



Town of Tillsonburg  
Office of the Clerk  
10 Lisgar Avenue, Tillsonburg, ON N4G 5A5

Tel: (519) 688-3009  
Fax: (519) 842-9431

FORM 1  
PLANNING ACT, 1990

NOTICE OF THE PASSING  
OF A ZONING BY-LAW  
BY

THE CORPORATION OF THE TOWN OF TILLSONBURG

ZN 7-22-13

TAKE NOTICE that the Council of the Town of Tillsonburg passed By-Law No. 2023-108 on the 11th day of December, 2023, under Section 34(21) and (30) of the PLANNING ACT, R.S.O. 1990. Chapter P.13.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-Law by filing with the Clerk of The Corporation of the Town of Tillsonburg not later than the 1st day of January, 2024, a Notice of Appeal setting out the objection to the By-Law and the reasons in support of the objection.

An explanation of the purpose and effect of the By-Law, describing the lands to which the By-Law applies is attached. The complete By-Law is available for inspection in my office during regular office hours.

DATED at the Town of Tillsonburg  
This 12<sup>th</sup> day of December, 2023

Tanya Daniels

Director of Corporate Services/Clerk  
Town of Tillsonburg

**THE CORPORATION OF THE TOWN OF TILLSONBURG  
BY-LAW 2023-108**

**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 as follows:

1. That Section 4.0 to By-law Number 3295, as amended, is hereby further amended by adding the following Section 4.2 a) after Section 4.2:

“4.2 a) **ADDITIONAL RESIDENTIAL UNIT** means a *dwelling unit* located within the principal *dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the principal dwelling on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home*, or *recreational vehicle* as defined herein.”

2. That Section 5.1 to By-law Number 3295, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.1.4 **ADDITIONAL RESIDENTIAL UNITS**

5.1.4.1 WHERE PERMITTED

Notwithstanding any other provisions of this By-law to the contrary, an *additional residential unit* shall be permitted subject to the provisions contained in Table 5.1.4 and compliance with all other provisions of the Zone in which the *lot* is located.

**TABLE 5.1.4 – REGULATIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)**

Zone Provision	Provision
Number of ARUs per lot	i) Maximum of 2 <i>ARUs</i> per <i>lot</i> . The principal <i>dwelling</i> must be a legally <i>permitted use</i> on the <i>lot</i> . Where 2 <i>ARUs</i> are located on a <i>lot</i> , 1 <i>ARU</i> is required to be located within the principal <i>dwelling</i> .
Permitted dwelling types	i) An <i>ARU</i> may be contained within the principal <i>dwelling</i> or in an <i>accessory structure</i> on the <i>lot</i> associated with a <i>single-detached dwelling</i> , <i>semi-detached dwelling</i> , or <i>street-fronting townhouse dwelling</i> .

Zone Provision	Provision
Maximum Gross Floor Area for all ARUs	<p>i) No greater than 50% of the <i>gross floor area</i> of the principal <i>dwelling</i> on the <i>lot</i>, except that an <i>ARU</i> may occupy the whole of a <i>basement</i> of a principal <i>dwelling</i>.</p>
Parking (per ARU)	<p>i) In addition to the parking requirements for the principal <i>dwelling</i> in accordance with the provisions of Section 5.24, the required additional <i>parking spaces</i> for an <i>ARU</i> shall be located on the same <i>lot</i>, in accordance with the following:</p> <ul style="list-style-type: none"> <li>- a minimum of 1 additional <i>parking space</i> shall be provided; and,</li> <li>- the required <i>ARU parking space</i> may be a <i>tandem parking space</i>.</li> </ul> <p>ii) A minimum of 50% of the <i>front yard</i> of a <i>lot</i> used for <i>ARU</i> purposes shall be provided and maintained as <i>landscaped open space</i> and such space shall not be utilized for <i>parking space</i> or <i>parking aisle</i> purposes; except in the case of a <i>street-fronting townhouse</i> which will <i>permit</i> a minimum <i>parking space width</i> of 2.59 m (8.5 ft) and that a maximum of 84% of either the area of the <i>front yard</i> or <i>lot frontage</i>, or the area or width of the <i>exterior side yard</i>, or a maximum of 5.18 m (17 ft), may be occupied by a <i>driveway</i> or <i>parking area</i>.</p>
Entrances (per unit)	<p>i) Must be separate and distinct from the entrance provided for the principal <i>dwelling</i>.</p> <p>ii) External access to ARUs must always be a continuous and unobstructed minimum pathway of 0.9 m (36") in width from the front lot line to the entrance of the ARU.</p> <p>iii) All external pathways to ARUs must include a minimum 0.86 m (34") wide continuous hard surface path (e.g. walkway).</p>

Zone Provision	Provision
	iv) For an <i>ARU</i> that is contained within or attached to the principal <i>dwelling</i> , the separate and distinct entrance may be accessed: a) from the outside of the <i>building</i> ; or, b) from a common hallway or stairway from inside the <i>building</i> .
ARUs in Detached Accessory Structures	i) <i>ARUs</i> within a building or structure <i>accessory</i> to a residential <i>use</i> shall comply with the zone provisions and general provisions of the applicable zone category as the principal residential <i>use</i> on the <i>lot</i> .
Restricted Areas	<p><i>ARUs</i> and associated parking areas shall <u>not</u> be permitted:</p> i) within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority having jurisdiction in accordance with this By-law; ii) on any lot that does not have frontage on an <i>improved street</i> in accordance with Section 5.33 of this By-law; iii) on any lot that is not connected to municipal services in accordance with Section 5.19 of this By-law; or, iv) on any lot containing a <i>boarding or lodging house</i> , a <i>group home</i> , a <i>garden suite</i> , a <i>converted dwelling</i> , a <i>duplex dwelling</i> , a <i>mobile home</i> , or a <i>bed and breakfast establishment</i> .

