

8.1 USES PERMITTED

No person shall within any R3 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R3 uses presented in Table 8.1:

TABLE 8.1: USES PERMITTED	
•	an <i>additional residential unit</i> , in accordance with the provisions of Section 5.1.4 of this By-Law;
•	a <i>converted dwelling</i> , containing not more than 4 <i>dwelling units</i> .
•	a <i>single detached dwelling, converted dwelling, duplex dwelling or semi-detached dwelling existing</i> on the date of passing of this By-Law, in accordance with the provisions contained in Section 7.2.
•	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>multiple unit dwelling</i> , containing not more than 4 <i>dwelling units</i> ;
•	a <i>street fronting townhouse dwelling</i> .

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

8.2 ZONE PROVISIONS

No person shall within any R3 Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 8.2:

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Multiple Unit Dwelling, Group Home or Public Use
Number of Dwellings or Dwelling Units, Maximum	8 <i>dwelling units</i> per <i>building</i> .	1 <i>dwelling</i> per <i>lot</i> , with a maximum of 4 <i>dwelling units</i> .
Lot Area, Minimum	240 m ² (2,583 ft ²) per <i>dwelling unit</i> or 330 m ² (3,552 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 420 m ² (ft ²).	330 m ² (3,552 ft ²) per <i>dwelling unit</i> ,
Lot Frontage, Minimum	8 m (26.2 ft) per <i>dwelling unit</i> or 11 m (36 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 14 m (39.4 ft).	20 m (65.5 ft)

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Multiple Unit Dwelling, Group Home or Public Use
Lot Depth, Minimum	30 m (98.4 ft)	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6 m (19.7 ft), except where the <i>front yard</i> or <i>exterior side yard</i> abuts an existing residential <i>lot</i> , with a <i>front yard</i> or <i>exterior side yard</i> which exceeds 6 m (19.7 ft), or where the <i>front</i> or <i>exterior yard</i> abuts an arterial or collector road, in which case the minimum <i>front</i> or <i>exterior side yard</i> abutting such <i>lot</i> or road shall be 7.5 m (24.6 ft).	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10.5 m (34.4 ft), provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), unless such <i>rear lot line</i> abuts an R1 or R2 zone.
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	4.5 m (14.8 ft) on one side and 3 m (9.8 ft) on the narrow side, provided that where a <i>garage</i> which contains the required parking is attached to or within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 3 m (9.8 ft).
Setback, Minimum Distance from the Centreline of an Arterial Road <u>Allowance</u> as designated on Schedule "B" of this By-Law	20.5 m (67.3 ft)	
Lot Coverage, Maximum	40% of <i>lot area</i>	
Landscaped Open Space, Minimum	30% of <i>lot area</i>	
Height of Building, Maximum	11 m (36.1 ft)	
Amenity Area, Minimum	48 m ² (516.7 ft ²) per <i>dwelling unit</i>	
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5	

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

February/21

~~8.2.1 DISTANCE BETWEEN MULTIPLE UNIT DWELLINGS ON ONE LOT~~

~~Where more than one multiple unit dwelling is erected on a lot, the minimum distance between the exterior walls of two multiple unit dwellings shall be 12.5 m (41 ft), where either or both walls contain a window to a habitable room shall be 12 m (39.4 ft) and 3.6 m (11.8 ft) where neither wall contains a window to a habitable room.~~

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8.3 SITE SPECIFIC ZONING FOR A CONVERTED DWELLING (R3-C)

No person shall within any R3-C zone use any lot, or erect, alter or use any building or structure for any purpose except a converted dwelling, containing not more than 4 dwelling units, in accordance with the provisions of Section 8.2.

8.4 SITE SPECIFIC ZONING FOR A STREET FRONTING TOWNHOUSE DWELLING (R3-T)

No person shall within any R3-T zone use any lot, or erect, alter or use any building or structure for any purpose except a street fronting townhouse dwelling, in accordance with the provisions of Section 8.2.

8.5 HOLDING “(H)” ZONES

In accordance with Section 3.2, where a property shown on Schedule 'A' is listed as R3 (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.

