

7.1 USES PERMITTED

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R2 uses presented in Table 7.1:

TABLE 7.1: USES PERMITTED	
•	an <i>additional residential unit</i> , in accordance with the provisions of Section 5.1.4 of this By-Law;
•	a <i>duplex dwelling</i> ;
•	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>semi-detached dwelling</i> ;
•	a <i>single detached dwelling</i> .

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

7.2 ZONE PROVISIONS

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling or Public Use
Number of Dwellings or Dwelling Units Per Lot, Maximum	1 dwelling	2 dwelling units	2 dwelling units
Lot Area, Minimum	315 m ² (3,390.7 ft ²) or 450 m ² (4,843.9 ft ²) in the case of a <i>corner lot</i>	315 m ² (3,390.7 ft ²) per unit or 450 m ² (4,843.9 ft ²) in the case of a <i>corner lot</i>	620 m ² (6,673.6 ft ²)
Lot Frontage, Minimum	10.5 m (34.4 ft) or 15 m (49.2 ft) in the case of a <i>corner lot</i>	10.5 m (34.4 ft) per unit or 15 m (49.2 ft) in the case of a <i>corner lot</i>	18 m (59.1 ft)
Lot Depth, Minimum	30 m (98.4 ft)		

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling or Public Use
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 ft) for an existing lot 6 m (19.7 ft) for a lot created after the passing of this By-Law, except where the front or exterior yard abuts an arterial road, in which case the minimum front or exterior side yard abutting such road shall be 7.5 m (24.6 ft).		
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) for the side not attached to the other dwelling, provided that where a garage or carport is attached to or is within the main building, the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport, is attached to or is within the main building, or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft).
Setback, Minimum distance from the centreline of an Arterial Road Allowance as designated on Schedule "B" of this By-Law	20.5 m (67.3 ft)		
Lot Coverage, Maximum	40% of the lot area		
Landscaped Open Space, Minimum	30% of the lot area		
Height of Building, Maximum	10.5 m (34.4 ft)		
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5.		

(Amended by By-Law 3646)
 (Deleted and Replaced by By-Law 2021-023)
 (Amended by By-Law 2023-108)

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7.2.1 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.

7.2.2 SPECIAL PROVISIONS FOR A CONVERTED DWELLING

Notwithstanding any provisions of Section 7.2 to the contrary, a *converted dwelling* shall only be *permitted* in accordance with the following provisions:

7.2.2.1 ALTERATIONS TO DWELLING

There shall be no *alterations* to the *dwelling* that have the effect of increasing the gross floor area of the *dwelling*, except for the addition of any entrances, dormers and other minor *alterations* that may be required to comply with *building* and fire code requirements. Any outside stairways that may be required shall be located in a *rear yard* only.

7.2.2.2 ZONE REQUIREMENTS

A *converted dwelling* shall comply with all the other zone requirements contained in Section 7.2, except that an *existing single detached dwelling* having a *front yard*, *interior side yard*, *exterior side yard* or *setback* which is or are less than required under the provisions of Table 7.2, may be *altered* into a *converted dwelling*, provided such *alteration* does not further reduce such deficient *yard* or *setback*.

7.3 SPECIAL ZONING FOR A SINGLE DETACHED DWELLING (R2-S)

No *person* shall within any R2-S zone *use any lot*, or *erect, alter or use any building or structure* for any purpose except a *single detached dwelling* and an additional residential unit, in accordance with the provisions of Section 7.2.

7.4 HOLDING "H" ZONES

In accordance with Section 3.2, where a property shown on Schedule "A" is listed as R2 (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*, until the "(H)" symbol is removed in accordance with the requirements of the Planning Act, RSO 1990, as amended.

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7.4.1 **HOLDING ZONE PROVISIONS**

7.4.1.1 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.

7.4.1.2 INTERIM USES PERMITTED WITHOUT LIFTING THE "H" SYMBOL

None, unless otherwise stated in a special provision.

7.4.3 That all the provisions of the R2 Zone in Section 7.2 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.

7.5 **SPECIAL PROVISIONS**

7.5.1 **LOCATION: LANDS EAST OF QUARTER TOWN LINE, NORTH OF BALDWIN STREET AND SOUTH OF CONCESSION STREET, R2-1 (H)**

7.5.1.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-1 (H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a single detached dwelling;
~~and a home occupation,~~
an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law;
provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.

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7.5.1.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-1 Zone shall *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.5.1.2.1 LOT DEPTH

Minimum Lot Depth **28 m (91.8 ft)**

7.5.1.3 That all other provisions of the R2 Zone in Section 7.2 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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7.5.2 LOCATION: HICKORY HILLS, R2-2

7.5.2.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-2 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a single detached dwelling;
- a semi-detached dwelling;
- an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law.

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7.5.2.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-2 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.5.2.2.1 LOT FRONTAGE

Minimum 10 m (32.8 ft)

except that in no case shall the lot frontage of a corner lot be less than 12 m (39.4 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.

7.5.2.2.2 LOT AREA

Minimum 260 m² (2798.7 ft²)

7.5.2.2.3 LOT DEPTH

Minimum 25.75 m (84.4 ft)

7.5.2.2.4 LOT COVERAGE

Maximum for all buildings 55%

Notwithstanding the above, the maximum lot coverage for buildings or structures, which exceed 55% lot coverage, shall be deemed to be the lot coverage existing at the date of passing of this By-Law.

7.5.2.2.5 FRONT YARD

Minimum depth 3.35 m (11 ft)

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7.5.2.2.6 REAR YARD

Minimum Depth **5.65 m** (18.5 ft)

Notwithstanding the above, the minimum *rear yard depth* for *buildings* or *structures* shall be deemed to be the *rear yard depth existing* at the date of passing of this By-Law.

