

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.

| By-Law # | Third Reading | Location | Zone Change |
|-----------------|----------------------|--|------------------------|
| 2025-051 | July 14, 2025 | Lots 40, 41, 46-52, Plan 41M-144 – 2, 4, 5-8, 10-12 Chesnut Drive | R1A |
| 2025-052 | July 14, 2025 | Pt of Lt 1, 41M103 designated as Pt 2, 41R5579 – 671 Broadway | Sect. 14.5.29, SC-29 |
| 2025-053 | July 14, 2025 | Block 3, 41M-272 – 5 Harvest Avenue | Sect. 20.3.1, IN2-1(H) |
| 2025-055 | July 14, 2025 | Town Wide | Sect. 5.1.1.4 |
| 2025-056 | July 14, 2025 | Lots 797, 853 & 854; Lot 800 and Part of Lots 797A & 855, Plan 500, designated as PART 1, 41R5113 – 129, 135, 139 Bidwell St, 140 Rolph St, 25, 29 and 33 Venison St W | Sect. 12.4.12, EC-12 |
| 2025-060 | August 11, 2025 | Lt 1224, PI 500 – 10 Harris Street | Sect. 12.4.13, EC-13 |
| 2025-061 | August 11, 2025 | Pt of Lts 1617, 1638 and 1646, PI 500 – 10 Rouse Street | MG-2 |

*By-Law is under appeal to OLT.

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THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2025-051

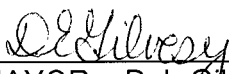
A By-Law to amend Zoning By-Law Number 3295, as amended.

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, 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, Second, Third and Final time and passed this 14th day of July 2025.



MAYOR – Deb Gilvesy

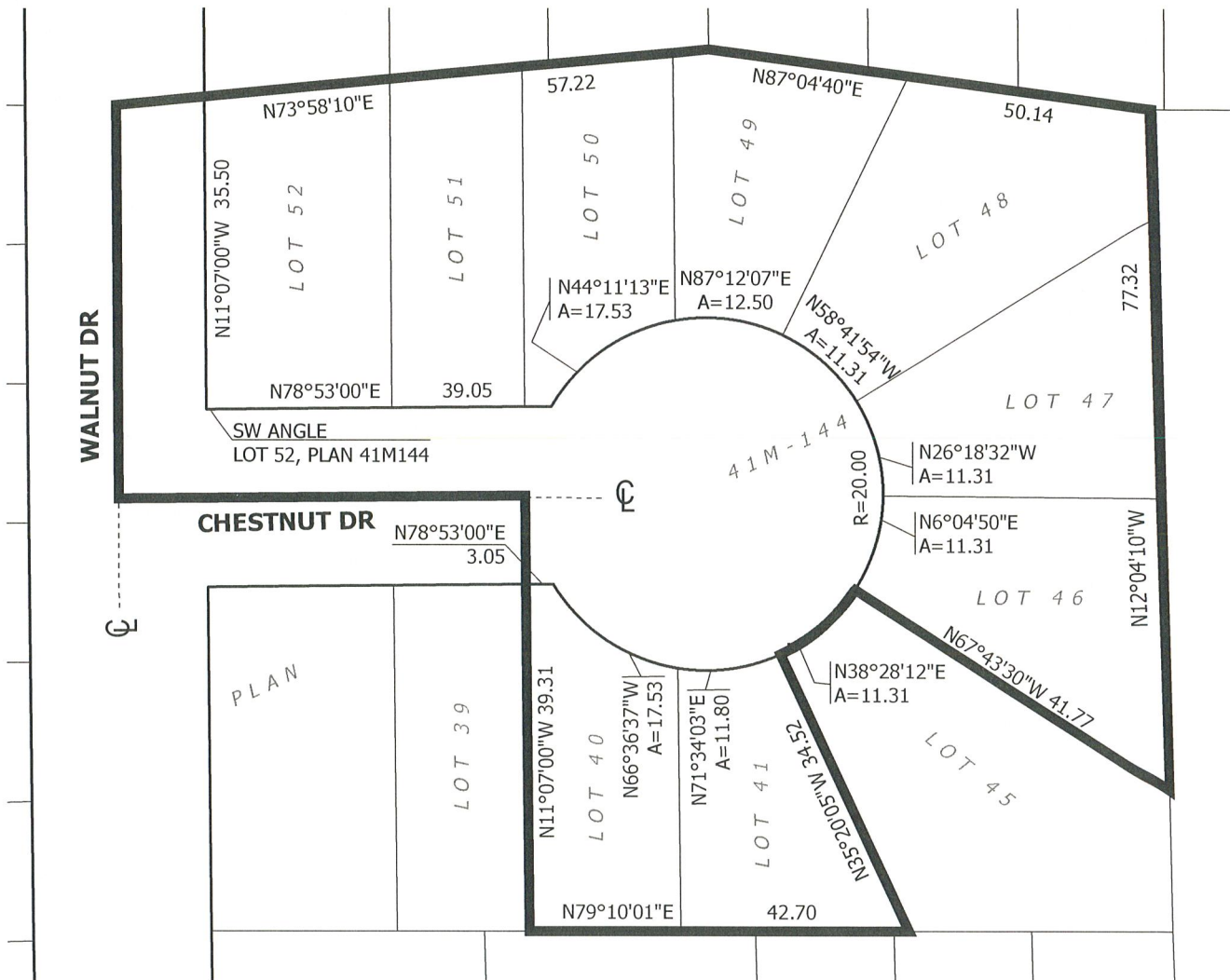
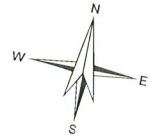