8.5.1 HOLDING ZONE PROVISIONS**8.5.1.1 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.

8.5.1.2 INTERIM USES PERMITTED WITHOUT LIFTING THE "H" SYMBOL

None, unless otherwise stated in a special provision.

8.5.2 All provisions of the R3 Zone in Section 8.2 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.

8.6 SPECIAL PROVISIONS

8.6.1 SENIOR CITIZEN'S HOUSING, R3-1

8.6.1.1 Notwithstanding any provisions of this by-law to the contrary, no *person* shall within any R3-1 zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

senior citizen housing units.

8.6.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-1 zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

8.6.1.2.1 SETBACK

Minimum distance from

Rolph Street	6 m (19.6 ft)
Brock Street	6.7 m (21.9 ft)
Edgewood Drive	6 m (19.6 ft)

8.6.1.2.2 INTERIOR SIDE YARD

Minimum width **9 m** (29.5 ft)

8.6.1.2.3 FLOOR AREA

Minimum - Bachelor Apartments	36 m² (387.5 ft ²)
- One Bedroom Apartments	43 m² (462.8 ft ²)

8.6.1.2.4 LOT COVERAGE

Maximum 45% of the *lot area*

8.6.1.2.5 HEIGHT OF BUILDINGS

Minimum **10.5 m** (34.4 ft)

8.6.1.2.6 ACCESSORY BUILDINGS

Not Permitted

8.6.1.2.7 PARKING

Minimum 1 space for each 3 Apartments

8.6.1.3 That all other provisions of the R3 Zone in Section 8.2 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 contained shall continue to apply mutatis mutandis.

8.6.2 LOCATION: **LANDS EAST OF QUARTER TOWN LINE, NORTH OF BALDWIN STREET AND SOUTH OF CONCESSION STREET, R3-2 (H)**

8.6.2.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-2 (H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a street fronting townhouse ~~dwelling~~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 8.5.1 of this By-Law.

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8.6.2.1.1 For purposes of this subsection, a "Street Fronting Townhouse", means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above the grade of **10 m²** (107.6 ft²), and each of which has an independent entrance directly from the outside and fronts onto a public *street*.

8.6.2.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-2 Zone shall *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions.

8.6.2.2.1 LOT AREA

Minimum **240 m²** (2583.3 ft²)

Except in the case of an end unit, where the minimum *lot area* shall be **276 m²** (2970.9 ft²) for an *interior lot* **420 m²** (4520.8 ft²) for a *corner lot*.

8.6.2.2.2 INTERIOR SIDE YARD

Minimum **0 m**

Except in the case of an end unit, where the minimum *interior side yard* shall be **1.2 m** (4 ft).

8.6.2.2.3 LOT COVERAGE

Minimum 55%

8.6.2.2.4 GROSS FLOOR AREA

Minimum ~~93 m² (1001 ft²) per dwelling unit~~ **NIL**

8.6.2.2.5 BUILDING HEIGHT

Maximum **10.5 m** (34.4 ft)

8.6.2.2.6 LOT FRONTAGE

Minimum **8.0 m** (26.2 ft) per dwelling unit or **9.2 m** (30.18 ft) for an end unit.

(Added by By-Law 3622)

8.6.2.3 That all other provisions of the R3 Zone in Section 8.2 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.

8.6.3 LOCATION: **LANDS EAST OF QUARTER TOWN LINE, NORTH OF BALDWIN STREET AND SOUTH OF CONCESSION STREET, R3-3 (H)**

8.6.3.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-3 (H) use any *lot*, or *erect*, *alter* or *use any building or structure* for any purpose except the following:

a single detached dwelling;

a street fronting townhouse dwelling; and

a home occupation; and

an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law, in accordance with the provisions of Section 5.11 of this By-Law;

~~*provided the Holding (H) symbol is removed in accordance with Section 8.5.1 of this By-Law.*~~

8.6.3.1.1 For purposes of this subsection, a "Street Fronting Townhouse", means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above the grade of **10 m²** (107.6 ft²), and each of which has

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an independent entrance directly from the outside and fronts onto a public street.

