

6.1 USES PERMITTED

No *person* shall within any R1 or R1A Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 or R1A *uses* presented in Table 6.1:

| TABLE 6.1: USES PERMITTED |  |
|---------------------------|--|
| •                         | an <i>additional residential unit</i> , in accordance with the provisions of Section 5.1.4 of this By-Law; |
| •                         | a <i>group home</i> , in accordance with the provisions of Section 5.12 of this By-Law;                    |
| •                         | a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this By-Law;               |
| •                         | a <i>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;                      |
| •                         | a <i>single detached dwelling</i>  |

(Deleted and Replaced by By-Law 2023-108)

6.2 ZONE PROVISIONS

No *person* shall within any R1 or R1A Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 6.2:

| TABLE 6.2: ZONE PROVISIONS   |   |   |
|--|---|---|
| Zone Provision   | R1 Zone   | R1A Zone  |
|  | Uses  | Uses  |
| Number of Dwellings Per Lot, Maximum                               | One   | One   |
| Lot Area, Minimum  | 480 m <sup>2</sup> (5,166.8 ft <sup>2</sup> ) or 608 m <sup>2</sup> (6,544.7 ft <sup>2</sup> ) in the case of a <i>corner lot</i> | 375 m <sup>2</sup> (4,036.6 ft <sup>2</sup> ) or 480 m <sup>2</sup> (5,166.8 ft <sup>2</sup> ) in the case of a <i>corner lot</i>   |
| Lot Frontage, Minimum  | 15 m (49.2 ft) or 19 m (62.3 ft) in the case of a <i>corner lot</i>   | 12.5 m (41 ft) or 16 m (52.5 ft) in the case of a <i>corner lot</i>   |
| Lot Depth, Minimum   | 32 m (105 ft)   | 30 m (98.4 ft)  |
| Front Yard, Minimum Depth and<br>Exterior Side Yard, Minimum Width | 7.5 m (24.6 ft)   | 7.5 m (24.6 ft) for an <i>existing lot</i><br><br>6 m (19.7 ft) for a <i>lot</i> created after the passing of this By-Law, except where the <i>front</i> or <i>exterior yard</i> abuts an <i>arterial road</i> , in which case the minimum <i>front</i> or <i>exterior side yard</i> abutting such road shall be 7.5 m (24.6 ft). |

| TABLE 6.2: ZONE PROVISIONS  |   |   |
|---|---|---|
| Zone Provision  | R1 Zone   | R1A Zone  |
|   | Uses  | Uses  |
| <b>Rear Yard</b> , Minimum Depth  | <b>12 m</b> (39.3 ft)   | <b>10.5 m</b> (34.4 ft)   |
| <b>Interior Side Yard</b> , Minimum Width   | <b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow 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 <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.2 m</b> (3.9 ft). | <b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow 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 <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.2 m</b> (3.9 ft). |
| <b>Setback</b> , Minimum Distance from the Centreline of an Arterial Road, as designated on Schedule “B” of this By-Law | <b>20.5 m</b> (67.3 ft)   | <b>20.5 m</b> (67.3 ft)   |
| <b>Lot Coverage</b> , Maximum   | 35% of the <i>lot area</i>  | 37% of <i>lot area</i>  |
| <b>Landscaped Open Space</b> , Minimum  | 30% of the <i>lot area</i>  | 30% of the <i>lot area</i>  |
| <b>Height of Dwelling</b> , Maximum   | <b>10.5 m</b> (34.4 ft)   | <b>10.5 m</b> (34.4 ft)   |
| <b>Parking, accessory uses, permitted encroachments and other general provisions</b>                                    | In accordance with the provisions of Section 5  | In accordance with the provisions of Section 5  |

(Amended by By-Law 3384)

(Amended by By-Law 3646)

(Deleted and Replaced by By-Law 2021-023)

### 6.2.1 EXTERIOR SIDE YARD EXCEPTION

Notwithstanding the minimum *exterior side yard* provisions contained in Table 6.2, where two abutting *corner lots* share the same *rear lot line* and their *exterior side yards* abut a local road, then the minimum *exterior side yard setback* for such *lots* may be reduced to **4.5 m** (14.8 ft). This *exterior side yard* reduction may also be applied where the *rear lot line* of a *corner lot* abuts a *street* and the *exterior side yard* abuts a local road.