7.5.2.2.7 Gross Floor Area

Minimum **65 m²** (699.7 ft²)

7.5.2.2.8 INTERIOR SIDE YARD

One side shall have a minimum width of **0 m** (0 ft), the other side a minimum width of **1.2 m** (3.9 ft), provided that a *garage* is attached to or is within the *main building*.

7.5.2.2.9 EXTERIOR SIDE YARD

Minimum width **3.2 m** (10.5 ft)

7.5.2.2.10 HEIGHT OF BUILDINGS

Maximum **7.6 m** (24.9 ft)

7.5.2.2.11 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).

7.5.2.2.12 ENCROACHMENTS AND EASEMENTS

All *lots* used for the development of single-detached units with a **0 m** (0 ft) *side yard* on one side shall be *permitted* a maximum encroachment of **0.4 m** (1.3 ft) into abutting lands for the purpose of allowing the projection of eaves and shall have access to a **1.2 m** (3.9 ft) easement and shall give a **1.2 m** (3.9 ft) easement where required for the purpose of allowing maintenance of walls, eaves and real property.

7.5.2.2.13 OPEN, UNENCLOSED PORCH, BALCONY, DECK AND STEP ENCROACHMENTS INTO REQUIRED YARDS

Notwithstanding Section 5.32 to this By-Law, open, unenclosed *porches*, balconies, *decks* and steps are *permitted* to encroach into the required *yards* as follows:

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7.5.2.2.13.1 FRONT AND EXTERIOR SIDE YARDS

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, covered *porches*, covered and uncovered balconies and covered and uncovered *decks* may project into the required *front* and *exterior side yards* **1.5 m** (5 ft) provided that, in the case of a *front yard*, a minimum **3 m** (9.8 ft) *interior side yard* is maintained on one side for parking and/or *driveway*.

7.5.2.2.13.2 REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, covered *porches*, covered and uncovered balconies and covered and uncovered *decks* may project into the required *rear yard* **2.4 m** (8 ft).

7.5.2.2.13.3 INTERIOR SIDE YARD

Interior and *exterior side yards* shall be maintained in accordance with the zone requirements for the *main dwelling*, provided a minimum **1.2 m** (3.9 ft) *side yard* is maintained at all times.

Steps will be *permitted* to encroach **0.5 m** (1.6 ft) into the required *interior* or *exterior side yards*, provided such steps are not more than **1.2 m** (3.9 ft) above grade.

7.5.2.3 That all the provisions of the R2 Zone in Section 7.2 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*.

7.5.3 LOCATION: **EAST SIDE OF QUARTERTOWN LINE, BETWEEN NORTH STREET AND THE FORMER CN RAILWAY (PART BLOCK A, REGISTERED PLAN 518), R2-3 (H)**

7.5.3.1 Notwithstanding any provisions of this By-Law to the contrary, *no person* shall within any R2-3 (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 the provisions of Section 5.11 of this By-Law; **and**

a public use in accordance with the provisions of Section 5.23 of this By-Law;

an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law;

provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.

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7.5.3.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

7.5.3.2.1 REAR YARD

Minimum Depth **9.5 m** (31.2 ft)

7.5.3.2.2 FRONT YARD

Minimum Depth **6 m** (19.7 ft)

7.5.3.2.3 EXTERIOR SIDE YARD

Minimum Depth **6 m** (19.7 ft)

Except for the *lots* abutting Quartertown Line, which shall have a minimum *exterior side yard depth* of **7.5 m** (24.6 ft).

7.5.3.2.4 LOT COVERAGE

Maximum 41%

7.5.3.3 That all other provisions of the R2 Zone in Section 7.2 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*.

(Amended by By-Law 3350)

7.5.4 LOCATION: **BALDWIN PLACE, PT LOT 8, CON 12 (DEREHAM), R2-4 & R2-4 (H)**

7.5.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-4 ~~or R2-4 (H)~~ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling;

~~*an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law, provided the Holding (H) symbol is removed in accordance with Section 7.4.1.1 of this By-Law.*~~

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7.5.4.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-4 ~~or R2-4 (H)~~ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

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7.5.4.2.1 LOT FRONTAGE

Minimum Width **12.2 m** (40 ft)

Except that in no case shall the *lot frontage* of a *corner lot* be less than **15 m** (49.2 ft).

7.5.4.2.2 LOT AREA

Minimum **330 m²** (3,552.2 ft²)

7.5.4.2.3 LOT DEPTH

Minimum **27.5 m** (90.2 ft)

7.5.4.2.4 LOT COVERAGE

Maximum for all buildings 50% of *lot area*

7.5.4.2.5 FRONT YARD

Minimum Depth **5 m** (16.4 ft)

Except for the *lot* located at the northwest corner of Baldwin Street and Fairs Crescent where the minimum shall be **3.75 m** (12.3 ft).

7.5.4.2.6 EXTERIOR SIDE YARD

Minimum Depth **5 m** (16.4 ft)

Except for the *lots* located at the northeast corner of Baldwin Street and Fairs Crescent and the northwest and southwest corner of Baldwin and Quarter Town Line, where the minimum depth shall be **3.75 m** (12.3 ft) and the *lot* located at the northwest corner of Baldwin Street and Fairs Crescent where the minimum depth shall be **4.5 m** (14.8 ft).

7.5.4.2.7 REAR YARD

Minimum Depth **7 m** (23 ft)

7.5.4.2.8 INTERIOR SIDE YARD

One side shall have a minimum width of **0 m** (0 ft), the other side a minimum width of **1.2 m** (3.9 ft), provided that a *garage* is attached to or is within the *main building*.

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7.5.4.2.9 HEIGHT OF BUILDINGS

Maximum **7.6 m** (24.9 ft)

7.5.4.2.10 GROSS FLOOR AREA OF DWELLING

Minimum **120 m²** (1,291.7 ft²)

Provided that no *dwelling* shall exceed an maximum area of **230 m²** (2,476 ft²).