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8.6.3.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-3 Zone shall *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

8.6.3.2.1 **SINGLE DETACHED DWELLING**

8.6.3.2.1.1 LOT FRONTAGE

Minimum **10.5 m** (34.4 ft) or **15 m** (49.2 ft) in the case of a *corner lot*

8.6.3.2.1.2 LOT AREA

Minimum **290 m²** (3121 ft²) or **420 m²** (4,520.8 ft²) in the case of a *corner lot*

8.6.3.2.1.3 LOT DEPTH

Minimum **28 m** (91.9 ft)

8.6.3.2.1.4 FRONT YARD

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

8.6.3.2.1.5 REAR YARD

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

8.6.3.2.1.6 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).

8.6.3.2.1.7 EXTERIOR SIDE YARD

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

8.6.3.2.1.8 LOT COVERAGE

Sept. 14/12 Maximum 40%

8.6.3.2.1.9 LANDSCAPED OPEN SPACE

Minimum 30%

8.6.3.2.1.10 GROSS FLOOR AREA

Minimum ~~93m² (1,001 ft²) per dwelling unit~~ Nil

8.6.3.2.1.11 HEIGHT OF DWELLING

Minimum Height 10.5 m (34.4 ft)

8.6.3.2.2 STREET FRONTING TOWNHOUSE

8.6.3.2.2.1 LOT FRONTAGE

Minimum 8 m (26.2 ft)

Except in the case of an end unit, where the minimum frontage shall be 9 m (29.5 ft) for an *interior lot* and 14 m (45.9 ft) for a *corner lot*.

8.6.3.2.2.2 LOT DEPTH

Minimum 28 m (91.9 ft)

8.6.3.2.2.3 LOT AREA

Minimum 224 m² (2,411.1 ft²)

Except in the case of an end unit, where the minimum *lot area* shall be 241 m² (2,594.1 ft²) for an *interior lot* and 420 m² (4,520.8 ft²) for a *corner lot*.

(Amended by By-Law 3717)

8.6.3.2.2.4 INTERIOR SIDE YARD

Minimum 0 m

Except in the case of an end unit, where the minimum *interior side yard* shall be 1.2 m (4 ft).

8.6.3.2.2.5 LOT COVERAGE

Maximum 55%

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8.6.3.2.2.6 GROSS FLOOR AREA

Minimum ~~93 m² (1,001 ft²) per dwelling unit~~ Nil

8.6.3.2.2.7 BUILDING HEIGHT

Maximum 10.5 m (34.4 ft)

8.6.3.3 That all other provisions of the R3 Zone in Section 8.2 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.

8.6.4 LOCATION: **SOUTHEAST CORNER OF BALDWIN STREET AND QUARTERTOWN LINE, R3-4 (H)**

8.6.4.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-4 (H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a row dwelling house; and
a *home occupation*, in accordance with the provisions of Section 5.11 of this By-Law

provided the Holding (H) symbol is removed in accordance with Section 8.5.1 of this By-Law.

8.6.4.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-4 Zone shall *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.6.4.2.1 NUMBER OF DWELLING HOUSES PER LOT

The minimum number of dwelling houses that may be constructed on the lands to which the R3-4 zone applies shall be 17, and in no case shall the number of dwelling houses on such lands exceed 25.

8.6.4.2.2 DEFINITION OF A PRIVATE STREET

For the purposes of this section, a private *street* means a primary means of access, by way of a private right-of-way or right of access contained in an easement or condominium agreement, and is not under the jurisdiction of the *Corporation*, the *County* or the *Province*.

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8.6.4.2.3 SETBACK FROM A STREET LINE

The minimum *setback* of a *dwelling* from a *street line* shall be **7.5 m** (24.6 ft)

8.6.4.2.4 FRONT YARD SETBACK FOR A ROW DWELLING HOUSE FROM A PRIVATE STREET

Minimum Depth **6 m** (19.7 ft) from the curb of the private *street*.