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**6.2.2 CORNER LOT FLEXIBILITY FOR SINGLE DETACHED DWELLINGS**

In the required *rear yard* within the R1 or R1A Zone, an attached garage of a *single detached dwelling* may be permitted, provided that it is located no closer than **1.5 m** (4.9 ft) to the *rear lot line*.

(Added by By-Law 3646)

**6.3 SPECIAL ZONING FOR A CONVERTED DWELLING (R1-C) OR (R1A-C)**

Notwithstanding the permitted uses and zone provisions in Sections 6.1 and 6.2, where a *lot* is zoned R1-C or R1A-C, such *lot* may contain a *converted dwelling* in accordance with the provisions contained in Section 7.2.

**6.4 HOLDING “H” ZONES**

In accordance with Section 3.2, where a property shown on Schedule “A” is listed as R1 (H) or R1A (H), the symbol shall be placed in accordance with the following: no *buildings* or *structures* shall be *erected* or *altered*, save and except existing *buildings* and *structures*, until the “H” symbol is removed in accordance with the requirements of the Planning Act, RSO 1990, as amended.

**6.4.1 HOLDING ZONE PROVISIONS:****6.4.1.1 PURPOSE OF THE HOLDING SYMBOL**

Unless otherwise stated in a special provision, 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.

**6.4.1.2 INTERIM USES PERMITTED WITHOUT LIFTING THE "H" SYMBOL**

None, unless otherwise stated in a special provision.

**6.4.3** That all the provisions of the R1 and R1A Zone in Section 6.2 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*.

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6.5 SPECIAL PROVISIONS

6.5.1 LOCATION: **NORTH SIDE OF POTTERS ROAD, BETWEEN THE CPR LINE AND LORRAINE AVENUE (LOTS 5, 47 & 48, PLAN 41R-1653), R1-1(H), (KEY MAP 17)**

6.5.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-1 (H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*  
*a home occupation* in accordance with Section 5.13 of this By-Law; and  
*a public use* in accordance with Section 5.27 of this By-Law,

provided the “H” symbol has been removed in accordance with Section 6.5.1.3 of this By-Law.

6.5.1.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.1.2.1 NUMBER OF SINGLE-FAMILY DWELLINGS

Maximum 1 only

6.5.1.3 REMOVAL OF THE HOLDING SYMBOL

Development for any use in Section 6.5.1.1. shall be permitted at such time as the Town of Tillsonburg is satisfied that adequate sanitary and water services will be available to service the development, an access permit has been obtained as from the County of Oxford, the lands subject to the R1 (H) zone are merged as one property under single ownership, and the holding symbol has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

6.5.1.4 That all the provisions of the R1 Zone in Section 6.2 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*.

(Deleted and Replaced by By-Law 2021-023)

## 6.5.2 LOCATION: HICKORY HILLS, R1-2, (KEY MAP 26)

6.5.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-2 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling*

6.5.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-2 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 6.5.2.2.1 LOT FRONTAGE

Minimum **15 m (49.2 ft)**

except that in no case shall the lot frontage of a *corner lot* be less than **18 m (59.1 ft)**.