7.5.4.2.11 ENCROACHMENTS AND EASEMENTS

All *lots* used for the development of *single detached dwellings* with a **0 m** (0 ft) *side yard* on one side shall be *permitted* a maximum encroachment of **0.4 m** (1.3 ft) into abutting lands on that side for the purpose of allowing the projection of eaves and exhaust and intake vents and shall have access to a **1.2 m** (3.9 ft) easement across the property abutting that side and shall give a **1.2 m** (3.9 ft) easement where required for the purpose of allowing the maintenance of walls, eaves and real property.

7.5.4.2.12 PORCH, BALCONY, DECK AND STEP ENCROACHMENTS INTO REQUIRED YARDS

Notwithstanding Section 5.25.3 to this By-Law, *porches*, balconies, *decks* and steps are *permitted* to encroach into the required *yards* as follows:

7.5.4.2.12.1 REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, for *lots* fronting onto the north side of Baldwin Street, covered *porches*, covered balconies, covered *decks*, sunrooms and portions of the *dwelling*, which do not exceed a total width of **6.2 m** (20.3 ft) in width, may project into the required *rear yard* **1.5 m** (5 ft). Uncovered balconies, uncovered *porches* and uncovered *decks* may project into the required *rear yard* **2.5 m** (8.2 ft).

7.5.4.2.12.2 INTERIOR AND EXTERIOR SIDE YARDS

Notwithstanding the *yard* and *setback* provisions to the contrary, steps will be *permitted* to encroach **0.5 m** (1.6 ft) into the required *interior* and *exterior side yards*, provided such steps are not more than **1.2 m** (3.9 ft) above grade.

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7.5.4.2.13 BUILDING SETBACKS FROM TOP OF BANK OR STABLE SLOPE

No *structure* of any kind other than those necessary for flood or erosion control shall be *permitted* in that area lying below the defined top of bank or stable slope. As well, no construction of *buildings* shall be located within a **6 m** (19.7 ft) *setback* from the defined top of bank or stable slope, except in the case of shallow ravines where the required *setback* from defined top of bank shall be **3 m** (9.84 ft). For the purposes of this By-Law the defined top of bank and stable slope will be as approved by the Long Point Region Conservation Authority.

7.5.4.3 That all other provisions of the R2 Zone in Section 7.2 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.

7.5.5 LOCATION: **BALDWIN PLACE, PT LOT 8, CON 12 (DEREHAM), R2-5 & R2-5(H)**

7.5.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-5 or R2-5(H) Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

a single detached dwelling;
an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law.

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7.5.5.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-5 or R2-5(H) Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.5.5.2.1 LOT FRONTAGE

Minimum Width **12.2 m** (40 ft)

Except for Lots 47 and 49 fronting on the northeast bend of Fairs Crescent where the minimum width shall be **9.4 m** (30.8 ft) and **11 m** (36.1 ft) respectively. In no case shall the *lot frontage* of a *corner lot* be less than **15 m** (49.2 ft) except for Lot 29 on Fairs Crescent, which shall not be less than **14 m** (45.9 ft).

For the purposes of this by-law the *lot frontage* shall be measured at a point **3.75 m** (12.3 ft) from the *lot line*.

7.5.5.2.2 LOT AREA

Minimum **330 m²** (3,552.2 ft²)

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7.5.5.2.3	LOT DEPTH	
	Minimum	27.5 m (90.2 ft)
7.5.5.2.4	LOT COVERAGE	
	Maximum for all buildings	50% of <i>lot area</i>
7.5.5.2.5	FRONT YARD	
	Minimum Depth	3.75 m (12.3 ft)
	except for <i>lots</i> fronting onto the north side of Esseltine Drive, where the minimum depth shall be 5 m (16.4 ft) and <i>lots</i> fronting onto the south side of Esseltine Drive where the minimum depth shall be 4 m (13.1 ft).	
7.5.5.2.6	EXTERIOR SIDE YARD	
	Minimum Depth	3.75 m (12.3 ft)
7.5.5.2.7	REAR YARD	
	Minimum Depth	7 m (23 ft)
	except for <i>lots</i> located on the north side of Esseltine Drive, where the minimum depth shall be 5.75 m (18.9 ft) and <i>lots</i> located on the south side of Esseltine Drive where the minimum shall be 6.75 m (22.1 ft).	
7.5.5.2.8	INTERIOR SIDE YARD	
	one side shall have a minimum width of 0 m (0 ft) the other side a minimum width of 1.2 m (3.9 ft), provided that a <i>garage</i> is attached to or is within the <i>main building</i> .	
7.5.5.2.9	HEIGHT OF BUILDINGS	
	Maximum	7.6 m (24.9 ft)
7.5.5.2.10	GROSS FLOOR AREA OF DWELLING	
	Minimum	120 m² (1,291.7 ft ²)

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7.5.5.2.11 ENCROACHMENTS AND EASEMENTS

All *lots* used for the development of *single detached dwellings* with a **0 m** (0 ft) *side yard* on one side shall be *permitted* a maximum encroachment of **0.4 m** (1.3 ft) into abutting lands on that side for the purpose of allowing the projection of eaves and exhaust and intake vents and shall have access to a **1.2 m** (3.9 ft) easement across the property abutting that side and shall give a **1.2 m** (3.9 ft) easement where required for the purpose of allowing the maintenance of walls, eaves and real property.

7.5.5.2.12 PORCH, BALCONY, DECK AND STEP ENCROACHMENTS INTO REQUIRED YARDS

Notwithstanding Section 5.37 to this By-Law, *porches*, balconies, *decks* and steps are *permitted* to encroach into the required *yards* as follows:

7.5.5.2.12.1 REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, covered *porches*, covered balconies, covered *decks*, sunrooms and portions of the *dwelling*, which do not exceed a total width **6.2 m** (20.3 ft), may project into the required *rear yard* **1.5 m** (5 ft). Uncovered balconies, uncovered *porches* and uncovered *decks* may project into the required *rear yard* **3.0 m** (9.8 ft).