8.6.4.2.5 SETBACK BETWEEN A ROW DWELLING HOUSE AND A LOT LINE, OTHER THAN A STREET LINE

Minimum *setback* between a row dwelling house and an R1 zoned *lot* **7.5 m** (24.6 ft)

Minimum *setback* between a row dwelling house and any other *lot line* **3 m** (9.8 ft)

8.6.4.2.6 DISTANCE BETWEEN THE EXTERIOR WALLS OF END DWELLING UNITS

Minimum Distance **3 m** (9.84 ft)

8.6.4.3 That all other provisions of the R3 Zone in Section 8.2 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 contained shall continue to apply *mutatis mutandis*.

8.6.5 LOCATION: **BALDWIN PLACE, PART LOT 8, CONCESSION 12 (DEREHAM), R3-5 & R3-5 (H)**

8.6.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-5 or R3-5 (H) Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

a *street fronting townhouse dwelling*, provided the Holding (H) symbol is removed in accordance with Section 8.5.1.1 of this By-Law.

8.6.5.1.1 For the purposes of this subsection, a "Street Fronting Townhouse", means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above grade of **10 m²** (107.6 ft²), and each of which has an independent entrance directly from the outside and fronts onto a public *street*.

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8.6.5.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.6.5.2.1 LOT FRONTAGE

Minimum Width **8 m** (26.6 ft)

Except in the case of an end unit, where the minimum frontage shall be **9.2 m** (30.1 ft) for an *interior lot* and **11.75 m** (38.5 ft) for a *corner lot*.

8.6.5.2.2 LOT AREA

Minimum **220 m²** (2,368.1 ft²)

Except in the case of an end unit, where the minimum shall be **250 m²** (2,691.1 ft²) for an *interior lot* and **300 m²** (3,229.3 ft²) for a *corner lot*.

8.6.5.2.3 LOT DEPTH

Minimum **27.5 m** (90.2 ft)

8.6.5.2.4 REAR YARD

Minimum **5.65 m** (18.5 ft)

8.6.5.2.5 LOT COVERAGE

Maximum for all buildings 68% of *lot area*

8.6.5.2.6 FRONT AND EXTERIOR SIDE YARD

Minimum Depth **3.75 m** (12.3 ft)

8.6.5.2.7 INTERIOR SIDE YARD

Minimum Width **0 m** (0 ft)

except in the case of an end unit, where the minimum *interior side yard* shall be **1.2 m** (3.9 ft), provided that a *garage* is attached to or is within the *main building*.

8.6.5.2.8 HEIGHT OF BUILDINGS

Maximum **8.5 m** (27.9 ft)

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8.6.5.2.9 GROSS FLOOR AREA OF DWELLING

Minimum **120 m²** (1,291.7 ft²)

8.6.5.2.10 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:

8.6.5.2.10.1 REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the uncovered balconies and uncovered *decks* may project into the required *rear yard* **3 m** (3.3 ft), except for the *lots* fronting on the west side of Weston Drive, where they may project into the required *rear yard* **1.8 m** (5.9 ft).

8.6.5.2.10.2 INTERIOR AND EXTERIOR SIDE YARDS

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

8.6.5.3 That all other provisions of the R3 Zone in Section 8.2 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 contained shall continue to apply *mutatis mutandis*.

8.6.6 LOCATION: **JOHN POUND ROAD AND BIDWELL STREET, PARTS 1, 3 & 4, PLAN 41R-6446, R3-6**

8.6.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-6 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

a *single detached dwelling*; and

an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law, an apartment dwelling, not exceeding 40 dwelling units.

8.6.6.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-6 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

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8.6.6.2.1 DEFINITION OF A PRIVATE STREET

For the purposes of this By-Law, a private *street* means a primary means of access, by way of a private right-of-way or right of access contained either in an easement, lease or agreement, and is not under the jurisdiction of the *Corporation*, the *County*, or the Province.