DEPUTY CLERK – Amelia Jaggard

SCHEDULE "A"

TO BY-LAW No. 2025-051

LOTS 40, 41, 46-52 REGISTERED PLAN 41M144
TOWN OF TILLSONBURG



AREA OF ZONE CHANGE TO R1A

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2025-051, PASSED

THE 14th DAY OF JULY, 2025

Oxford County
Growing stronger together

Produced By The Department of Corporate Services
Information Services ©2025

Deb Gilvesy
MAYOR - Deb Gilvesy
Amelia Jaggard
DEPUTY CLERK - Amelia Jaggard

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2025-052

A By-Law to amend Zoning By-Law 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, 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; and
a dollar store.

- 14.5.29.2 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 in accordance with the following provisions:

- 14.5.29.2.1 For the purpose of this subsection, a dollar store shall mean a retail store that offers for sale a combination and variety of convenience shopping goods and consumer shopping goods; and continuously offer a majority of the items in their inventory for sale at a price generally less than \$10.00 per item.

- 14.5.29.3 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

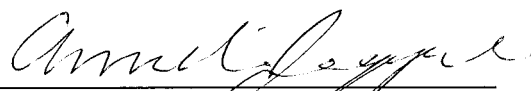
with the provisions herein shall continue to apply mutatis mutandis.”

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, Second, Third and Final time and passed this 14th day of July 2025.



MAYOR – Deb Glyesy



DEPUTY CLERK – Amelia Jaggard

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2025-053

A By-Law to amend Zoning By-Law 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, enacts as follows:

1. That Section 20.3 to By-Law Number 3295, as amended is hereby further amended by deleting Section 20.3.1 and replacing it with the following:

“20.3.1 Location: North Side of Harvest Avenue, Block 3, Plan 41M-272 Town of Tillsonburg, IN2-1(H), 5 Harvest Avenue. (Key Map 31)

20.3.1.1 Notwithstanding any provisions 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 the following:

all uses permitted in Table 20.1;
a retirement residence;
a retail store, business office, eating establishment or clubhouse accessory to a permitted use; and
a personal service shop.

20.3.1.2 Notwithstanding any provisions 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)

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.