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

7.5.5.2.12.2 INTERIOR AND EXTERIOR SIDE YARDS

Notwithstanding the *yard* and *setback* provisions to the contrary, steps will be *permitted* to encroach **0.5 m** (1.6 ft) into the required *interior* and *exterior side yards*, provided such steps are not more than **1.2 m** (3.9 ft) above grade.

7.5.5.3 That all other provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

7.5.6 LOCATION: **QUEEN STREET, PT. LOTS 132-134 AND 136, PLAN 500, R2-6**

7.5.6.1 Notwithstanding any provisions of this By-Law to the contrary, *no person* shall within any R2-6 Zone *use any lot*, or *erect, alter or use any building or structure* except in accordance with the following provisions:

7.5.6.1.1 FRONT YARD

Minimum Depth **15 m** (49.2 ft)

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7.5.6.2 That all the provisions of the R2 Zone in Section 7.2 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.

7.5.7 LOCATION: **PARK PLACE, PART BLOCK A, PLAN 518, R2-7**

7.5.7.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.7.2 REAR YARD

Minimum depth **7.0 m (23.0 ft)**

7.5.7.3 LOT COVERAGE

Maximum 45%

7.5.7.4 PERMITTED PROJECTIONS IN REQUIRED YARDS

Notwithstanding Section 5.32 to this By-Law, uncovered *decks*, patios and *porches/verandas*, which exceed **1.5 m (5.0 ft)** in *height*, are *permitted* to project into the required *yard* as follows:

7.5.7.4.1 REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, uncovered *decks*, patios and *porches/verandas*, which exceed **1.5 m (5.0 ft)** in *height* may project into the required *rear yard* **2.5 m (8.2 ft)**.

7.5.7.5 That all of the provisions of the R2 Zone in Section 7.2 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 3350)

7.5.8 LOCATION: SANDERS CRESCENT, R2-8

7.5.8.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-8 zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a single detached dwelling;
an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law;
a home occupation.

7.5.8.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.5.8.2.1 REAR YARD

Minimum depth **5.5 m (18.04 ft)**

7.5.8.2.2 LOT COVERAGE

Maximum for all buildings **55%**

7.5.8.2.3 DECK PROJECTION INTO REQUIRED REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, covered and uncovered *decks* may project into the required *rear yard* **2.43 m** (8.0 ft) and must maintain a *setback* of **3.07 m** (10.0 ft) from the rear property line.

7.5.8.3 That all other provisions of the R2 Zone in Section 7.2 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*.

(Added by By-Law 3591)

7.5.9 LOCATION: REYNOLDS WAY, COLIN AVENUE R2-9

7.5.9.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-9 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 5.13 of this By-Law.

SECTION 7.0

LOW DENSITY RESIDENTIAL - TYPE 2 ZONE (R2)

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(Added by By-Law 3694)

7.5.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-9 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.9.2.1 EXTERIOR SIDE YARD

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

7.5.9.3 That all of the provisions of the R2 Zone in Section 7.2 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)

7.5.10 LOCATION: **GLENDALE WEST, R2-10 (KEY MAP 11)**

7.5.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-10 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.10.1.1 EXTERIOR SIDE YARD

Minimum width **4.5 m** (14.7 ft)

7.5.10.1.2 LOT COVERAGE

Maximum for all *buildings* 45% of the *lot area*

7.5.10.2 That all of the provisions of the R2 Zone in Section 7.2 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 3872)

7.5.11 LOCATION: **GLENDALE WEST, R2-11 (KEY MAP 11)**

7.5.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-11 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.11.1.1 EXTERIOR SIDE YARD

Minimum width **4.5 m** (14.7 ft)

7.5.11.1.2 LOT COVERAGE

Maximum for all *buildings* 45% of the *lot area*

7.5.11.1.3 REAR YARD DEPTH

Minimum **6 m** (19.6 ft)

7.5.11.1.4 PERMITTED PROJECTIONS INTO REQUIRED YARDS

Notwithstanding Table 5.37.1- *Permitted* Projections into Required Yards, covered *decks*, patios and *porches/verandas* may be located within **4.5 m** (14.7 ft) of a *rear lot line*.

7.5.11.2 That all of the provisions of the R2 Zone in Section 7.2 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 3872)

7.5.12 LOCATION: **GLENDALE WEST, R2-12 (KEY MAP 11)**

7.5.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-12 Zone *use any lot*, or *erect, alter*, or *use any building or structure* for any purpose except in accordance with the following provisions:

7.5.12.1.1 EXTERIOR SIDE YARD

Minimum width **4.5 m** (14.7 ft)

7.5.12.1.2 LOT COVERAGE

Maximum for all *buildings* 45% of the *lot area*

7.5.12.1.4 PERMITTED PROJECTIONS INTO REQUIRED YARDS

Notwithstanding Table 5.37.1- *Permitted* Projections into Required Yards, covered *decks*, patios and *porches/verandas* may be located within **4.5 m** (14.7 ft) of a *rear lot line*.

January/15

7.5.12.1.5 LOT DEPTH

Minimum **27 m (88.5 ft)**

7.5.12.2 That all of the provisions of the R2 Zone in Section 7.2 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 3872)

7.5.13 LOCATION: **DEREHAM DRIVE, WEST OF DENRICH AVENUE-- ANDREWS CROSSING (PARTS 1-4 OF 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7 CONCESSION 12 (DEREHAM) R2-13 (KEY MAP 22)**

7.5.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-13 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 7.1.

7.5.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-13 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.13.2.1 LOT COVERAGE

Maximum **45 %**

7.5.13.2.2 FRONT YARD DEPTH

Minimum **5.0 m (16.4 ft)**

7.5.13.2.3 REAR YARD DEPTH

Minimum **6.0 m (19.69 ft)**

7.5.13.2.4 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

March/17

7.5.13.2.5 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 R2-13 Zone may project **3.0 m** (9.8 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).

