

20.1 **USES PERMITTED**

No *person* shall within any IN2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the IN2 *uses* presented in Table 20.1:

TABLE 20.1: USES PERMITTED	
• an <i>arena or community centre</i> ;	
• a funeral home;	
• a fire, police or ambulance station;	
• a government administrative office;	
• an <i>institutional hall or lodge</i> ;	
• a <i>medical/dental centre</i> ;	
• a <i>nursing home</i> ;	
• a <i>public or private hospital</i> ;	
• a <i>public park</i> ;	
• a retail outlet, <i>business office</i> or <i>eating establishment accessory</i> to a permitted use;	
• a special needs home	
• any <i>use</i> permitted in an IN1 zone;	

20.2 **ZONE PROVISIONS**

No *person* shall within any IN2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 20.2:

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Accessory Single Detached Dwelling
Lot Area, Minimum	900 m ² (9,687.8 ft ²)	450 m ² (4,843.9 ft ²), or 600 m ² (6,458.6 ft ²) in the case of a <i>corner lot</i> .
Lot Frontage, Minimum	20 m (65.6 ft)	15 m (49.2 ft), or 20 m (65.6 ft) in the case of a <i>corner lot</i> .

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Accessory Single Detached Dwelling
Lot Coverage, Maximum	30% of <i>lot area</i>	
Front Yard, Minimum Depth	10 m (32.8 ft)	7.5 m (24.6 ft)
Exterior Side Yard, Minimum Width		
Rear Yard, Minimum Depth	10 m (32.8 ft)	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	6 m (19.6 ft)	3 m (9.8 ft) on one side 1.2 m (3.9 ft) on the other side provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the lot is a <i>corner lot</i> , the minimum width of the <i>interior side yard</i> shall be 1.2 m (3.9 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road Allowance as shown on Schedule 'C'	22.5 m (73.8 ft)	20 m (65.6 ft)
Landscaped Open Space, Minimum	35% of <i>lot area</i>	
Height of Building, Maximum	12 m (39.4 ft)	
Number of Accessory Dwellings or Dwelling Units Per Lot, Maximum	1 <i>dwelling</i> or <i>dwelling unit</i>	
Accessory Retail Outlet, Business Office or Eating Establishment	Accessory retail outlets shall have a maximum <i>gross floor area</i> of 25 m² (269.1 ft ²) per <i>use</i> and be wholly contained within the building containing the primary <i>use</i> .	

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Non-Residential Uses and accessory dwelling units	Accessory Single Detached Dwelling
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5	

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

20.2.1 ACCESSORY SINGLE DETACHED DWELLING:

Where a *single detached dwelling, accessory* to a permitted non-residential *use*, is *erected* on the *lot*, then the minimum *lot frontage* and *area* requirements for the two *uses* shall be cumulative and no *yard* shall be required between such *buildings*, provided a minimum separation of **3 m** (9.8 ft) is maintained.

20.3 SPECIAL PROVISIONS

20.3.1 LOCATION: **WEST SIDE OF WEST TOWN LINE, IN2-1(H)**

20.3.1.1 Notwithstanding any provisions of the By-law to the contrary, no *person* shall within any IN2-1(H) Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except in accordance with the following:

a *nursing home*;
a retirement residence;
a retail outlet, *business office, eating establishment* or clubhouse
accessory to a permitted use.

20.3.1.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any IN2-1(H) Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

20.3.1.2.1 HEIGHT OF BUILDING

Maximum **18.5 m** (60.7 ft)

June/25

20.3.1.2.2 PURPOSE OF THE HOLDING SYMBOL

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.

(Added by By-Law 3375)

20.3.1.2.3 NUMBER OF RESIDENTIAL SUITES PERMITTED WITHOUT LIFTING THE “H” SYMBOL

Maximum	100 units
---------	-----------

20.3.1.2.4 That all of the provisions of the IN2 Zone in Section 20.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of This Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3375)

20.3.2 LOCATION: **WEST SIDE OF WEST TOWN LINE, IN2-2**20.3.2.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any IN2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure for any purpose except in accordance with the following:

a place of worship.

20.3.2.2 That all of the provisions of the IN2 Zone in Section 20.2 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 3496)

20.3.3 LOCATION: **NORTH OF BRIDGE STREET WEST, SOUTH OF VENISON STREET IN2-3**20.3.3.1 Notwithstanding any provisions of the By-law to the contrary, no *person* shall within any IN2-3 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following:

a *nursing home*;
retail outlet, business office, or *eating establishment accessory* to a *permitted use*.