20.3.1.2.3 NUMBER OF RESIDENTIAL SUITES
PERMITTED WITHOUT LIFTING THE 'H'
SYMBOL

Maximum 100 units

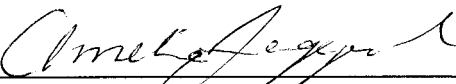
20.3.1.3 That all the provisions of the IN2 Zone in Section 20.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis."

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, Second, Third and Final time and passed this 14th day of July 2025.



MAYOR – Deb Gilvesy



DEPUTY CLERK – Amelia Jaggard

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2025-055

A By-Law to amend Zoning By-Law 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.

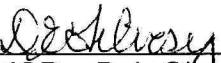
BE IT THEREFORE ENACTED by the Council of the Corporation of the Town of Tillsonburg, enacts as follows:

1. That Section 5.0 (General Provisions), to By-law Number 3295, as amended, is hereby further amended by removing Table 5.1.1.4 and replacing it with the following:

| TABLE 5.1.1.4 – REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES | | |
|--|---|---|
| PROVISION | RESIDENTIAL OR ENTREPRENEURIAL ZONES | ALL OTHER ZONES |
| Permitted Location | <i>Interior Side Yard or Rear Yard</i> | In accordance with the <i>yard and setback</i> provisions of the zone in which such <i>building</i> or <i>structure</i> is located. |
| Distance from Main Buildings (no ARU), Minimum | 1.2 m (3.9 ft) | 3 m (9.84 ft) |
| Height, Maximum | 6 m (19.6 ft) | 6 m (19.6 ft) |
| Rear Yard and Interior Side Yard Setback, Minimum | 1.2 m (3.9 ft) for accessory buildings and structures 3.69 m (12.1 ft) in height or less; or 3 m (9.8 ft) for accessory buildings and structures 3.7 m (12.1 ft) in height or greater. | In accordance with applicable zone provisions |
| Front Yard or Exterior Side Yard Setback, Minimum | In accordance with the applicable zone provisions. | In accordance with applicable zone provision |
| Setback from a street line, minimum | In accordance with applicable zone provision | In accordance with applicable zone provision |
| Lot Coverage, maximum for all accessory buildings and structures | A combined total of 10% of <i>lot area</i> , to a maximum of 50 m² (538.2 ft ²) of <i>ground floor area</i> . | In accordance with applicable zone provision |

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, Second, Third and Final time and passed this 14th day of July 2025.



MAYOR – Deb Gilvesy



DEPUTY CLERK – Amelia Jaggard

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2025-056

A By-Law to amend Zoning By-Law 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, enacts as follows:

1. That Schedule "A" to By-Law Number 3295, as amended, is hereby further amended by changing to 'EC-12' the zone symbols of the lands so designated 'EC-12' on Schedule "A" attached hereto.
2. That Section 12.4 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

"12.4.12 **Location: Area Bounded by Bridge Street W, Bidwell Street, Venison Street and Rolph Street, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West EC-12 (Key Map 20)**

12.4.12.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any EC-12 zone use any lot, or erect, alter or use any building or structure for any purpose except the following:
all uses permitted in Table 12.1;
art gallery;
assembly hall;
automated banking machine;
bakeshop;
bank or financial institution;
bar or tavern;
convenience store;
eating establishment, excluding a drive-through facility;

farm produce retail outlet;
fitness club;
liquor, beer and/or wine store;
market;
mobile food vending;
multi-level apartment dwelling;
patio or terrace;
retail food store; and
retail store.

12.4.12.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any EC-12 zone *use any lot, or erect, alter or use* any building or structure except in accordance with the following provisions:

12.4.12.2.1 PROVISIONS FOR MULTI-LEVEL APARTMENT DWELLING, MULTIPLE UNIT DWELLING OR APARTMENT DWELLING

12.4.12.2.1.1 For the purposes of this subsection, a “multi-level apartment dwelling (multiple unit dwelling)” shall mean a dwelling two or more storeys in height and containing four or more dwelling units, which may have direct access at street level and/or a common shared entrance at street level or above the first floor which the occupants have the right to use in common (halls and/or stairs and/or elevators and yards).

