BROADWAY, SC-29 (KEY MAP 2)**

- 14.5.29.1      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any SC-29 Zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

*all uses permitted in Table 14.1;*  
*a medical centre;*  
*a day care;*  
*a pharmacy.*

- 14.5.29.2      That all the provisions of the SC 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*.”

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 27th day of May 2024.**

**READ a third time and finally passed this 27th day of May 2024.**

  
\_\_\_\_\_  
MAYOR – Deb Gilvesy

  
\_\_\_\_\_  
CLERK – Tanya Daniels



**THE CORPORATION OF THE  
TOWN OF TILLSONBURG  
BY-LAW NUMBER 2024-061**

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.

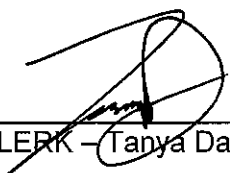
THEREFORE, the Municipal Council of the Corporation of the Town of Tillsonburg, enacts as follows:

1. That Schedule "A" to By-Law Number 3295, as amended, is hereby further amended by changing to 'R2-31', 'R3-23' & 'R3-24' the zone symbols of the lands so designated 'R2-31', 'R3-23' & 'R3-24' 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 27<sup>th</sup> day of May 2024.**

**READ a third time and finally passed this 27<sup>th</sup> day of May 2024.**

  
\_\_\_\_\_  
MAYOR – Deb Gilvesy

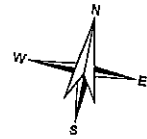
  
\_\_\_\_\_  
CLERK – Tanya Daniels

# SCHEDULE "A"

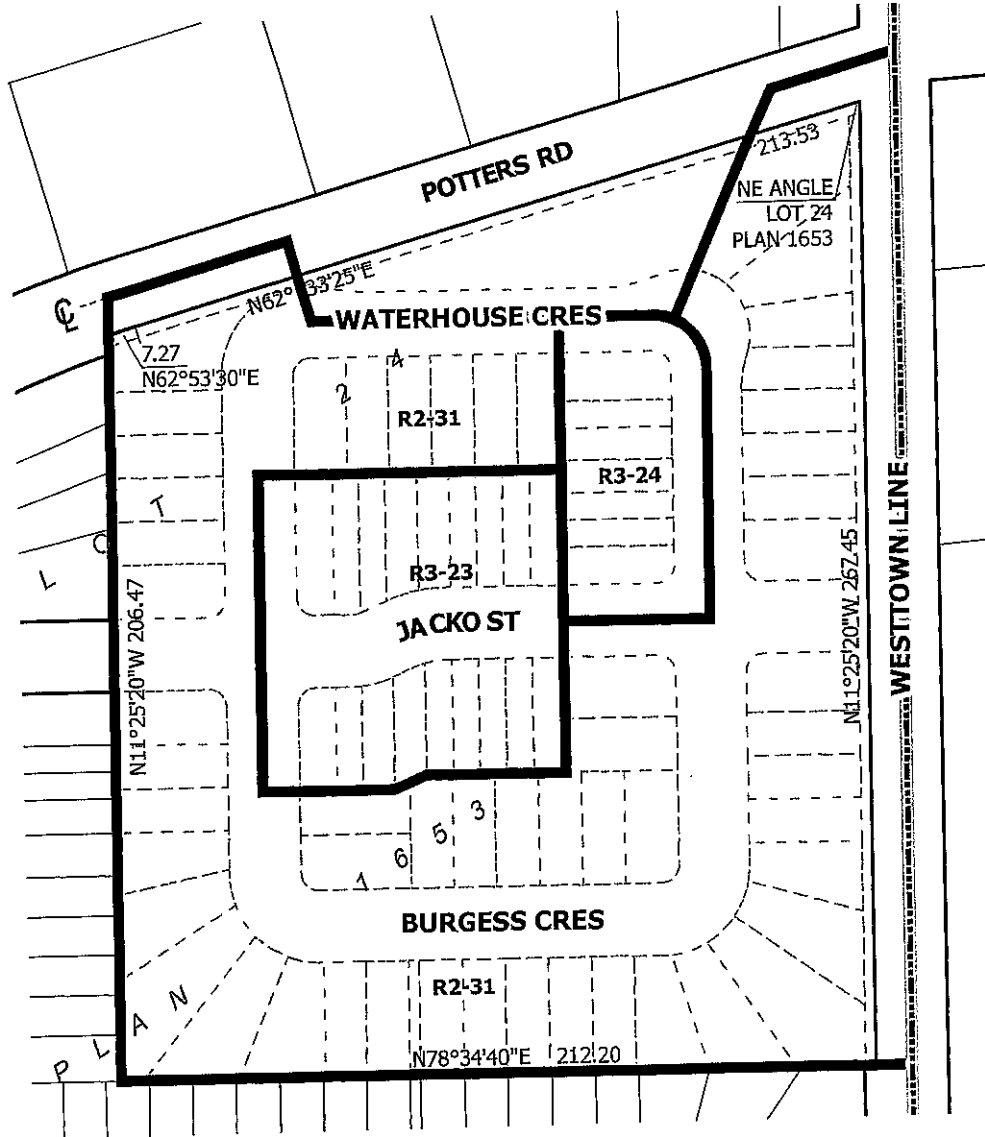
TO BY-LAW No. \_\_\_\_\_

PT LOT 24, REGISTRAR'S COMPILED PLAN 1653  
PARTS 4-6, REFERENCE PLAN 41R-8458

TOWN OF TILLSONBURG



METRES  
20 10 0 20 40 60



NOTE: ALL DIMENSIONS IN METRES

- R3-24** AREA OF ZONE CHANGE TO R3-24
- R3-23** AREA OF ZONE CHANGE TO R3-23
- R2-31** AREA OF ZONE CHANGE TO R2-31

THIS IS SCHEDULE "A"

TO BY-LAW No. 2024-061

PASSED THE 27th DAY OF MAY, 2024



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*[Signature]*  
MAYOR

*[Signature]*  
CLERK



