

2.1 SCHEDULES TO THE BY-LAW

The following schedules are included in and form part of this By-Law.

Schedule “A”- Zone Maps comprised of the Index Map, Key Map Legend and Key Maps 1 to 42 inclusive.

Schedule “B”- Roads Designation Plan

Schedule “C”- Parking Space Requirements comprising Schedule “C-1” and “C-2” inclusive. Plus Schedule “C-3” Accessible Parking Standards.

(Amended by By-Law 3989)

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

2.2 INTERPRETATION**2.2.1 SHORT TITLE**

This By-Law shall be cited as the “Zoning By-Law” of the Corporation of the Town of Tillsonburg.

2.2.2 ZONE BOUNDARIES

Zone boundaries, where possible, are construed to be property lines, Township *lot lines*, *street lines*, railways and boundaries of Registered Plans. In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with the scale of Schedule “A” to the original drawing scale.

2.2.3 DEFINITIONS

2.2.3.1 For the purposes of this By-Law, the definitions and interpretations given herein shall govern.

2.2.3.2 For the purposes of this By-Law, words used in the present tense include the future; words in singular number include the plural and words in the plural include the singular number; the word “shall” is mandatory; the word “used” shall include the words “intended to be used” and “designed to be used or occupied.”

2.2.3.3 For the purposes of this By-Law, words that appear in *italic text*, excluding headings or titles, are defined in Section 4.0.

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- 2.2.3.4 For the purpose of this By-Law, the word “alter” when used in reference to a building or part thereof, means to change any one or more of the internal or external dimensions of such *building* or to change the type of construction of the exterior walls, or roof thereof. When used in reference to a lot, the word “alter” means to decrease the width, depth or area of any required *yard, landscaped open space or parking area*, or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said *lot*, or otherwise. The word “altered” and “alteration” shall have corresponding meaning.

2.2.4 **BUILDINGS, STRUCTURE AND USE CLASSIFICATION**

For the purpose of reference, all *buildings, structures and uses of buildings, structures and lots* named as uses permitted and classified under the headings of “Residential” or “Non-Residential” may be referred to as Residential or Non-Residential buildings, structures or uses respectively.

2.3 **INTERPRETATION OF MEASUREMENT**

Measurements are given in both metric and imperial units in this By-Law. For the purposes of interpreting the provisions of this By-Law, the metric unit shall govern.

2.4 **REGULATORY FLOOD AND FILL LINES**

Mapping for the Regulatory Flood and Fill Lines is provided, or the extent of these lines has been estimated by the Long Point Region Conservation Authority and has been mapped into Schedule “A”. The Regulatory Flood and Fill Lines shall be updated as new information becomes available from the Conservation Authority and Schedule “A” shall be updated accordingly without the requirement for an amendment to this Zoning By-Law.

2.5 **SOURCE PROTECTION OVERLAYS**

Mapping of the Source Protection Overlays on Schedule “A” of this By-law is intended to reflect the mapping of *Wellhead Protection Areas* (WHPAs) A, B and C in the most recently approved Source Protection Plans that apply to the Town. The mapping of the Source Protection Overlays on Schedule “A” of this By-Law shall be updated to reflect any updates to the location and/or extent of the *Wellhead Protection Area* in the Source Protection Plan mapping without the requirement for a Zoning By-law amendment. In the case of a conflict between the mapping of the Source Protection Overlays in this By-law and the applicable mapping in an approved Source Protection Plan, the latter shall prevail.

2.6 Minor Corrective Amendments

Minor grammatical, cross referencing or formatting amendments to the Town of Tillsonburg Zoning By-Law Number 3295 may be undertaken by the Town, at their discretion, without an amendment to the By-Law.

(Amended by By-Law 3646)

2.7 Figures And Appendices

Unless otherwise noted, figures, appendices and illustrations included in this By-Law are for interpretation purposes only and do not form part of the Town of Tillsonburg Zoning By-Law Number 3295.

(Added by By-Law 3646)