12.4.12.2.1.2 On lands zoned EC-12, for the purposes of interpreting this By-Law, the front lot line shall be deemed to be the lot line abutting Bridge Street West.

12.4.12.2.1.3 REAR YARD DEPTH

| | |
|---------|-----------------------|
| Minimum | 2.5 m (8.2 ft) |
|---------|-----------------------|

12.4.12.2.1.4 PERMITTED ENCROACHMENTS

Notwithstanding Table 5.37.1- Permitted Encroachments into Required Yards, on lands zoned EC-12, canopies, balconies, terraces, steps and other protrusions, either mechanical, functional

or decorative, shall be permitted to have a **NIL** setback to a rear lot line or exterior lot line.

12.4.12.2.1.5 LOT COVERAGE

Maximum (for all structures excluding underground facilities) **55%**

12.4.12.2.1.6 LANDSCAPED OPEN SPACE

Minimum **30%**

12.4.12.2.1.7 MULTI-LEVEL APARTMENT DWELLING HEIGHT

Maximum **35 m (114.8 ft)**

12.4.12.2.1.8 MULTIPLE UNIT DWELLING HEIGHT

Maximum **14 m (45.9 ft)**

12.4.12.2.1.9 AMENITY AREA

Minimum **10 m² (107.6 ft²)** per Residential Unit
(inclusive of private balconies/terraces,
shared roof terraces, outdoor courtyard
space and interior shared amenity space)

12.4.12.2.1.10 CHILDREN'S OUTDOOR PLAY AREA FOR MULTIPLE UNIT
DWELLINGS AND APARTMENT DWELLINGS

Minimum **40 m² (430.6 ft²)**

12.4.12.2.1.11 NUMBER OF DWELLINGS OR DWELLING UNITS

No Provision

12.4.12.2.1.12 LOT AREA

Minimum (per unit) No Provision

12.4.12.2.1.13 FRONT YARD DEPTH

Minimum

NIL

12.4.12.2.1.14 EXTERIOR SIDE YARD WIDTH

Minimum

3 m (9.8 ft)

12.4.12.2.2 PARKING REQUIREMENTS

12.4.12.2.2.1 Notwithstanding Section 5.24 – Parking Provisions of this By-Law to the contrary, on lands zoned EC-12, pillars and other ceiling support elements may project a maximum of **0.3 m** (1 ft) into a required *parking space*.

12.4.12.2.2.2 Notwithstanding Section 5.24 – Parking Provisions of this By-Law to the contrary, on lands zoned EC-12, for the purpose of calculating parking ratios, the required parking shall be calculated based on the 'Gross Leasable Commercial Floor Area' rather than *gross floor area*.

'Gross Leasable Commercial Floor Area' shall mean the area in which tenants pay rent for what are commonly referred to as 'demised premises' and which is exclusive to tenant occupancy including basement, mezzanines and upper floors measured from the centre line of joint partitions, and from outside wall faces. It excludes common areas, private and public washrooms, boiler and electrical rooms, mechanical and employee rest rooms.

12.4.12.2.2.3 Notwithstanding Section 5.24.2.1- Table 5.24.2.1- Parking Standards of this By-Law to the contrary, on lands zoned EC-12, the following shall apply:

12.4.12.2.2.3.1 REQUIRED PARKING FOR EATING ESTABLISHMENT

Minimum 1 space per **20 m²** of gross
leasable commercial floor area

12.4.12.2.2.3.1 REQUIRED PARKING FOR ALL OTHER NON-RESIDENTIAL
USES

Minimum 1 space per **40 m²** of gross
leasable commercial floor area

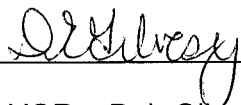
12.4.12.2.2.3.2 REQUIRED PARKING FOR RESIDENTIAL USES

1.2 spaces per residential
dwelling unit

12.4.12.3 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, Second, Third and Final time and passed this 14th of July, 2025.