## THE CORPORATION OF THE TOWN OF TILLSONBURG

### BY-LAW 2024-090

#### 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 'RH-7' and 'RH-7(H)' the zone symbol of the lands so designated 'RH-7' and 'RH-7(H)' on Schedule "A" attached hereto.
2. That Section 10.4 to By-Law Number 3295 as amended is hereby further amended by adding the following subsection at the end thereof:

"10.4.7        **LOCATION: NORTH SIDE OF SIMCOE STREET AND WEST OF WESTTOWN LINE, PART LOT 24, PLAN 1653, 41R-8458, RH-7 AND RH7(H)     (KEY MAP 31)**

10.4.7.1       Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any RH-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 10.1; and,  
All non-residential uses *permitted* in Table 14.1.

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

10.4.7.2.1      MINIMUM LOT AREA

Minimum per dwelling unit	<b>80 m<sup>2</sup> (861.11 ft<sup>2</sup>)</b>
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10.4.7.2.2      MINIMUM AMENITY AREA

Minimum per dwelling unit	<b>38 m<sup>2</sup> (409 ft<sup>2</sup>)</b>
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10.4.7.2.3      FRONT YARD DEPTH

Minimum	<b>15.2 m (50 ft)</b>
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10.4.7.2.4      BUILDING HEIGHT

Maximum	<b>33 m (108.27 ft)</b>
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10.4.7.2.5      NUMBER OF PARKING SPACES FOR RESIDENTIAL USES

Minimum **1.4 spaces per apartment dwelling unit**

10.4.7.2.6 NUMBER OF PARKING SPACES FOR NON-RESIDENTIAL USES

Minimum **1 space per 21 m<sup>2</sup> (226 ft<sup>2</sup>) gross floor area**

10.4.7.3 Notwithstanding any provision of this By-Law to the contrary, lands zoned RH-7 & RH-7(H) shall be considered as a single *lot* for the purposes of interpreting this By-Law.

10.4.7.4 PURPOSE OF THE HOLDING SYMBOL RH-7(H)

To ensure the orderly development of land, and to ensure that sufficient parking spaces are provided for residential uses.