8.6.6.2.2 NUMBER OF DWELLING HOUSES PER LOT

Notwithstanding any provisions of this By-Law to the contrary, the maximum number of dwelling houses that may be constructed on the lands to which the R3-6 zone applies shall be 26 *single detached dwellings*; ~~and one *apartment dwelling*, containing not more than 40 *dwelling units*.~~

8.6.6.2.3 SETBACK OF ALL BUILDINGS FROM A STREET LINE

The minimum *setback* for all *dwellings* and *accessory buildings* or *structures*, including patios and *decks*, from a *street line* shall be **4.5 m** (14.7 ft).

8.6.6.2.4 FRONT YARD SETBACK FOR A SINGLE FAMILY DWELLING HOUSE FROM A PRIVATE STREET:

Minimum Depth	6 m (19.7 ft) from the front wall of an attached <i>garage</i> to the curb of the private <i>street</i>
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8.6.6.2.5 DISTANCE BETWEEN SINGLE FAMILY DWELLING HOUSES

Minimum distance	2.4 m (7.9 ft)
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8.6.6.2.6 DISTANCE BETWEEN A SINGLE FAMILY DWELLING HOUSE AND A LOT LINE

Minimum distance between a <i>single detached dwelling</i> and a <i>lot line</i> , other than a <i>street line</i>	1.2 m (3.9 ft)
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~~8.6.6.2.7 DISTANCE BETWEEN AN APARTMENT DWELLING HOUSE AND A LOT LINE~~

Minimum distance between an <i>apartment dwelling</i> and a <i>lot line</i> or <i>street line</i>	4.5 m (14.7 ft)
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~~8.6.6.2.8 NUMBER OF PARKING SPACES REQUIRED FOR A 40 UNIT APARTMENT DWELLING HOUSE~~~~Minimum 66~~

8.6.6.3 That all other provisions of the R3 Zone in Section 8.2 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 contained shall continue to apply mutatis mutandis.

8.6.7 LOCATION: **NORTH AND SOUTH SIDE OF SIERRA STREET, R3-7**

8.6.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7(H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 8.6.3.1 of this By-Law

~~provided the Holding (H) symbol is removed in accordance with Section 8.5.1 of this By-Law.~~

8.6.7.1.1 For the purposes of this subsection, a ‘Street Fronting Townhouse’, means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above the grade of **10 m²** (107.6 ft²), and each of which has an independent entrance directly from the outside and fronts onto a public *street*.

8.6.7.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-7 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.6.7.2.1 **SINGLE DETACHED DWELLING**

8.6.7.2.1.1 All provisions of the R3-3 Zone in Section 8.6.3.2.1 shall apply.

8.6.7.2.2 **STREET FRONTING TOWNHOUSE**

8.6.7.2.2.1 All provisions of the R3-3 Zone in Section 8.6.3.2.2 shall apply.

8.6.7.2.2.2 Notwithstanding subsection 8.6.7.2.2.1, the following provisions shall apply to a *street fronting townhouse*:

i) REAR YARD

Minimum Depth **5.5 m** (18.1 ft).

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8.6.7.3 That all other provisions of the R3 Zone in Section 8.2 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 contained shall continue to apply mutatis mutandis.

(Added by By-Law 3425)

8.6.9 LOCATION: TRAILVIEW DRIVE, BLOCK 44, PLAN 41M-241, R3-9

8.6.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- a *street fronting townhouse dwelling*;
- an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law; and;
- a *home occupation*, in accordance with the provisions of Section 5.11 of this By-Law.

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8.6.9.1.1 For the purposes of this subsection, a ‘Street Fronting Townhouse’, means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above the grade of **10 m²** (107.6 ft²), and each of which has an independent entrance directly from the outside and fronts onto a public *street*.

8.6.9.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.6.9.2.1 STREET FRONTING TOWNHOUSE

8.6.9.2.1.1 NUMBER OF DWELLING UNITS

The maximum number of *street fronting townhouse dwelling units* located within the R3-9 zone shall not exceed 12.