## 6.5.2.2.2 LOT DEPTH

Minimum **30 m (98.4 ft)**

## 6.5.2.2.3 LOT AREA

Minimum **555 m<sup>2</sup> 5974 ft<sup>2</sup>)**

## 6.5.2.2.4 LOT COVERAGE

Maximum for all *buildings* 30% of the *lot area*

## 6.5.2.2.5 GROSS FLOOR AREA

Minimum **92 m<sup>2</sup> (990.2 ft<sup>2</sup>)**

## 6.5.2.2.6 INTERIOR SIDE YARD

Minimum Width

|            |                          |                       |
|------------|--------------------------|-----------------------|
| one side   | 1 <i>storey</i>          | <b>1.5 m (4.9 ft)</b> |
|            | 1 1/2 <i>storeys</i>     | <b>1.8 m (5.9 ft)</b> |
|            | 2 <i>storeys</i> or more | <b>2 m (6.6 ft)</b>   |
| other side |                          | <b>3 m (9.8 ft)</b>   |

6.5.2.3 That all the provisions of the R1 Zone in Section 6.2 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*.

(Deleted and Replaced by By-Law 2021-023)

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## 6.5.3 LOCATION: HICKORY HILLS, R1-3, (KEY MAPS 21 &amp; 26)

6.5.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling.*

6.5.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 6.5.3.2.1 LOT FRONTAGE

Minimum **16.75 m (55 ft)**

For the purposes of this By-Law, the *lot frontage* shall be measured at a point **3.35 m (11 ft)** from the front lot line.

## 6.5.3.2.2 LOT AREA

Minimum **525 m<sup>2</sup> (5651 ft<sup>2</sup>)**

## 6.5.3.2.3 LOT DEPTH

Minimum **23.5 m (77 ft)**

## 6.5.3.2.4 LOT COVERAGE

Maximum for all *buildings* 40% of the *lot area*

## 6.5.3.2.5 FRONT YARD

Minimum depth **3.35 m (11 ft)**

## 6.5.3.2.6 REAR YARD

Minimum depth **10 m (32.8 ft)**

## 6.5.3.2.7 INTERIOR SIDE YARD

Minimum width **1.2 m (3.9 ft)**

Provided that a *garage* is attached to or is within the *main building*.

(Deleted and Replaced by By-Law 2021-023)

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## 6.5.3.2.8 HEIGHT OF BUILDINGS

Maximum **7.6 m (24.9 ft)**

## 6.5.3.2.9 PARKING SPACE WIDTH

Notwithstanding the provisions of Section 5.20 of this By-Law to the contrary, the minimum width of a *parking space* where contained within a *garage* shall be **2.7 m (8.9 ft)**.

6.5.3.3 That all the provisions of the R1 Zone in Section 6.2 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.

(Deleted and Replaced by By-Law 2021-023)

6.5.4 LOCATION: **BROADWAY AND DEVONSHIRE AVENUE, R1-4, (KEY MAP 9)**

6.5.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*

*a home occupation*, in accordance with the provisions of Section 6.5.4.2.1 of this By-Law.

6.5.4.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.4.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATIONS

6.5.4.2.1.1 The *home occupation* shall be permitted to employ not more than two *persons* who are non-family members not residing in the *dwelling house*, in addition to the members of the one family residing in the *dwelling house*.

6.5.4.2.1.2 There shall be a minimum of three on-site *parking spaces* provided for the *single detached dwelling house* and *home occupation*.

6.5.4.2.1.3 That all the provisions of the R1 Zone in Section 6.2 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.

(Deleted and Replaced by By-Law 2021-023)

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6.5.5 LOCATION: **GLENDALE DRIVE, R1-5**

(Deleted By-Law 2021-023)

6.5.6 LOCATION: **SOUTHWEST CORNER OF LYNDALE ROAD AND BROOKSIDE LANE  
(PART OF LOTS 52, 53 & 54 AND BLOCK 131, PLAN 41M-147), R1-6**

(Deleted by By-Law 4317)

(Deleted and Replaced by By-Law 2021-023)

6.5.7 LOCATION: **BROADWAY (LOT 628, PLAN 500), R1-7, (KEY MAP 15)**

6.5.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 6.5.7.1.1 LOT FRONTAGE

Minimum **15 m** (49.2 ft)

For the *single detached dwelling existing* at the date of passing of this By-Law, the minimum *lot frontage* shall be **9.9 m** (32.5 ft).

## 6.5.7.1.2 LOT AREA

Minimum **555 m<sup>2</sup>** (5974.2 ft<sup>2</sup>)

For the *single detached dwelling existing* at the date of passing of this By-Law, the minimum *lot area* shall be **302.1 m<sup>2</sup>** (3242.2 ft<sup>2</sup>).