The Holding Zone, as identified by the "(H)" symbol, shall not be removed until an updated Parking Justification Report is prepared by a Qualified Consultant, to the satisfaction of the Town of Tillsonburg and County of Oxford. Based on the results of the updated Parking Justification Report, the Town of Tillsonburg and County of Oxford may consider reducing the Minimum Number of Parking Spaces required for an apartment dwelling unit.


Removal of the "H" symbol shall be consistent with Section 36 of the Planning Act.

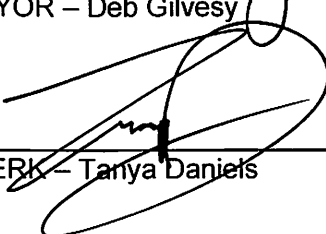
10.4.7.5 That all the provisions of the RH Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

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 12<sup>th</sup> day of August, 2024.**

**READ a third time and finally passed this 12<sup>th</sup> day of August, 2024.**

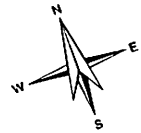
  
\_\_\_\_\_  
MAYOR – Deb Gilvesy

  
\_\_\_\_\_  
CLERK – Tanya Daniels

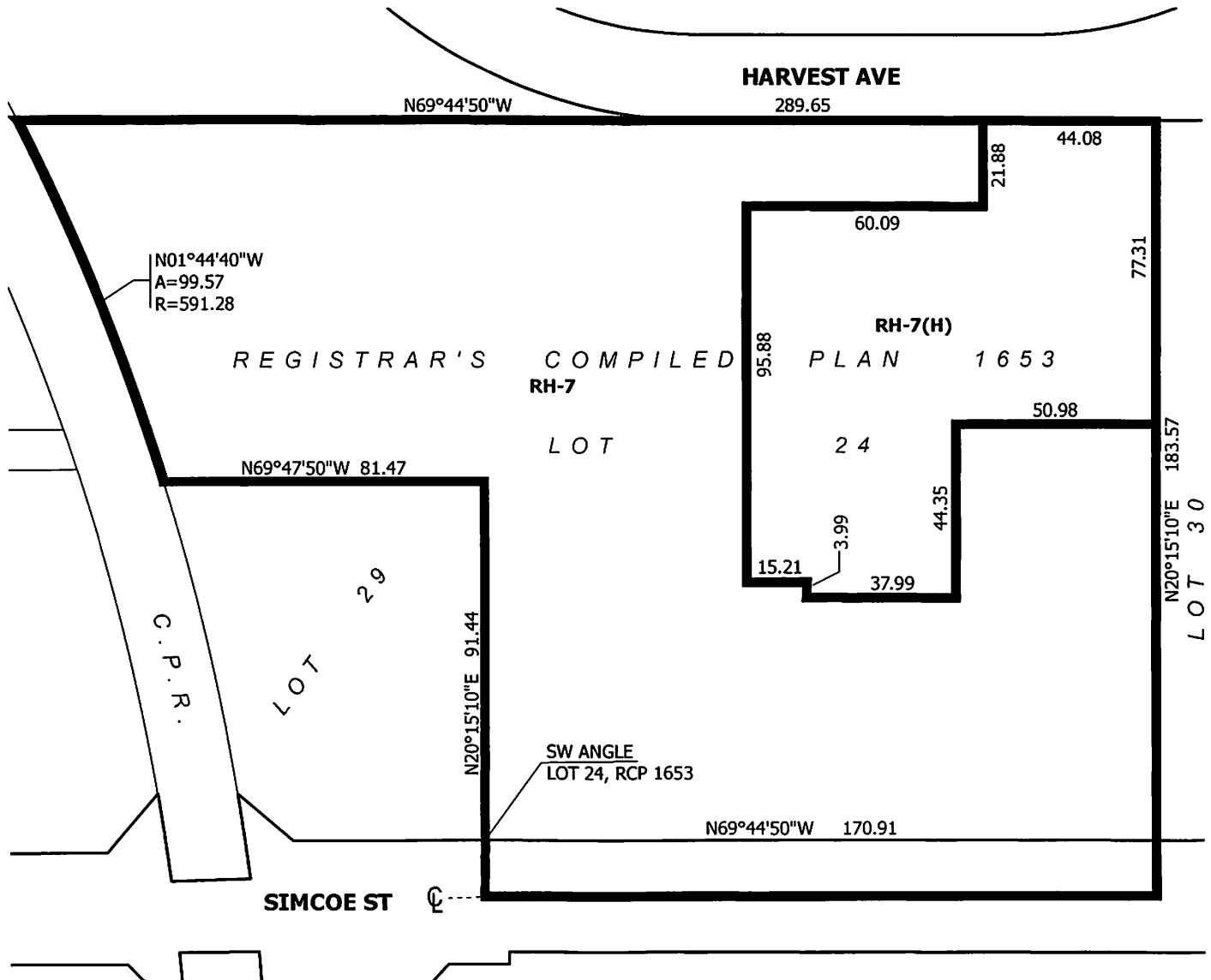
# SCHEDULE "A"