June 30/25

- 20.3.3.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any IN2-3 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 3598)

20.3.3.2.1 NUMBER OF RESIDENTIAL SUITES

Maximum 120

20.3.3.2.2 FRONT YARD

Minimum Depth **1.0 m (3.28 ft)**

For the purpose of this subsection, the *front lot line* shall be the northerly *lot line* abutting Venison Street West.

20.3.3.2.3 EXTERIOR SIDE YARD

Minimum Width **0.5 m (1.8 ft)**

Minimum Width **3.4 m (11.15 ft)**

For the purpose of this subsection, both the easterly and southerly *lot lines* abutting Bidwell Street and Bridge Street West, respectively, shall be deemed to be *exterior side yards*.

20.3.3.2.4 INTERIOR SIDE YARD

Minimum **3.5 m (11.5 ft)**

20.3.3.2.5 LOT COVERAGE

Maximum **36%**

20.3.3.2.6 LANDSCAPED OPEN SPACE

Minimum **25%**

20.3.3.2.7 BUILDING HEIGHT

Maximum **5 storeys**

20.3.3.2.8 NUMBER OF LOADING SPACES

Minimum 1

20.3.3.2.9 SETBACK FROM A STREET FOR A LOADING SPACE ADJACENT TO AN ENTREPRENEURIAL (EC) ZONE

Minimum **8.0 m (26.2 ft)**

(Added by By-Law 3598)

20.3.3.2.10 INTERIOR SIDE YARD FOR A PARKING AREA

Minimum **0.9 m (2.9 ft)**

20.3.3.2.11 SIGHT TRIANGLE

Notwithstanding Section 5.24 – Sight Triangles, a structural column may be located within the required Sight Triangle at the southwest corner of Bidwell Street and Venison Street West.

20.3.3.2.12 That all of the provisions of the IN2 Zone in Section 20.2 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 3598)

20.3.4 **LOCATION: WEST SIDE OF MAPLE LANE, NORTH OF BROCK STREET AND SOUTH OF CONCESSION ROAD EAST, PART LOT 380 PLAN 500, 41R-910, IN2-4 & IN2-4 (H) (KEY MAP 19)**

20.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any IN2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Table 20.1;
a retirement residence;
an *apartment dwelling*.

20.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any IN2-4 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

20.3.4.2.1 PROVISIONS FOR A NURSING HOME

20.3.4.2.1.2 LOT COVERAGE

Maximum **37%**

20.3.4.2.1.3 LANDSCAPED OPEN SPACE

Minimum	30%
---------	------------

20.3.4.2.1.4 NUMBER OF LOADING SPACES

Minimum	1
---------	----------

(Added by By-Law 2024-008)

20.3.4.2.2 PROVISIONS FOR A RETIREMENT HOME

20.3.4.2.2.1 BUILDING HEIGHT

Maximum	15.5 m (50 ft)
---------	-----------------------

20.3.4.2.2.2 NUMBER OF PARKING SPACES

Minimum	2.5 spaces per 4 beds
---------	------------------------------

20.3.4.2.2.3 LOT COVERAGE

Maximum	31%
---------	------------

20.3.4.2.2.4 LANDSCAPED OPEN SPACE

Minimum	30%
---------	------------

20.3.4.2.2.5 NUMBER OF LOADING SPACES

Minimum	1
---------	----------

20.3.4.2.3 PROVISIONS FOR AN APARTMENT DWELLING

20.3.4.2.3.1 INTERIOR SIDE YARD

Minimum	2.4 m (7.8 ft)
---------	-----------------------

20.3.4.2.3.2 LOT COVERAGE

Maximum	31%
---------	------------

20.3.4.2.3.3 LANDSCAPED OPEN SPACE

Minimum	30%
---------	------------

20.3.4.2.3.4 NUMBER OF LOADING SPACES

Minimum 1

20.3.4.3 PURPOSE OF THE HOLDING SYMBOL IN2-4(H)

To ensure the orderly development of land identified as potentially contaminated lands is appropriately remediated.

(Added by By-Law 2024-008)

Removal of the “H” symbol will occur once a Record of Site Condition is issued for the lands, or an appropriate Risk Assessment prepared by a Qualified Environmental Consultant is prepared, to the satisfaction of the Town of Tillsonburg and County of Oxford. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.

20.3.4.3.1 *Permitted Interim Uses:*

*a parking lot;
a driveway or loading space.*

20.3.4.4 That all the provisions of the IN2 Zone in Section 20.0 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.

(Added by By-Law 2024-008)