## 6.5.7.1.3 LOT COVERAGE

Maximum for all *buildings* **30%** of the *lot area*

For the *single detached dwelling existing* at the date of passing of this By-Law, the maximum *lot coverage* shall be **68%**.

## 6.5.7.1.4 FRONT YARD

Minimum depth **7.5 m** (24.6 ft)

For the *single detached dwelling existing* at the date of passing of this By-Law, the minimum *front yard* shall be **5.5 m** (18.2 ft).

(Deleted and Replaced by By-Law 2021-023)

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## 6.5.7.1.5 REAR YARD

**Town of Tillsonburg Zoning By-Law Number 3295**



Minimum depth **12 m (39.3 ft)**

For the *single detached dwelling existing* at the date of passing of this By-Law, the minimum *rear yard* shall be **0.5 m (1.7 ft)**.

6.5.7.1.6 INTERIOR SIDE YARD

Minimum width:

one side – 1 storey **1.5 m (4.9 ft)**  
other side **3 m (9.8 ft)**

For the *single detached dwelling existing* at the date of passing of this By-Law, the minimum *interior side yard* shall be **0.13 m (0.44 ft)** on one side and **1.3 m (4.4 ft)** on the other side.

6.5.7.1.7 LANDSCAPED OPEN SPACE

Minimum **30% of the lot area**

For the *single detached dwelling existing* at the date of passing of this By-Law, the minimum *landscaped open space* shall be 24.6%.

6.5.7.2 That all the provisions of the R1 Zone in Section 6.2 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.

(Deleted and Replaced by By-Law 2021-023)

6.5.8 LOCATION: **NORTH SIDE OF ALLEN STREET AND BROOKSIDE LANE ABUTTING THE CREEK, (PART OF LOTS 125 AND LOT 124, PLAN 41M-147), R1-8, (KEY MAP 10)**

6.5.8.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.8.1.1 No construction or *buildings* shall be located within **4.6 m (15 ft)** of Block 130, Plan 41M-147.

6.5.8.1.2 That all the provisions of the R1 Zone in Section 6.2 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.

(Deleted and Replaced by By-Law 2021-023)

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6.5.9 LOCATION: **HILLYNDALE ROAD, BETWEEN HIGHLAND STREET AND POTTERS ROAD, Town of Tillsonburg Zoning By-Law Number 3295**

**(PART 4, PLAN 41R-7417), R1-9, (KEY MAP 17)**

- 6.5.9.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:
- 6.5.9.1.1 ACCESSORY BUILDINGS PERMITTED
- |         |         |
|---------|---------|
| Maximum | 1 (one) |
|---------|---------|
- 6.5.9.1.2 COVERAGE OF ACCESSORY BUILDING
- |         |      |
|---------|------|
| Maximum | 3.7% |
|---------|------|
- 6.5.9.1.3 SIZE OF ACCESSORY BUILDING
- |         |  |
|---------|--|
| Maximum | <b>107 m<sup>2</sup></b> (1152 ft <sup>2</sup> ) |
|---------|--|
- 6.5.9.1.4 FRONT YARD OF ACCESSORY BUILDING
- |               |                       |
|---------------|-----------------------|
| Minimum Depth | <b>25.3 m</b> (83 ft) |
|---------------|-----------------------|
- 6.5.9.1.5 INTERIOR SIDE YARD OF ACCESSORY BUILDING
- |               |                       |
|---------------|-----------------------|
| Minimum Width | <b>1.5 m</b> (4.9 ft) |
|---------------|-----------------------|
- 6.5.9.1.6 HEIGHT OF ACCESSORY BUILDING
- |         |   |
|---------|---|
| Maximum | <b>6.1 m</b> (20 ft) to peak of <i>building</i> |
|---------|---|
- 6.5.9.1.7 No *structure* shall be located within **25.8m** (84.6 ft) of the Toe of Slope as defined by the Long Point Conservation Authority.
- 6.5.9.1.8 That all other provisions of the R1 Zone in Section 6.2 to this By-Law, shall apply, and further that all other provisions of this By-Law Number, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- (Deleted and Replaced by By-Law 2021-023)

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6.5.10 LOCATION: VICTORIA STREET (LOT 683, PLAN 500), R1-10, (KEY MAP 14)

6.5.9.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 to this By-Law;  
an *existing two unit converted dwelling*; and  
a *dwelling unit* in an *existing accessory building*.