7.5.13.3 That all of the provisions of the R2 Zone in Section 7.2 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)

7.5.14 LOCATION: DEREHAM DRIVE, EAST OF QUARTER TOWN LINE & DENRICH AVENUE— ANDREWS CROSSING (PARTS 1-4 OF 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7 CONCESSION 12 (DEREHAM) R2-14 (KEY MAP 22)

7.5.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-14 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1.

7.5.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-14 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.14.2.1 REAR YARD DEPTH

Minimum **6.0 m** (19.69 ft)

7.5.14.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.76 ft)

7.5.14.2.3 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 R2-14 Zone may project **3.0 m** (9.8 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).

March/17

7.5.14.3 That all of the provisions of the R2 Zone in Section 7.2 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)

7.5.15 LOCATION: ANDREWS CROSSING (PARTS 1-4 OF 41R-9418, PART OF BLOCK A, PLAN 1082, PART LOT 7 CONCESSION 12 (DEREHAM) R2-15 (KEY MAP 22)

7.5.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-15 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1.

7.5.15.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-15 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.15.2.1 LOT COVERAGE

Maximum **45 %**

7.5.15.2.2 REAR YARD DEPTH

Minimum **6.0 m (19.69 ft)**

7.5.15.2.3 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

7.5.15.2.4 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 R2-15 Zone may project **3.0 m (9.8 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)**.

7.5.15.3 That all of the provisions of the R2 Zone in Section 7.2 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.

SECTION 7.0

LOW DENSITY RESIDENTIAL - TYPE 2 ZONE (R2)

March/17

(Added by By-Law 4089)

7.5.16 LOCATION: HARVEST AVENUE, BLOCKS 6, 7, 9, PLAN 41M-272, R2-16 (H) (KEY MAP 31)

7.5.16.1 Notwithstanding any provisions of this By-Law, no *person* shall within any R2-16 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All uses *permitted* in Table 7.1;

A *street fronting townhouse dwelling*, subject to the provisions of Section 8.2.

7.5.16.2 Notwithstanding any provisions of this By-Law, no *person* shall within any R2-16 Zone *use any lot, or erect, alter, or use any building or structure* for a *street fronting townhouse dwelling* or a *semi-detached dwelling* except in accordance with the following provisions:

7.5.16.2.1. INTERIOR SIDE YARD WIDTH FOR END UNITS

Minimum **1.2 m** (3.9 ft)

7.5.16.2.2 PERMITTED PROJECTIONS INTO REQUIRED YARDS

Notwithstanding Table 5.37.1- *Permitted* Projections into Required Yards, covered decks may project 3.0 m (9.8 ft) into the required rear yard, and may have a minimum setback between the projection and rear lot line of 7.0 m (23 ft).

7.5.16.2.3 LOT FRONTAGE FOR SEMI-DETACHED DWELLING

Minimum **9 m** (29.5 ft)

7.5.16.2.4 LOT FRONTAGE FOR A STREET FRONTING TOWNHOUSE

Minimum **7.5 m** (24.6 ft)

7.5.16.2.5 LOT FRONTAGE FOR A STREET FRONTING TOWNHOUSE, CORNER LOT

Minimum **7 m** (22.9 ft)

7.5.16.2.6 LOT FRONTAGE FOR A STREET FRONTING TOWNHOUSE, END UNIT

Minimum **7.5 m** (24.6 ft)

7.5.16.2.7 FRONT YARD DEPTH FOR A SEMI-DETACHED DWELLING

Minimum Depth **6 m** (16.7 ft)

November/18

7.5.16.2.8 EXTERIOR SIDE YARD FOR A SEMI-DETACHED DWELLING AND STREET FRONTING TOWNHOUSE

Minimum Width **6 m (16.7 ft)**7.5.16.2.9 That all other provisions for *street fronting townhouse dwellings* in the R3 zone in Section 8.2 of this By-Law shall apply.

7.5.16.3 HOLDING ZONE PROVISIONS

7.5.16.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE

None

7.5.16.3.2 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 regarding the construction and extension of Harvest Avenue and the recommendations of the Noise and Vibration Study have been implemented, to the satisfaction of the Town. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

7.5.16.4 That all of the provisions of the R2 Zone in Section 7.2 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 4191)
(Replaced by By-Law 4231)

7.5.17 LOCATION: EAST SIDE OF HARVEST AVENUE, WEST OF WEST TOWN LINE (POTTERS GATE) PART LOT 24, PLAN 1653, R2-17 (H) (KEY MAP 31)

7.5.17.1 Notwithstanding any provisions of this By-Law, no *person* shall within any R2-17 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All *uses permitted* in Table 7.1.

7.5.17.2 Notwithstanding any provisions of this By-Law, no *person* shall within any R2-17 Zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

7.5.17.2.1 EXTERIOR SIDE YARD WIDTH

Minimum 3 m (9.8 ft)

November/18

7.5.17.2.2 LOT FRONTAGE FOR CORNER LOT

Minimum 10 m (32.8 ft)

7.5.17.2.3 LOT COVERAGE

Maximum 60 %

7.5.17.3 HOLDING ZONE PROVISIONS

7.5.17.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE

None

7.5.17.3.2 REMOVAL OF 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 between the applicant and the Town of Tillsonburg. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

7.5.17.4 That all of the provisions of the R2 Zone in Section 7.2 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 4227)

7.5.18 LOCATION: EAST SIDE OF FRANK STREET, LOT 152 & PART LOT 159, PLAN 500, R2-18, (KEY MAP 15)

7.5.18.1 Notwithstanding any provisions of this By-Law, no *person* shall within any R2-18 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1;

7.5.18.2 Notwithstanding any provisions of this By-Law, no *person* shall within any R2-18 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.18.2.1 EXISTING BUILDING AND DWELLING UNITS

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

Dec 30/19

- 7.5.18.3 That all of the provisions of the R2 Zone in Section 7.2 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 4225)

7.5.19 LOCATION: NORTH SIDE OF SANDERS CRESCENT, WEST OF DENRICH AVENUE, LOTS 3-8, PLAN 41M-241, R2-19 (KEY MAP 22)

- 7.5.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-19 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1.