MAYOR – Deb Gilvesy



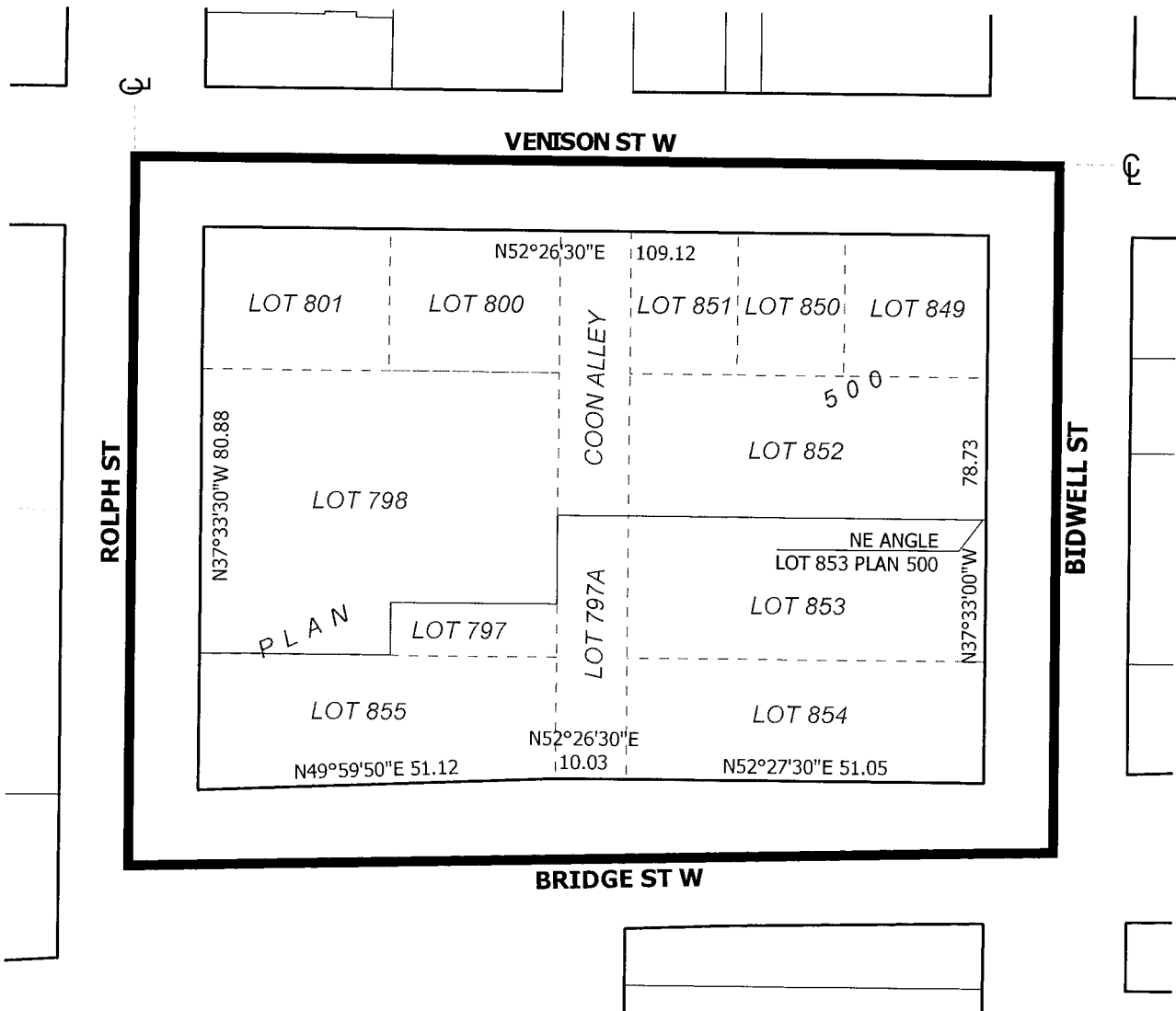
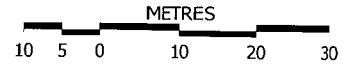
DEPUTY CLERK – Amelia Jaggard