6.5.9.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-10 Zone shall use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.9.2.1 EXISTING BUILDINGS AND DWELLING UNITS

For *existing buildings* and *dwelling units*, the minimum *lot frontage*, *yards* and *dwelling unit area* shall be those *existing* at the date of passing of this By-Law.

6.5.9.2.2 That all other provisions of the R1 Zone in Section 6.2 to this By-Law shall apply, and further that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.  
(Deleted and Replaced by By-Law 2021-023)

6.5.11 LOCATION: QUARTER TOWN LINE (LOT 36, PLAN 714), R1-11, (KEY MAP 23)

6.5.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-11 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*; or  
a *single detached dwelling*.

6.5.11.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.11.2.1 GROUND FLOOR AREA

Maximum **198.6 m<sup>2</sup> (1,061.3 ft<sup>2</sup>)**

(Added by By-Law 3401)  
(Deleted and Replaced by By-Law 2021-023)

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6.5.11.2.2 PARKING SPACES

In accordance with Section 5.24 to a maximum of 5 *parking spaces*

6.5.11.2.3 That all of the provisions of the R1 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*.

(Added by By-Law 3401)  
(Amended by By-Law 3528)  
(Deleted and Replaced by By-Law 2021-023)

6.5.12 **LOCATION: NORTHWEST CORNER OF QUEEN AND FOURTH STREETS, R1-12, (KEY MAP 7)**

6.5.12.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following:

all *uses* permitted in Section 6.1 to this By-law;  
a 4 unit main floor retirement residence; and  
an *accessory dwelling* in the *basement* of the *existing dwelling* if occupied by the *owner/caretaker* of the retirement residence.

6.5.12.2 That all of the provisions of the R1 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*.

(Added by By-Law 3407)  
(Deleted and Replaced by By-Law 2021-023)

6.5.13 **LOCATION: SOUTH SIDE ALLEN STREET (LOTS 27-33; 41M-218), R1-13, (KEY MAP 10)**

6.5.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-13 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.13.1.1 REAR YARD

Minimum depth **9.0 m (29.53 ft)**

(Added by By-Law 3673)  
(Deleted and Replaced by By-Law 2021-023)

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## 6.5.13.3.2 PERMITTED ENCROACHMENTS

Raised decks which exceed **1.5 m** (5 ft) in *height* shall be permitted to encroach **2.5 m** (8.2 ft) into the required *rear yard depth*.

6.5.13.2 That all of the provisions of the R1 Zone in Section 6.2 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 3673)

(Deleted and Replaced by By-Law 2021-023)

6.5.13 LOCATION: **NORTH SIDE FAIRVIEW STREET (PART LOTS 11-13, PLAN 517) R1-13, (KEY MAP 2)**

(Added by By-Law 3742)

(Deleted by By-Law 2021-023)

6.5.14 LOCATION: **SOUTH SIDE OF COLIN AVENUE (LOT 36), R1A-14, (KEY MAP 25)**

6.5.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-14 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.14.1.1 EXTERIOR SIDE YARD

Minimum width **4.5 m** (14.76 ft)

6.5.14.2 That all of the provisions of the R1A Zone in Section 6.2 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 3694)

(Deleted and Replaced by By-Law 2021-023)

6.5.15 LOCATION: **SOUTH SIDE OF HYMAN ST, (LOT 1285 & W PT. LOT 1286, PLAN 500) R1-15, (KEY MAP 19)**

6.5.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-15 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 3848)