- 7.5.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-19 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.19.2.1 LOT COVERAGE

Maximum **45 %**

7.5.19.2.2 REAR YARD DEPTH

Minimum **6.0 m** (19.69 ft)

7.5.19.2.3 FRONT YARD DEPTH

Minimum **6.0 m** (19.69 ft)

7.5.19.2.4 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.76 ft)

7.5.19.2.5 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 R2-19 Zone may project **3.0 m** (9.8 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).

(Added by By-Law 4253)

Dec 30/19

7.5.19.3 That all of the provisions of the R2 Zone in Section 7.2 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 4253)

7.5.20 LOCATION: PART LOT 72, PLAN 500, SOUTH SIDE OF NORTH STREET EAST– NORTHCREST ESTATES, R2-20, (KEY MAP 8)

7.5.20.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-20 zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

all uses permitted in Table 7.1.

7.5.20.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-20 Zone use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.5.20.2.1 LOT COVERAGE

Maximum **55 %**

7.5.20.2.2 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

7.5.20.2.3 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

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

Notwithstanding Table 5.37.1 - *Permitted* Projections into Required Yards, covered decks, uncovered decks, patios and porches within any R2-20 Zone may project **3.0 m (9.8 ft)** into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **4.5 m (14.7 ft)**.

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

7.5.20.3 That all of the provisions of the R2 Zone in Section 7.2 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.

February/21 (Added by By-Law 4364)
(Deleted and Replaced by By-Law 2020-083)

7.5.21 LOCATION: PART LOT 72, LOT 72A, PLAN 500, SOUTH SIDE OF NORTH STREET EAST-NORTHCREST ESTATES, R2-21, (KEY MAP 8)

7.5.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-21 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 7.1.

7.5.21.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-21 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.21.2.1 LOT COVERAGE

Maximum **55%**

7.5.21.2.2 REAR YARD DEPTH

Minimum **6.0 m** (19.69 ft)

7.5.21.2.3 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.76 ft)

7.5.21.2.4 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

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

Notwithstanding Table 5.37.1 - *Permitted* Projections into Required Yards, covered decks, uncovered decks, patios and porches within any R2-21 Zone may project **3.0 m** (9.8 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).

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

7.5.21.3 That all of the provisions of the R2 Zone in Section 7.2 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 4364)

February/21

(Deleted and Replaced by By-Law 2020-083)

7.5.22 LOCATION: PART OF LOTS 488 & 489, PLAN 500, NORTH SIDE OF FIRST STREET AND WEST SIDE OF QUEEN STREET, R2-22, (KEY MAP 16)

7.5.22.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-22 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 7.1.

7.5.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-22 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.22.2.1 LOT AREA

Minimum **303 m² (3,261.5 ft²)**

7.5.22.2.2 LOT DEPTH

Minimum **24 m (78.7 ft)**

7.5.22.3 That all of the provisions of the R2 Zone in Section 7.2 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 2020-004)

7.5.23 LOCATION: LOT 86, PLAN 41M-139, NORTH SIDE OF WOODLAND CRESCENT, SOUTH SIDE OF TRILLIUM DRIVE, WEST SIDE OF QUARTER TOWN LINE, R2-23, (KEY MAP 1)

7.5.23.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-23 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 7.1.

7.5.23.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-23 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.23.2.1 PROVISIONS FOR SINGLE DETACHED DWELLINGS

7.5.23.2.1.1 LOT COVERAGE

Maximum **45%**

July/20

(Added by By-Law 2020-074)

7.5.23.2.1.2 EXTERIOR SIDE YARD WIDTH

Minimum	4.5 m (14.76 ft)
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7.5.23.2.1.3 REAR YARD DEPTH

Minimum	6 m (19.69 ft)
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7.5.23.2.1.4 SETBACK FROM CENTRELINE OF ARTERIAL ROAD

Minimum	19.6 m (64.3 ft)
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7.5.23.2.2 PROVISIONS FOR SEMI-DETACHED DWELLINGS

7.5.23.2.2.1 LOT COVERAGE

Maximum	50%
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7.5.23.2.2.2 EXTERIOR SIDE YARD WIDTH

Minimum	4.5 m (14.76 ft)
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7.5.23.2.2.3 REAR YARD DEPTH

Minimum	6 m (19.69 ft)
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7.5.23.2.2.4 SETBACK FROM CENTRELINE OF ARTERIAL ROAD

Minimum	19.6 m (64.3 ft)
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7.5.23.3 That all of the provisions of the R2 Zone in Section 7.2 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 2020-074)

7.5.24

(Added by By-Law 2020-100)
(Deleted by By-Law 2024-003)

7.5.24 LOCATION: PART LOT 8, CONCESSION 11 (DEREHAM), SOUTH SIDE OF NORTH STREET WEST – WESTWINDS, R2-24, (KEY MAP 11)

7.5.24.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-24 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

Town of Tillsonburg Zoning By-Law Number 3295

all *uses permitted* in Table 7.1.

(Added by By-Law 2021-024)

January/24

7.5.24.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-24 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.24.2.1 EXTERIOR SIDE YARD WIDTH

7.5.24.2.1.1 LOTS ADJACENT TO ARTERIAL ROAD

Minimum **6.0 m** (19.69 ft)

7.5.24.2.1.2 LOTS ADJACENT TO LOCAL STREET

Minimum **3.0 m** (9.8 ft)

7.5.24.3 HOLDING PROVISIONS

7.5.24.3.1 Where the symbol “H” appears on a zoning map following the zone symbol R2-24, those lands shall not be developed or *used* unless this By-law has been amended to remove the “H” symbol.