8.6.9.2.1.2 LOT FRONTAGE

Minimum **7.7 m (25.3 ft)**

Except in the case of an end unit, where the minimum *frontage* shall be **9.0 m (29.5 ft)** for an *interior lot* and **14.0 m (45.9 ft)** for a *corner lot*.

8.6.9.2.1.3 LOT DEPTH

SECTION 8.0

LOW DENSITY RESIDENTIAL - TYPE 3 ZONE (R3)

Minimum

28.0 m (91.9 ft)

Sept. 20/13

8.6.9.2.1.4 LOT AREA

Minimum **217 m²** (2,335.8 ft²)

Except in the case of an end unit, where the minimum *lot area* shall be **276 m²** (2,970.9 ft²) for an *interior lot* and **420 m²** (4,520.8 ft²) for a *corner lot*.

8.6.9.2.1.5 INTERIOR SIDE YARD

Minimum **0.0 m** (0.0 ft)

Except in the case of an end unit, where the minimum *interior side yard* shall be **1.2 m** (4.0 ft).

8.6.9.2.1.6 LOT COVERAGE

Maximum **55%**

8.6.9.2.1.7 GROSS FLOOR AREA

Minimum **93 m²** (1,001 ft²) per *dwelling unit*

8.6.9.2.1.8 BUILDING HEIGHT

Maximum **10.5 m** (34.4 ft)

8.6.9.3 That all other provisions of the R3 Zone in Section 8.2 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 contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 3323)

8.6.10 Location: **Lot 1462, Plan 500, John Pound Road, R3-10**

8.6.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a street fronting townhouse dwelling;

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

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8.6.10.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-10 Zone *use any lot, or erect, alter or use any building or*

Town of Tillsonburg Zoning By-Law Number 3295

structure for any purpose except in accordance with the following provisions:

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- 8.6.10.2.1 LOT AREA
- Minimum **775 m²** (8,342.3 ft²)
- 8.6.10.2.2 LOT FRONTAGE
- Minimum **24.0 m** (78.7t ft)
- 8.6.10.2.3 LOT COVERAGE
- Maximum 47%
- 8.6.10.2.4 INTERIOR SIDE YARD
- Minimum **1.5 m** (4.9 ft)
- 8.6.10.2.5 HEIGHT OF BUILDING
- Maximum one storey
- 8.6.10.2.6 APPLICATION OF ZONING REGULATIONS

Internal *lot lines* created by any legal means within the *lot line* delineated in the R3-10 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-10, are observed.

- 8.6.10.3 That all of the provisions of the R3 Zone in Section 8.6 of this By-Law, as amended, shall apply; and further, that all other provisions of this, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3524)

8.6.11 Location: Trailview Drive, R3-11

- 8.6.11.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-11 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;

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

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8.6.11.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R3-11 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.6.11.2.1 FRONT YARD

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

8.6.11.2.2 REAR YARD

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

8.6.11.2.3 INTERIOR SIDE YARD

A minimum of **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).

8.6.11.2.3 LOT COVERAGE

Maximum for all building **55%**

8.6.11.2.4 LANDSCAPED OPEN SPACE

Minimum **30%**

8.6.11.2.5 GROSS FLOOR AREA

Minimum ~~**93m²** (1,001 ft²) per dwelling unit~~ **Nil**

8.6.11.2.6 HEIGHT OF DWELLING

Maximum Height **10.5 m** (34.4 ft)

8.6.11.2.7 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.

8.6.11.3 That all other provisions of the R3 Zone in Section 8.2 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)

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8.6.12 Location: East Side Of Maple Lane (Part of Lot 372, Plan 500), R3-12

8.6.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-12 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.12.1.1 LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS

Minimum setback from
interior side yard **1.0 m (3.3 ft)**

8.6.12.1.2 WIDTH OF A JOINT DRIVEWAY ACCESS

Minimum **3.0 m (9.8 ft)**

8.6.12.2 That all of the provisions of the R3 Zone in Section 8.2 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 3732)

8.6.13 Location: **Eeast sSide of dDenrich Aavenue, north of dDereham dDrive-
Aandrews eCrossing (pParts 1-4 of 41rR-9418, pPart of bBlock aA,
pPlan 1082, pPart tLot 7 eConcession 12 (Ddereham) R3-13 (Key Map
22)**

8.6.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-13 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 8.1.