(Deleted and Replaced by By-Law 2021-023)

February/21

6.5.15.1.1 ACCESSORY BUILDING PROVISIONS

**Town of Tillsonburg Zoning By-Law Number 3295**

## 6.5.15.1.1.1 HEIGHT

Maximum **5.7 m (18.7 ft)**

## 6.5.15.1.1.2 LOT COVERAGE

Maximum **81 m<sup>2</sup> (871 ft<sup>2</sup>)**

6.5.15.2 That all of the provisions of the R1 Zone in Section 6.2 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 3848)

(Deleted and Replaced by By-Law 2021-023)

6.5.16 **LOCATION: EAST SIDE OF OLD VIENNA ROAD, PART BLOCK A, PLAN 966, R1-16, (KEY MAP 29)**

(Added by By-Law 3925)

(Deleted by By-Law 4149)

(Deleted and Replaced by By-Law 2021-023)

6.5.17 **LOCATION: NORTH SIDE FAIRVIEW STREET (PART LOTS 11-13, PLAN 517), R1-17, (KEY MAP 2)**

6.5.17.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-17 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.17.1.1 PROVISIONS FOR A HOME OCCUPATION (ESTHETICIAN)

FLOOR AREA LIMIT

Not more than a cumulative total of **32.9 m<sup>2</sup> (354 ft<sup>2</sup>)** of *gross floor area* of the residential *dwelling unit* shall be used for the purposes of the *home occupation use*.

6.5.17.1.2 EMPLOYEES

A maximum of one *person* may be employed who is not a member of the family residing on the *lot*.

(Added by By-Law 3989)

(Deleted and Replaced by By-Law 2021-023)

February/21

6.5.17.2 That all of the provisions of the R1 Zone in Section 6.2 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 3989)

(Deleted and Replaced by By-Law 2021-023)

6.5.18 **LOCATION: WEST SIDE OF WILSON AVENUE, EAST OF QUARTER TOWN LINE – ANDREWS CROSSING (PARTS 1-4, 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7, CONCESSION 12 (DEREHAM), R1A-18, (KEY MAP 22)**

6.5.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-18 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 6.1.

6.5.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-18 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

6.5.18.2.1 LOT COVERAGE

Maximum

**40 %**

6.5.18.3 That all of the provisions of the R1A Zone in Section 6.2 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 4089)

(Deleted and Replaced by By-Law 2021-023)

6.5.19 **LOCATION: WEST SIDE OF LOWRIE CRESCENT, NORTH OF DEREHAM DRIVE– ANDREWS CROSSING (PARTS 1-4, 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7, CONCESSION 12 (DEREHAM), R1A-19, (KEY MAP 22)**

6.5.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-19 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 6.1.

(Added by By-Law 4089)

(Deleted and Replaced by By-Law 2021-023)

February/21

6.5.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-19 Zone *use any lot, or erect, alter, or use any building*  
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or *structure* for any purpose except in accordance with the following provisions:

6.5.19.2.1 LOT COVERAGE

Maximum **40 %**

6.5.19.2.2 REAR YARD DEPTH

Minimum **7.0 m (22.97 ft)**

6.5.19.2.2 PERMITTED PROJECTIONS & ENCROACHMENTS FOR COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R1A-19 Zone may project **4.0 m (13.12 ft)** into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3.0 m (9.8 ft)**.

6.5.19.3 That all of the provisions of the R1A Zone in Section 6.2 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 4089)

(Deleted and Replaced by By-Law 2021-023)

6.5.20 LOCATION: **SOUTH AND NORTH SIDE OF WILSON AVENUE, SOUTH OF CONCESSION STREET, ANDREWS CROSSING (PARTS 1-4, 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7, CONCESSION 12 (DEREHAM), R1A-20, (KEY MAP 22)**

6.5.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-20 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 6.1.