7.5.24.3.2 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.

7.5.24.4 That all of the provisions of the R2 Zone in Section 7.2 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 2021-024)

7.5.25 LOCATION: PART LOT 5, CONCESSION 10 (DEREHAM), NORTH SIDE OF NORTH STREET EAST–NORTHCREST ESTATES PHASE 2 , R2-25(H) (KEY MAP 4)

7.5.25.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-25 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1.

7.5.25.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-25 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 2021-082)

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7.5.25.2.1 LOT COVERAGE

Maximum **55 %**

7.5.25.2.2 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

7.5.25.2.3 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.76 ft)

7.5.25.2.4 REAR YARD DEPTH

Minimum **6.0 m** (19.69 ft)

(Added by By-Law 2021-082)

7.5.25.2.5 PERMITTED PROJECTIONS & ENCROACHMENTS FOR UNCOVERED & COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, covered decks, patios and porches within any R2-25 Zone may project **3.0 m** (9.8 ft) into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **4.5 m** (14.7 ft).

7.5.25.3 That all of the provisions of the R2 Zone in Section 7.2 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)

7.5.26 LOCATION: **PART LOT 4, CONCESSION 10 (DEREHAM), WEST SIDE OF CRANBERRY ROAD- R2-26 (H) (KEY MAP 5)**

7.5.26.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-26 zone *use* any *lot*, or *erect*, *alter*, or *use* any *building* or *structure* for any purpose except the following:

All *uses permitted* in Table 7.1.

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7.5.26.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-26 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 2021-128)

Mar. 31/24

7.5.26.2.1 LOT COVERAGE

Maximum **50 %**

7.5.26.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

7.5.26.2.3 REAR YARD DEPTH

Minimum **6 m (19.68 ft)**

7.5.26.3 That all of the provisions of the R2 Zone in Section 7.2 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 2021-128)

7.5.27 LOCATION: PART LOT 4, CONCESSION 10 (DEREHAM), WEST SIDE OF CRANBERRY ROAD—R2-27 (H) (KEY MAP 5)

7.5.27.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-27 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

All *uses permitted* in Table 7.1.

7.5.27.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-27 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

7.5.27.2.1 PROVISIONS FOR RESIDENTIAL ACCESSORY STRUCTURES

7.5.27.2.1.1 GROSS GLOOR AREA

Maximum **61 m² (657 ft²)**

7.5.27.3 That all of the provisions of the R2 Zone in Section 7.2 of this By-Law, as amended, shall apply and further, that shall other provisions of this By-Law,

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as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 2021-128)

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7.5.28 LOCATION: PART LOT 4, CONCESSION 10 (DEREHAM), WEST SIDE OF CRANBERRY ROAD– R2-28 (H) (KEY MAP 5)

7.5.28.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-28 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All *uses permitted* in Table 7.1.

7.5.28.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-28 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.28.2.1 LOT COVERAGE

Maximum **50 %**

7.5.28.2.2 LOT DEPTH

Minimum **29 m (95 ft)**

7.5.28.2.3 REAR YARD DEPTH

Minimum **6 m (19.68 ft)**

7.5.28.3 That all of the provisions of the R2 Zone in Section 7.2 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 2021-128)

7.5.29 LOCATION: PART LOT 4, CONCESSION 10 (DEREHAM), WEST SIDE OF CRANBERRY ROAD– R2-29 (H) (KEY MAP 5)

7.5.29.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-29 zone *use any lot, or erect, alter, or use any building or*

structure for any purpose except the following:

All *uses permitted* in Table 7.1;
An *existing accessory building*.

- 7.5.29.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-29 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 2021-128)

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7.5.29.2.1 LOT COVERAGE

Maximum **50 %**

7.5.29.2.2 PROVISIONS FOR RESIDENTIAL ACCESSORY STRUCTURES

- 7.5.29.2.2.1 Notwithstanding Table 5.1.1.4 of this By-Law, on lands zoned R2-29, an *existing accessory building* may be *permitted* without a principal *use* being established.

7.5.29.2.2.2 GROSS FLOOR AREA

Maximum **87 m² (937 ft²)**

7.5.29.2.3 REAR YARD DEPTH

Minimum **0.15 m (0.5 ft)**

- 7.5.29.3 That all of the provisions of the R2 Zone in Section 7.2 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 2021-128)

7.5.30 LOCATION: PART LOT 1594, PLAN 500, PARTS 1, 2, 5 & 6 OF 41R-8799, PARTS 1 & 2 OF 41R-7400, SOUTH OF BALDWIN STREET AND NORTH OF JOHN POUND ROAD – R2-30 (H) (KEY MAP 28)

- 7.5.30.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-30 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

All *uses permitted* in Table 7.1.

7.5.30.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-30 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

7.5.30.2.1 LOT COVERAGE

Maximum **50 %**

7.5.30.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

(Added by By-Law 2022-032)

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7.5.30.2.3 REAR YARD DEPTH

Minimum **6 m (19.68 ft)**

7.5.30.3 That all of the provisions of the R2 Zone in Section 7.2 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 2022-032)

7.5.30 LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), R2-30(H) (KEY MAP 24)

7.5.30.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-30 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Table 7.1;
an additional residential unit, within a *single detached dwelling*, *duplex dwelling*, or *semi-detached dwelling*.

7.5.30.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-30 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

7.5.30.2.1 LOT FRONTAGE

Minimum **12.1 m (39.6 ft)**

7.5.30.2.2 LOT AREA (CORNER LOT)

Minimum **360 m² (3,875 ft²)**

7.5.30.2.3 FRONT YARD DEPTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-30, the minimum *front yard depth* for the *main building* shall be **4.5 m** (14.76 ft). A *front yard depth* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

7.5.30.2.4 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-30, the minimum *exterior side yard width* for the *main building* shall be **4.5 m** (14.76 ft). An *exterior side yard width* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

(Added by By-Law 2023-079)

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7.5.30.2.5 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU)

7.5.30.2.5.1 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.