TO BY-LAW No. 2024-090

PART LOT 24, REGISTRAR'S COMPILED PLAN 1653  
PART 7, REFERENCE PLAN 41R-8458  
TOWN OF TILLSONBURG



METRES  
10 5 0 10 20 30



**RH-7** AREA OF ZONE CHANGE TO RH-7

**RH-7(H)** AREA OF ZONE CHANGE TO RH-7(H)

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2024-090 PASSED

THE 12th DAY OF AUGUST 2024

**OxfordCounty**  
Growing stronger together

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Information Services ©2024

MAYOR  
  
CLERK



**THE CORPORATION OF THE  
TOWN OF TILLSONBURG  
BY-LAW NUMBER 2024-098**

**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.

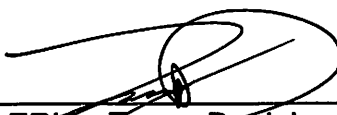
THEREFORE, the Municipal Council of the Corporation of the Town of Tillsonburg, enacts as follows:

1. That Schedule "A" to By-Law Number 3295, as amended, is hereby further amended by changing to 'R1A' the zone symbols of the lands so designated 'R1A' 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 9<sup>th</sup> day of September 2024.**

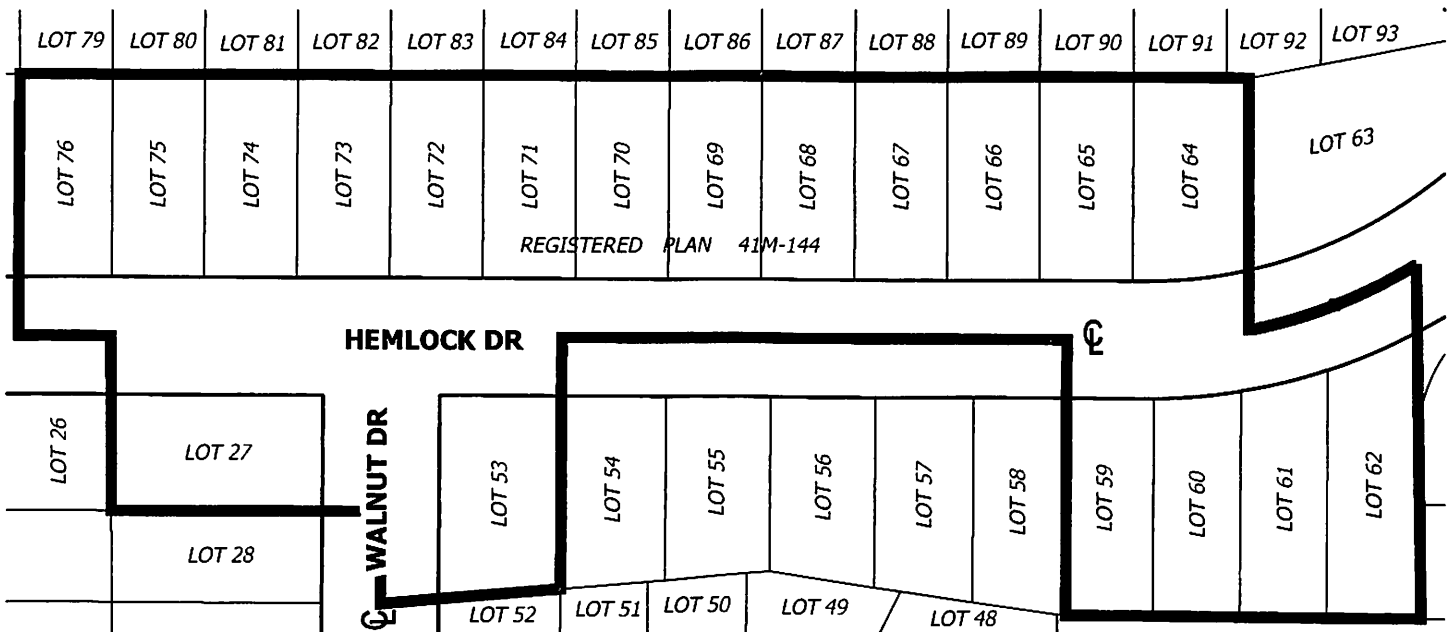
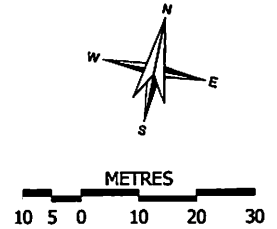
**READ a third time and finally passed this 9<sup>th</sup> day of September 2024.**