SCHEDULE "A"

TO BY-LAW No. 2025-056

LOTS 797, 797A, 798, 800, 801, 849-854, PART LOT 855
AND PART COON ALLEY, JUDGE'S PLAN 500

TOWN OF TILLSONBURG



AREA OF ZONE CHANGE TO EC-12

NOTE: ALL DIMENSIONS IN METRES



Growing stronger together

Amelia Jaggard - Deputy Clerk
Information Services ©2025

THIS IS SCHEDULE "A"

TO BY-LAW No. 2025-056, PASSED

THE 14th DAY OF JULY, 2025

Deb Gilvesy
Deb Gilvesy - MAYOR
Amelia Jaggard
Amelia Jaggard - DEPUTY CLERK

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 2025-060

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.

BE IT THEREFORE ENACTED by the 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-13" the zone symbol of the lands so designated "EC-13" on Schedule "A" attached hereto.
2. That Section 12.4 to By-Law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

"12.4.13 **LOCATION: LOT 1224, PL 500, 10 HARRIS STREET, EC-13
(KEY MAP 19)**

12.4.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-13 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.

12.4.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-13 zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

12.4.13.2.1 NUMBER OF DWELLINGS

| | |
|---------|----------|
| Maximum | 2 |
|---------|----------|

12.4.13.2.2 NUMBER OF DWELLING UNITS

| | |
|---------|----------|
| Maximum | 4 |
|---------|----------|

12.4.13.2.3 LOT AREA PER DWELLING UNIT

| | |
|---------|---|
| Minimum | 170 m² (1,829 ft²) |
|---------|---|

12.4.13.2.4 INTERIOR SIDE YARD WIDTH


Existing at the date of passing of this By-law, or as *existing* as a result of a decision of the Oxford County Land Division Committee.

- 12.4.13.3 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, Second, Third and Final time and passed this 11th day of August 2025.



