

3.1 CLASSIFICATION

- 3.1.1 The Provisions of this By-Law shall apply to all lands within the limits of the Corporation of the Town of Tillsonburg. For the purposes of this By-Law, said lands are divided into the following zones:

<u>SYMBOL</u>	<u>ZONE</u>
<u>Residential Zones</u>	
R1	Low Density Residential – Type 1 Zone
R1A	Low Density Residential - Type 1A Zone
R2	Low Density Residential – Type 2 Zone
R3	Low Density Residential – Type 3 Zone
RM	Medium Density Residential Zone
RH	High Density Residential Zone
RMH	Mobile Home Park
<u>Commercial Zones</u>	
CC	Central Commercial Zone
EC	Entrepreneurial Zone
SC	Service Commercial Zone
NC	Neighbourhood Commercial Zone
<u>Industrial Zones</u>	
MR	Restricted Industrial Zone
MG	General Industrial Zone
<u>Future Development Zone</u>	
FD	Future Development Zone
<u>Institutional Zones</u>	
IN1	Minor Institutional Zone
IN2	Major Institutional Zone
<u>Open Space Zones</u>	
OS1	Passive Use Open Space Zone
OS2	Active Use Open Space Zone

- 3.1.2 The permitted uses, the minimum size and dimensions of *lots*, the minimum size of *yards*, the maximum *lot coverage*, *gross floor area*, the minimum *setback*, the minimum *landscaped open space*, the maximum *height of buildings*, and all other zone provisions are set out herein for the respective zones.

- 3.1.3 The extent of the boundaries of all said zones are shown on Schedule “A” which form part of this By-Law and is attached hereto.

- 3.1.4 The symbols listed in subsection 3.1.1 of this Section may be used to refer to *buildings* and *structures*, the uses of *lots*, *buildings* and *structures* permitted by this By-Law in the said zones, and whenever in this By-Law the word “Zone” is used, preceded by any of the said symbols, such zones shall mean any area within the *Corporation* within the scope of this By-Law, delineated on Schedule “A” and designated thereon by the said symbol.
- 3.1.5 Where the zone symbol designation on certain lands as shown on Schedule “A” is followed by a dash and a number, (for example MR-1), then special provisions shall apply to such lands and such special provisions will be found by reference to that section of the By-Law which deals with that particular zone. Lands designated in this matter shall be subject to all the restrictions of the zone except as otherwise provided by the special provisions.

3.2 HOLDING “(H)” ZONES

Wherever a zone symbol listed in Section 3.1.1 is used in conjunction with the holding symbol “(H)” as shown on the zone maps, no *buildings* or *structures* shall be *erected* or *altered*, save and except *existing buildings* and *structures* and *accessory buildings* and *structures* permitted in the said zone and in accordance with the standards of the said zone, until the “(H)” symbol is removed in accordance with the requirements of the Planning Act, RSO 1990, as amended.

3.2.1 **HOLDING ZONE PROVISIONS**

- 3.2.1.1 General Holding Zone provisions, any interim uses and requirements for the lifting of the “H” symbol shall be described within the specific Zone categories to which they apply.
- 3.2.1.2 Holding zones for site-specific properties shall be described within the special provisions of the appropriate Zone. These site-specific Holding Zones shall be designated with an “H” symbol, and any interim uses and requirements for the lifting of the “H” symbol shall be described therein.
- 3.2.1.3 Holding zones may also be used to ensure that appropriate development agreements have been executed and to ensure that confirmation is provided that sufficient capacity exists within the Tillsonburg Water and Wastewater systems prior to a *development* proceeding.

(Deleted and Replaced by By-Law 2025-046)