6.5.20.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-20 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 4089)

(Deleted and Replaced by By-Law 2021-023)

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6.5.20.2.1 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**



6.5.20.3 That all of the provisions of the R1A Zone in Section 6.2 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 4089)

(Deleted and Replaced by By-Law 2021-023)

**6.5.21 LOCATION: SOUTHRIDGE HEIGHTS, LOTS 20, 30, 34, 43 & 44, 41M-145, R1-21, (KEY MAP 1)**

6.5.21.1 Notwithstanding any provisions of this By-Law, no *person* shall within any R1-21 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All uses *permitted* in Table 6.1.

6.5.21.2 Notwithstanding any provisions of this By-Law, no *person* shall within any R1-21 Zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

6.5.21.2.1 REAR YARD DEPTH

Minimum **10.5 m (34.4ft)**

6.5.21.2.2 LOT COVERAGE

Maximum **35 %**

6.5.21.2.3 PERMITTED ENCROACHMENTS

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, on lands zoned R1-21, an attached garage may project up to **1.5 m (4.9 ft)** into the required front yard depth.

6.5.21.3 That all of the provisions of the R1 Zone in Section 6.2 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 4226)

(Deleted and Replaced by By-Law 2021-023)

February/21

**6.5.22 LOCATION: SOUTHWEST CORNER OF SANDERS CRESCENT AND DENRICH AVENUE, BLOCK A, PLAN M-60 & BLOCK 47, PLAN 41M-241, R1A-22, (KEY MAP 25)**

6.5.22.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-22 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 6.1.

6.5.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-22 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

6.5.22.2.1 EXTERIOR SIDE YARD WIDTH

Minimum **6.0 m (19.6 ft)**

6.5.22.3 That all of the provisions of the R1A Zone in Section 6.2 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 4290)

(Deleted and Replaced by By-Law 2021-023)

6.5.23 LOCATION: **LOTS 40 & 41, 45-47 41M-143 & LOTS 4-15, 17-26 & 78-92 41M-144, R1A-23 (KEY MAP 12)**

6.5.23.1 Notwithstanding any provisions of this By-Law, no *person* shall within any R1A-23 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*All uses permitted* in Table 6.1.

6.5.23.2 Notwithstanding any provisions of this By-Law, no *person* shall within any R1A-23 Zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

6.5.23.2.1 REAR YARD DEPTH

Minimum **9 m (29.5 ft)**

(Added by By-Law 4303)

(Deleted and Replaced by By-Law 2021-023)

(Deleted and Replaced by By-Law 2021-101)

September/21

## 6.5.23.2.2 FRONT YARD DEPTH

Minimum **6 m (19.7 ft)**

## 6.5.23.3 HOLDING PROVISIONS

6.5.23.3.1 Where the symbol “H” appears on a zoning map following the zone symbol R1A-23, those lands shall not be developed or used unless this By-law has been amended to remove the “H” symbol.

## 6.5.23.3.2 REMOVAL OF THE HOLDING ZONE

The Holding Zone, as identified by the “(H)” symbol, shall not be removed from the subject lands until appropriate development agreements have been executed respecting the orderly development of the land, to the satisfaction of the Town. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

6.5.23.4 That all of the provisions of the R1A Zone in Section 6.2 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 4303)  
(Deleted and Replaced by By-Law 2021-023)  
(Deleted and Replaced by By-Law 2021-101)

6.5.24 LOCATION: **LOTS 527 & 529, PLAN 500, 16 DELEVAN CRESCENT, R1-24,  
(KEY MAP 15)**

6.5.24.1 Notwithstanding any provisions of this By-Law, no person shall within any R1-24 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All uses *permitted* in Table 6.1.

6.5.24.2 Notwithstanding any provisions of this By-Law, no person shall within any R1-24 Zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

## 6.5.24.2.1 SPECIAL PROVISIONS FOR A HOME OCCUPATION

A *home occupation*, consisting of not more than 3 guestrooms for seniors shall be *permitted* on the ground floor of the *existing single detached dwelling*, provided that not more than 6 boarders or lodgers shall be housed in the *dwelling* at any given time.