7.5.30.3 That all of the provisions of the R2 Zone in Section 7.2 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 2023-079)

7.5.31 LOCATION: LOT 24, PLAN 1653, PARTS 4, 5, 6 OF 41R-8458, SOUTHWEST CORNER OF POTTERS ROAD AND WEST TOWN LINE— R2-31 (H) (KEY MAP 31)

7.5.31.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-31 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All *uses permitted* in Table 7.1.

7.5.31.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-31 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.31.2.1 LOT DEPTH

Minimum **28.5 m** (93.5 ft)

7.5.31.2.2 LOT FRONTAGE, CORNER LOT

Minimum **10 m (32.8 ft)**

7.5.31.2.3 LOT COVERAGE

Maximum **60 %**

7.5.31.2.4 EXTERIOR SIDE YARD WIDTH

Minimum **3 m (9.8 ft)**

7.5.31.2.5 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

(Added by By-Law 2022-046)

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7.5.31.2.6 REAR YARD DEPTH

Minimum **7 m (23 ft)**

7.5.31.2.7 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 R2-31 Zone may project **2 m (6.5 ft)** into any *required yard*. In no circumstance shall the minimum setback between the projection and *front* or *exterior lot line* be less than **2 m (6.5 ft)**.

7.5.31.3 HOLDING ZONE PROVISIONS

7.5.31.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE

None

7.5.31.3.2 REMOVAL OF 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 between the applicant and the Town of Tillsonburg. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.

7.5.31.4 That all of the provisions of the R2 Zone in Section 7.2 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 2022-046)

7.5.31 LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), R2-31(H) (KEY MAPS 23 & 24)

7.5.31.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-31 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 7.1;
an additional residential unit, within a *single detached dwelling, duplex dwelling, or semi-detached dwelling*.

(Added by By-Law 2023-079)

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7.5.31.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-31 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.31.2.1 LOT AREA (CORNER LOT)

Minimum **360 m²** (3,875 ft²)

7.5.31.2.2 LOT FRONTAGE (CORNER LOT)

Minimum **12 m** (39.37 ft)

7.5.31.2.3 FRONT YARD DEPTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-31, the minimum *front yard depth* for the *main building* shall be **4.5 m** (14.76 ft). A *front yard depth* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

7.5.31.2.4 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 7.2- R2 Zone Provisions, on lands zoned R2-31, the minimum *exterior side yard width* for the *main building* shall be **4.5 m** (14.76 ft). An *exterior side yard width* of **6 m** (19.6 ft) shall be required for an attached garage and/or driveway.

7.5.31.2.5 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU)

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7.5.31.2.5.1 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.

7.5.31.3 That all of the provisions of the R2 Zone in Section 7.2 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 2023-079)

7.5.32

(Added by By-Law 2022-055)
(Deleted by By-Law 2024-003)

January/24

7.5.32 LOCATION: BLOCKS 18-21, PLAN 41M-148, PART LOT 6 CON 10 (DEREHAM), R2-32(H)
(KEY MAP 3)

7.5.32.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-32 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Table 7.1;
an additional residential unit, within a *single detached dwelling*, *duplex dwelling*, or *semi-detached dwelling*.

7.5.32.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-32 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

7.5.32.2.1 LOT COVERAGE

Maximum **55 %**

7.5.32.2.2 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

7.5.32.2.3 EXTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.76 ft)

7.5.32.2.4 REAR YARD DEPTH

Minimum 6.0 m (19.69 ft)

7.5.32.2.5 PERMITTED PROJECTIONS & ENCROACHMENTS FOR UNCOVERED & COVERED DECKS, PATIOS & PORCHES

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, uncovered and covered decks, patios and porches within any R2-32 Zone may project 3.0 m (9.8 ft) into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than 4.5 m (14.7 ft).

7.5.32.2.6 PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU)

7.5.32.2.6.1 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.

Mar. 31/24 (Added by By-Law 2023-055)

7.5.32.3 That all of the provisions of the R2 Zone in Section 7.2 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)

7.5.33 LOCATION: LOT 26, PLAN M131 – R2-33 (KEY MAP 16)

7.5.33.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-33 zone use any lot, or erect, alter, or use any building or structure for any purpose except the following:

- a single detached dwelling;
- a converted dwelling;
- ~~an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law.~~

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7.5.33.2 That all of the provisions of the R2 Zone in Section 7.2 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 2023-014)

7.5.34 LOCATION: LOT 2, PLAN 41M-205, PARTS 3 & 6 OF 41R-7549 (SANDY COURT), R2-34 (KEY MAP 7)

7.5.34.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-34 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 7.1.

7.5.34.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-34 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.34.2.1 FRONT YARD DEPTH

Minimum **6.0 m** (19.69 ft)

7.5.34.2.2 REAR YARD DEPTH

Minimum **3.0 m** (9.8 ft)

7.5.34.3 That all of the provisions of the R2 Zone in Section 7.2 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*.

January/24 (Added by By-Law 2024-003)

7.5.35 LOCATION: LOTS 43 & 44, PLAN 41M-144, R2-35, (KEY MAP 12)

7.5.35.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-35 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All uses *permitted* in Table 7.1.

7.5.35.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-35 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

7.5.35.2.1 SPECIAL PROVISIONS FOR SEMI-DETACHED DWELLINGS

7.5.35.2.1.1 LOT AREA

Minimum **260 m²** (2,798 ft²)

7.5.35.2.1.2 lot frontage

Minimum 7.7 m (25.2 ft)

7.5.35.2.1.3 front yard depth

Minimum 6 m (19.6 ft)

7.5.35.2.1.4 interior side yard width

Minimum 1.2 m (3.9 ft)

7.5.35.3 That all of the provisions of the R2 Zone in Section 7.2 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)

January/24