  
\_\_\_\_\_  
MAYOR – Deb Gilvesy

  
\_\_\_\_\_  
CLERK – Tanya Daniels

**SCHEDULE "A"**  
TO BY-LAW No. 2024-098

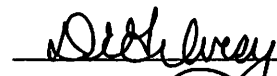
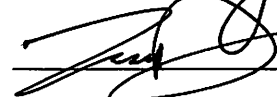
LOTS 27, 53, 59-62 & 64-76, REGISTERED PLAN 41M-144  
TOWN OF TILLSONBURG



NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"  
TO BY-LAW No. 2024-098, PASSED THE

9th DAY OF SEPTEMBER, 2024

  
MAYOR  
  
CLERK

THE CORPORATION OF THE  
TOWN OF TILLSONBURG  
BY-LAW NUMBER 2024-112

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-11" the zone symbol of the lands so designated "EC-11" on Schedule "A" attached hereto.
2. That Section 12.3 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

**"12.3.11 LOCATION: SOUTHWEST CORNER OF TILLSON AVENUE AND DURHAM STREET, LT 1247, PL 500, 79 TILLSON AVENUE, EC-11 (KEY MAP 19)**

12.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-11 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; and,  
a detached additional residential unit (ARU).*

12.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-11 zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

12.3.11.2.1 NUMBER OF ADDITIONAL RESIDENTIAL UNITS

Maximum	<b>1</b>
---------	----------

12.3.11.2.2 SIZE OF ADDITIONAL RESIDENTIAL UNIT

Maximum	<b>45.5 m<sup>2</sup> (490 ft<sup>2</sup>)</b>
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12.3.11.2.3 NUMBER OF PARKING SPACES

- |     |  |          |
|-----|--|----------|
| i)  | Minimum for an <i>existing duplex dwelling</i> | <b>3</b> |
| ii) | Minimum per <i>additional residential unit</i> | <b>1</b> |

12.3.11.2.4 REAR YARD DEPTH

Minimum

5.4 m (17.7 ft)

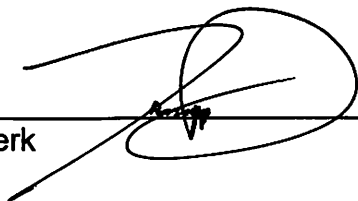
12.3.11.3 That all of the provisions of the EC Zone in Section 12.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis."

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 7<sup>th</sup> day of October 2024.