(Added by By-Law 2021-023)

6.5.24.3 That all of the provisions of the R1 Zone in Section 6.2 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 2021-023)

6.5.25 **LOCATION: PART BLOCK A, PLAN 966, PART 3 OF 41R-9192, 30 OLD VIENNA ROAD, R1-25 (KEY MAP 29)**

6.5.25.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-25 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 6.1;  
a detached secondary *dwelling unit*.

6.5.25.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-25 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

6.5.25.2.1 PROVISIONS FOR A DETACHED SECONDARY DWELLING UNIT

6.5.25.2.1.1 GROSS FLOOR AREA

Maximum **116 m<sup>2</sup> (1250 ft<sup>2</sup>)**

6.5.25.2.1.2 REAR YARD DEPTH

Minimum **3.0 m (9.8 ft)**

6.5.25.3 That all of the provisions of the R1 Zone in Section 6.2 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 2021-047)

6.5.26 **LOCATION: PART LOT 5, CONCESSION 10 (DEREHAM), NORTH SIDE OF NORTH STREET EAST– NORTHCREST ESTATES PHASE 2 , R1A-26(H) (KEY MAP 4)**

6.5.26.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1A-26 zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

all uses permitted in Table 6.1.

(Added by By-Law 2021-082)

Dec. 31/21

6.5.26.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1A-26 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

6.5.26.2.1 LOT COVERAGE

Maximum **45 %**

6.5.26.3 That all of the provisions of the R1A Zone in Section 6.2 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 2021-082)

6.5.27

(Added by By-Law 2022-062)

(Deleted by By-Law 2024-003)

6.5.27 **LOCATION: BLOCKS 18-21, PLAN 41M-148, PART LOT 6 CON 10 (DEREHAM), R1A-27(H) (KEY MAP 3)**

6.5.27.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-27 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 6.1;  
an additional residential unit, within a *single detached dwelling*.

6.5.27.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1A-27 Zone use any *lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

6.5.27.2.1 LOT COVERAGE

Maximum **45 %**

6.5.27.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

6.5.27.2.3 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT

## 6.5.27.2.3.1 PARKING

A minimum of one parking space shall be provided and maintained for the sole use of the occupant of the ARU. Such parking may be provided as a tandem space.

6.5.27.3 That all of the provisions of the R1A Zone in Section 6.2 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 2023-055)

6.5.28 **LOCATION: LOT 1290, PART LOTS 1284, 1291, 1292, JUDGE'S PLAN 500, R1-28 (KEY MAP 19)**

6.5.28.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-28 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 6.1.

6.5.28.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-28 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

## 6.5.28.2.1 PROVISIONS FOR A HOME OCCUPATION

## 6.5.28.2.1.1 GROSS FLOOR AREA

|         |  |
|---------|--|
| Maximum | <b>80 m<sup>2</sup> (861 ft<sup>2</sup>)</b> |
|---------|--|

## 6.5.28.2.1.2 NUMBER OF EMPLOYEES

|         |          |
|---------|----------|
| Maximum | <b>3</b> |
|---------|----------|

6.5.28.2.1.3 Notwithstanding Section 5.13.11, on lands zoned R1-28, a physiotherapy business operating as a home occupation may be carried out within an existing *accessory building* on the subject lands.

6.5.28.3 That all of the provisions of the R1 Zone in Section 6.2 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 2022-071)

## 6.5.30 LOCATION: LOTS 64, 65, &amp; 66, PLAN 507, 19 ARBOR LANE, R1-30 (KEY MAP 18)

6.5.30.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-30 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 6.1;  
a detached additional residential *dwelling unit*.

6.5.30.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-30 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

6.5.30.2.1 PROVISIONS FOR AN ACCESSORY BUILDING CONTAINING AN ADDITIONAL RESIDENTIAL DWELLING UNIT

6.5.30.2.1.1 HEIGHT

Maximum **6.3 m (20.7 ft)**

6.5.30.2.1.2 REAR YARD DEPTH

Minimum **1.2 m (3.9 ft)**

6.5.30.3 That all of the provisions of the R1 Zone in Section 6.2 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 2024-003)