8.6.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-13 Zone shall *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.13.2.1 LOT AREA

Minimum **200 m² (2,152 ft²)** for an interior unit
260 m² (2,798 ft²) for an end unit

8.6.13.2.2 LOT FRONTAGE

Minimum **6.8 m (22.3 ft)** for an interior unit

8.7 m (28.5 ft) for an end unit

August/17

8.6.13.2.3 INTERIOR SIDE YARD WIDTH

Minimum 1.2 m (3.9 ft)

8.6.13.2.4 LOT COVERAGE

Maximum 50 %

8.6.13.2.5 REAR YARD DEPTH

Minimum 6.0 m (19.69 ft)

8.6.13.2.6 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 R3-13 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).

8.6.13.3 That all of the provisions of the R3 Zone in Section 8.2 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

(Replaced by By-Law 4123)

8.6.14 **Location: East Side of Old Vienna Road, Part Block A, Plan 966, Parts 1 & 2 of 41R-9192 R3-14 (Key Map 29)**

8.6.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-14 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 8.1.

8.6.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-14 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.14.2.1 Notwithstanding any provisions of this By-Law to the contrary, within any R3-14 Zone, the provisions of Section 5.30.2 (Environmental Protection 2 Overlay and Fish Habitat) shall not apply.

November/17

8.6.14.3 That all of the provisions of the R3 Zone in Section 8.2 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 4149)

8.6.15 Location: East Side of Broadway, Part Lot 85, Lot 86, Plan 500, R3-15 (Key Map 9)

8.6.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-15 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

a multiple unit dwelling.

8.6.15.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-15 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.15.2.1 LOT FRONTAGE

Minimum **18.2 m (59.7 ft)**

8.6.15.2.2 INTERIOR SIDE YARD WIDTH

Minimum **2.15 m (7 ft)**

8.6.15.2.3 NUMBER OF DWELLING UNITS

Maximum **3**

8.6.15.2.4 PARKING AISLE WIDTH

Minimum **6.5 m (21.3 ft)**

8.6.15.3 That all of the provisions of the R3 Zone in Section 8.2 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.

March/19

8.6.16 LOCATION: PART LOT 72, LOT 72A, PLAN 500, SOUTH SIDE OF NORTH STREET EAST–NORTHCREST ESTATES, R3-16, (KEY MAP 8)

8.6.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

a street-fronting townhouse dwelling;

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

a converted dwelling, containing not more than 4 dwelling units;

a home occupation;

8.6.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.16.2.1 LOT COVERAGE

Maximum 55 %

8.6.16.2.2 LOT FRONTAGE FOR INTERIOR UNIT

Minimum 6.0 m (19.69 ft)

8.6.16.2.3 LOT FRONTAGE FOR END UNIT

Minimum 7.6 m (24.9 ft)

8.6.16.2.4 LOT AREA FOR INTERIOR UNIT

Minimum 190 m² (2045 ft²)

8.6.16.2.5 LOT AREA FOR END UNIT

Minimum 235 m² (2529 ft²)

8.6.16.2.6 EXTERIOR SIDE YARD WIDTH

Minimum 4.5 m (14.76 ft)

8.6.16.2.7 INTERIOR SIDE YARD WIDTH

Minimum 1.2 m (3.9 ft)

8.6.16.2.8 REAR YARD DEPTH

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Minimum **6.0 m** (19.69 ft)

(Added by By-Law 4364)

August/20

(Deleted and Replaced By-Law 2020-083)

8.6.16.2.9 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 R3-16 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).

