

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 are still within their appeal period, unless otherwise noted.

Copies of the Council approved by-laws listed here, follow immediately behind this page.

<u>By-Law #</u>	<u>Third Reading</u>	<u>Location</u>	<u>Zone Change</u>
2020-097 ++	September 28, 2020	Pt Lt 3, Conc. 5, s/s Highway 3	Sect. 18.3.4, FD-4

++ By-law has been Final Approved but not yet consolidated.

* By-Law is under appeal to LPAT.

** By-Law(s) are subject to an extended appeal period pending the lifting of the Provincial Emergency Order, issued March 16, 2020.

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW 2020-097

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.

THEREFORE, the Municipal 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 'FD-4' the zone symbol of the lands so designated 'FD-4' on Schedule "A" attached hereto.
2. That Section 18.3 to By-Law Number 3295, as amended, is hereby further amended by adding the following at the end thereof:

**"18.3.4 LOCATION: PART LOT 3, CONCESSION 5, SOUTH SIDE OF HIGHWAY 3
FD-4 (KEY MAP 39)**

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

a contractor's shop or yard;
commercial storage in an existing building;
all uses permitted in Table 18.1.

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

18.3.4.2.1 MAXIMUM GROSS FLOOR AREA FOR COMMERCIAL STORAGE BUILDING

Maximum **680 m²** (7,319.4 ft²)

18.3.4.2.2 OPEN STORAGE REQUIREMENTS

All open storage for a contractor's yard or shop shall be in accordance with the following provisions:

18.3.4.2.2.1 Such *open storage* is accessory to the use of the *main building* on the *lot*,

18.3.4.2.2.2 such *open storage* complies with the *yard* and *setback* requirements of the MG zone outlined in Section 17.2 of this By-Law;

18.3.4.2.2.3 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a fence; and

18.3.4.2.2.4 the fence described in the foregoing subsection is at least **1.5 m (4.9 ft)** in *height* from the ground and of permanent masonry, wood and/or rigid plastic construction; and is constructed so that the *open storage* use is visibly screened from the streetline.

18.3.4.3 That all of the provisions of the FD Zone in Section 18.2 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 AND SECOND TIME THIS 28th day of SEPTEMBER, 2020.

READ A THIRD TIME AND FINALLY PASSED THIS 28th day of SEPTEMBER, 2020.



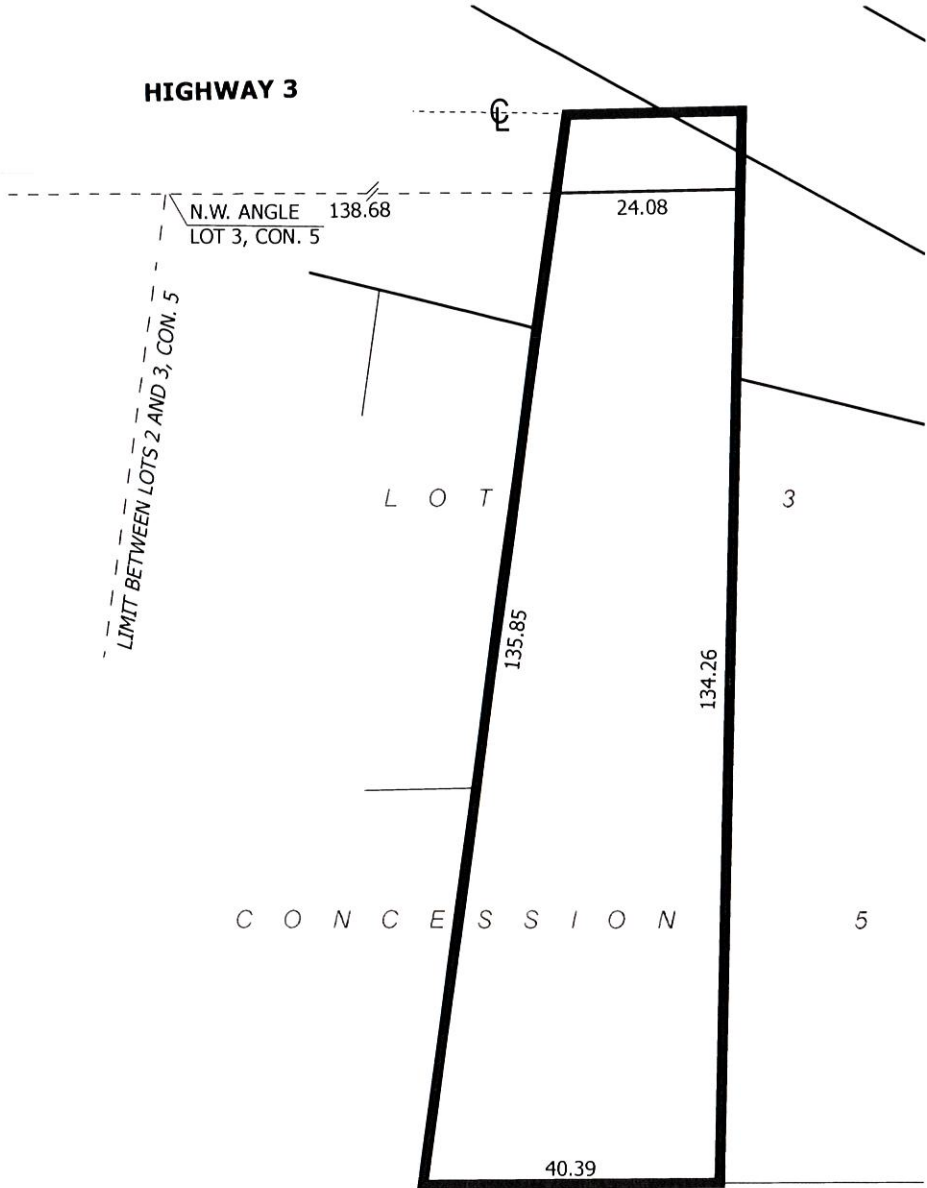
MAYOR – Stephen Molnar



TOWN CLERK – Michelle Smibert

SCHEDULE "A"
TO BY-LAW No. 2020-097

PT LOT 3, CONCESSION 5 NTR (MIDDLETON)
TOWN OF TILLSONBURG

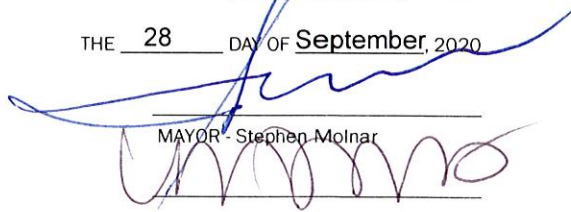


 AREA OF ZONE CHANGE TO FD-4

NOTE: ALL DIMENSIONS IN METRES



THIS IS SCHEDULE "A"
TO BY-LAW No. 2020-097, PASSED
THE 28 DAY OF September, 2020


MAYOR - Stephen Molnar

TOWN CLERK- Michelle Smibert