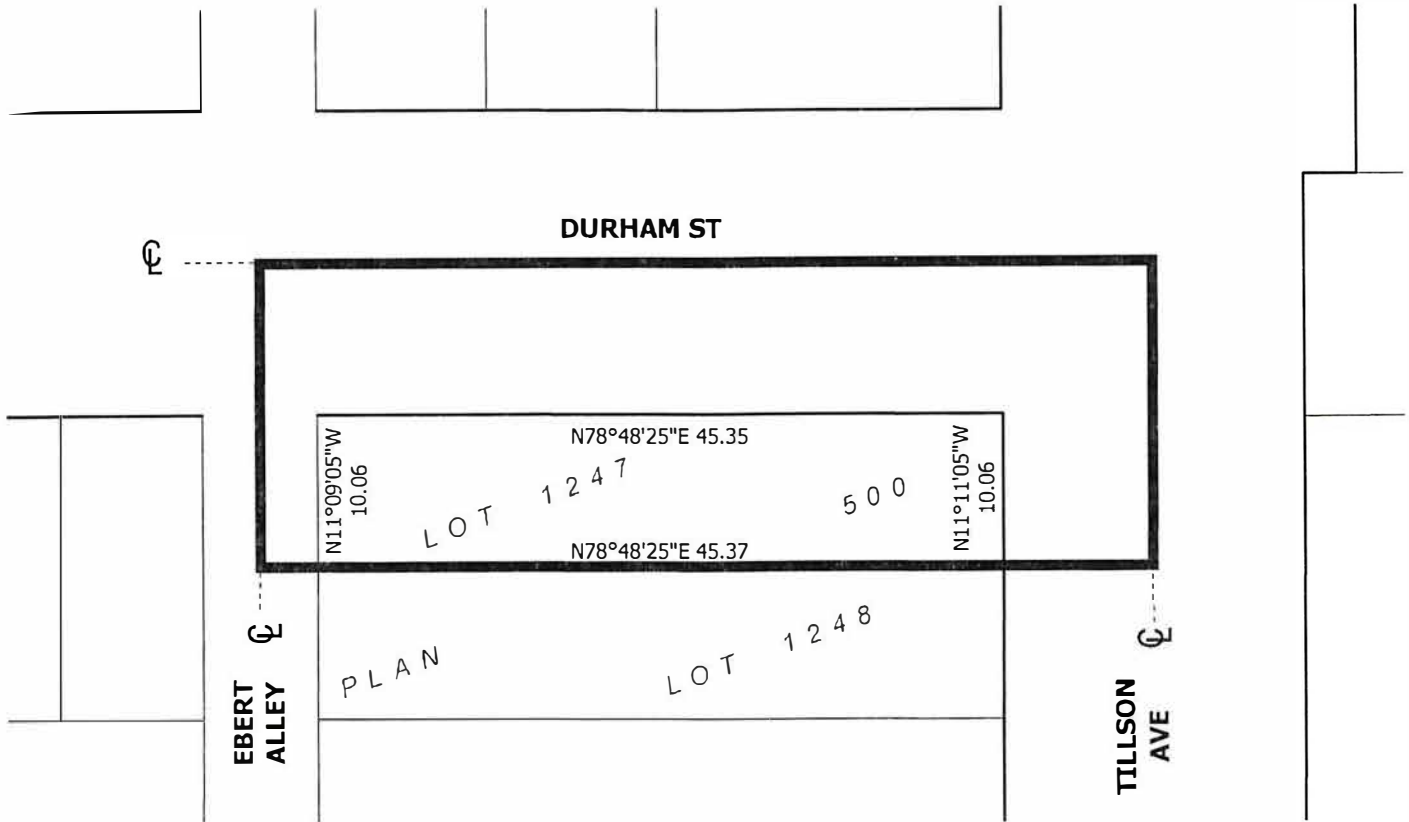
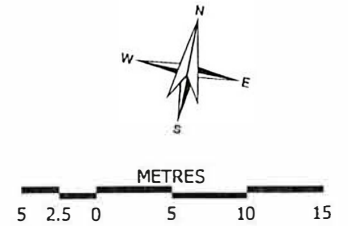
READ a third time and finally passed this 7<sup>th</sup> day of October 2024.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



SCHEDULE "A"  
TO BY-LAW No. 2024-112  
LOT 1247, PLAN 500  
PART 1, REFERENCE PLAN 41R-10677  
TOWN OF TILLSONBURG



AREA OF ZONE CHANGE TO EC-11

NOTE: ALL DIMENSIONS IN METRES





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THIS IS SCHEDULE "A"

TO BY-LAW No. 2024-112 PASSED

THE 7th DAY OF October, 2024

  
MAYOR  
  
CLERK