3. That Section 6.0 to By-law Number 3295, as amended, is hereby further amended by deleting Table 6.1: Uses Permitted, and replacing it with the following Table 6.1:

<b>TABLE 6.1: USES PERMITTED</b>
<ul style="list-style-type: none"> <li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li> </ul>

<ul style="list-style-type: none"> <li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>single detached dwelling</i></li> </ul>

4. That Section 7.0 to By-law Number 3295, as amended, is hereby further amended by deleting Table 7.1: Uses Permitted, and replacing it with the following Table 7.1:

<b>TABLE 7.1: USES PERMITTED</b>
<ul style="list-style-type: none"> <li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>duplex dwelling</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>semi-detached dwelling</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>single detached dwelling</i>.</li> </ul>

5. That Section 7.2 to By-law Number 3295, as amended, is hereby further amended by deleting the words "Converted Dwelling" from Table 7.2: Zone Provisions so that the third column of said Table 7.2 refers only to "Duplex Dwelling or Public Use".

6. That Section 8.0 to By-law Number 3295, as amended, is hereby further amended by deleting Table 8.1: Uses Permitted, and replacing it with the following Table 8.1:

<b>TABLE 8.1: USES PERMITTED</b>
<ul style="list-style-type: none"> <li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>converted dwelling</i>, containing not more than 4 <i>dwelling units</i>.</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>single detached dwelling, converted dwelling, duplex dwelling or semi-detached</i></li> </ul>

<b>TABLE 8.1: USES PERMITTED</b>
<i>dwelling existing</i> on the date of passing of this By-Law, in accordance with the provisions contained in Section 7.2.
<ul style="list-style-type: none"> <li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>multiple unit dwelling</i>, containing not more than 4 <i>dwelling units</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>street fronting townhouse dwelling</i>.</li> </ul>

7. That Section 12.0 to By-law Number 3295, as amended, is hereby further amended by deleting Table 12.1: Uses Permitted, and replacing it with the following table 12.1:

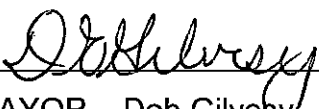
<b>TABLE 12.1: USES PERMITTED</b>
<b>Residential Uses:</b>
<ul style="list-style-type: none"> <li>• an <i>additional residential unit</i>, in accordance with the provisions of Section 5.1.4 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• an <i>apartment dwelling</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>bed and breakfast establishment</i>, with up to 5 <i>guest rooms</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>boarding or lodging house</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>converted dwelling</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>duplex dwelling</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>dwelling unit accessory</i> to a permitted non-residential use;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>multiple unit dwelling</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>nursing home</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>semi-detached dwelling</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>single detached dwelling</i>;</li> </ul>

TABLE 12.1: USES PERMITTED	
	<ul style="list-style-type: none"><li>• a street fronting townhouse dwelling.</li></ul>
<b>Non-Residential Uses:</b>	
	<ul style="list-style-type: none"><li>• a business or professional office;</li></ul>
	<ul style="list-style-type: none"><li>• a business service establishment;</li></ul>
	<ul style="list-style-type: none"><li>• a commercial school;</li></ul>
	<ul style="list-style-type: none"><li>• a computer and electronic data processing business;</li></ul>
	<ul style="list-style-type: none"><li>• a daycare centre;</li></ul>
	<ul style="list-style-type: none"><li>• a government administrative office;</li></ul>
	<ul style="list-style-type: none"><li>• a home based assembly/packaging/storage/distribution business;</li></ul>
	<ul style="list-style-type: none"><li>• a medical centre;</li></ul>
	<ul style="list-style-type: none"><li>• a nursing home;</li></ul>
	<ul style="list-style-type: none"><li>• a parking lot;</li></ul>
	<ul style="list-style-type: none"><li>• a personal service establishment;</li></ul>
	<ul style="list-style-type: none"><li>• a place of worship;</li></ul>
	<ul style="list-style-type: none"><li>• a public use, in accordance with the provisions of Section 5.27 of this By-Law;</li></ul>
	<ul style="list-style-type: none"><li>• a service shop;</li></ul>
	<ul style="list-style-type: none"><li>• a studio.</li></ul>

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 11th day of DECEMBER, 2023.**

**READ A THIRD AND FINAL TIME AND PASSED THIS 11th day of DECEMBER, 2023.**

  
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MAYOR – Deb Gilvesy

  
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CLERK – Tanya Daniels

ZN 7-22-13

TOWN OF TILLSONBURG

BY-LAW NUMBER 2023-108

EXPLANATORY NOTE

The purpose of By-Law Number 2023-108 is to amend the existing provisions to permit the development of Additional Residential Units (ARUs) throughout the Town of Tillsonburg.

The By-Law would apply broadly to lands within the Town of Tillsonburg, and specifically, to lands zoned R1, R1A, R2, R3, and EC.

The public hearing was held on October 23, 2023.

Any person wishing further information relative to Zoning By-Law Number 2023-108 may contact the undersigned.

Tanya Daniels  
Director of Corporate Services / Clerk  
Town of Tillsonburg  
10 Lisgar Avenue  
Tillsonburg, ON N4G 5A5

Telephone: 519-688-3009 ext. 4040

File: ZN 7-22-13 (Town of Tillsonburg)  
Report No: CP 2023-312