MAYOR – Deb Gilvesy

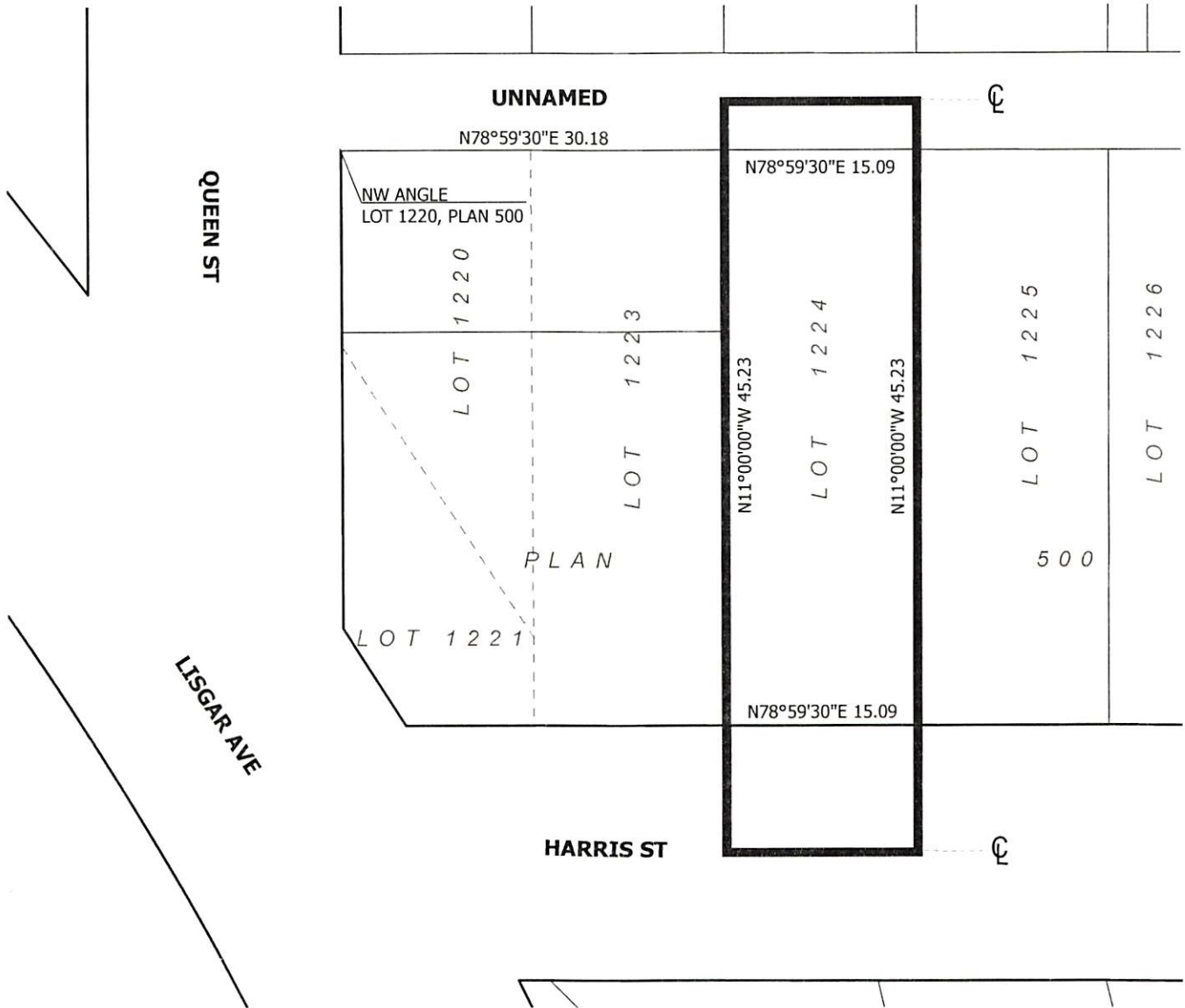
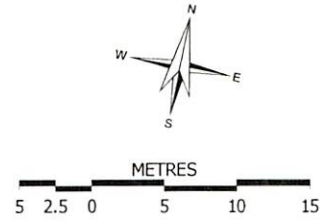


DEPUTY CLERK – Amelia Jaggard

SCHEDULE "A"

TO BY-LAW No. 2025-060

LOT 1224, PLAN 500
TOWN OF TILLSONBURG



AREA OF ZONE CHANGE TO EC-13

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2025-060, PASSED

THE 11th DAY OF August, 2025

Deb Gilvesy
MAYOR - Deb Gilvesy
Amelia Jaggard
DEPUTY CLERK - Amelia Jaggard

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER 2025-061


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.

BE IT THEREFORE ENACTED by the 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 'MG-2' the zone symbols of the lands so designated 'MG-2' 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, Second, Third and Final time and passed this 11th day of August 2025.

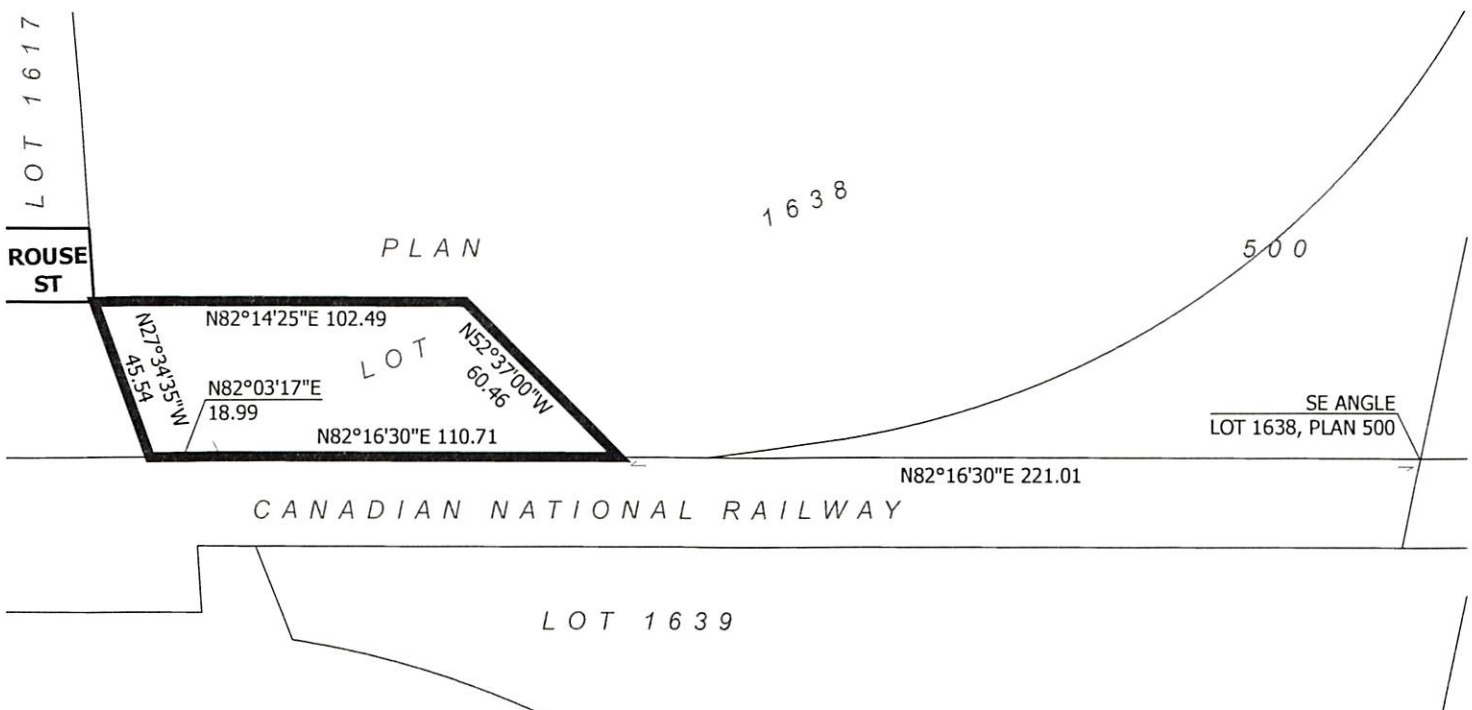
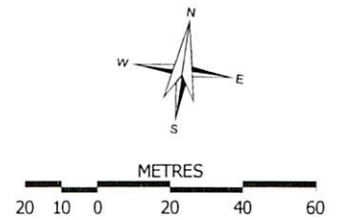


MAYOR – Deb Gilvesy



DEPUTY CLERK – Amelia Jaggard

SCHEDULE "A"
TO BY-LAW No. 2025-061
PART LOT 1638, JUDGE'S PLAN 500
PARTS 1 & 2, REFERENCE PLAN 41R-10805
TOWN OF TILLSONBURG



AREA OF ZONE CHANGE TO MG-2

NOTE: ALL DIMENSIONS IN METRES


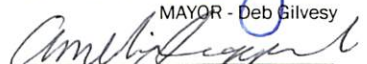
Growing stronger together

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Information Services ©2025

THIS IS SCHEDULE "A"

TO BY-LAW No. 2025-061, PASSED

THE 11th DAY OF AUGUST, 2025


MAYOR - Deb Gilvesy

DEPUTY CLERK - Amelia Jaggard