8.6.16.2.10 FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

8.6.16.3 That all of the provisions of the R3 Zone in Section 8.2 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)

(Deleted and Replaced By-Law 2020-083)

8.6.17 LOCATION: LOT 1391, PART LOTS 1389-1390, PLAN 500, WEST SIDE OF VIENNA ROAD, R3-17, (KEY MAP 29)

8.6.17.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 zone *use any lot*, or *erect, alter*, or *use any building or structure* for any purpose except the following:

a street-fronting townhouse dwelling;

a home occupation, in accordance with the provisions of Section 5.13 of this By-Law.

8.6.17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 Zone *use any lot*, or *erect, alter*, or *use any building or structure* for any purpose except in accordance with the following provisions:

8.6.17.2.1 NUMBER OF STREET-FRONTING TOWNHOUSE DWELLINGS

Maximum **26**

8.6.17.2.2 For the purpose of this By-Law, a *street-fronting townhouse dwelling* within the R3-17 Zone may front on a private street.

(Added by B-Law 2020-064)

August/20

8.6.17.2.3 **PHASED REGISTRATION OF CONDOMINIUMS**

Internal *lot lines* created by phased registration of a plan of condominium shall not be construed to be *lot lines* for the purpose of zoning regulations provided that all such regulations as they apply to the whole of the *lot existing* prior to any condominium plan registration are observed.

8.6.17.3 That all of the provisions of the R3 Zone in Section 8.2 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 B-Law 2020-064)

8.6.17 **LOCATION: Part Lot 77, Plan 500, Lots 17 & 18, Plan 551, Part 1 of 41R-1273, R3-17, (KEY MAP 14)**

(Added by By-Law 2020-101)

(Deleted by By-Law 2021-023)

8.6.18 **LOCATION: Lot 574, Plan 500, 1 Hardy Avenue, R3-18, (KEY MAP 15)**

8.6.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-18 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

A multiple unit dwelling.

8.6.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-18 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.18.2.1 NUMBER OF *DWELLING UNITS*

Maximum **3**

8.6.18.2.2 LOT AREA PER *DWELLING UNIT*

Minimum **178 m² (1,916 ft²)**

8.6.18.2.3 LOT DEPTH AND LOT FRONTAGE

Existing at the date of passing of this By-law, or as *existing* as a result of a

Town of Tillsonburg Zoning By-Law Number 3295

decision of the Oxford County Land Division Committee.

- 8.6.18.3 That all of the provisions of the R3 Zone in Section 8.2 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 2020-118)

8.6.19 LOCATION: Part Lot 77, Plan 500, Lots 17 & 18, Plan 551, Part 1 of 41R-1273, R3-19, (KEY MAP 14)

- 8.6.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

A multiple unit dwelling.

- 8.6.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.19.2.1 NUMBER OF *DWELLING UNITS*

Maximum **7**

8.6.19.2.2 *DWELLING UNITS BELOW GRADE*

Notwithstanding Section 5.4 of this By-Law to the contrary, dwelling units shall be permitted **1.2 m** (3.9 ft) below average grade.

8.6.19.2.3 MINIMUM GROSS FLOOR AREA FOR A *DWELLING UNIT*

Notwithstanding any provisions of this By-Law to the contrary, the minimum gross floor area per dwelling unit shall not apply.

- 8.6.19.3 That all of the provisions of the R3 Zone in Section 8.2 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)

8.6.20 LOCATION: PART LOT 5, CONCESSION 10 (DEREHAM), NORTH SIDE OF NORTH STREET EAST- NORTHCREST ESTATES PHASE 2 , R3-20(H) (KEY MAP 4)

- 8.6.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 zone *use any lot, or erect, alter, or use any building or*

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structure for any purpose except the following:

- a *street-fronting townhouse dwelling*;
- an *additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law;
- a *converted dwelling*, containing not more than 4 *dwelling units*;
- a *home occupation*.

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(Added by By-Law 2021-082)

August/21

8.6.20.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.20.2.1 LOT COVERAGE

Maximum **55 %**

8.6.20.2.2 LOT FRONTAGE FOR INTERIOR UNIT

Minimum **6.0 m (19.69 ft)**

8.6.20.2.3 LOT FRONTAGE FOR END UNIT

Minimum **7.6 m (24.9 ft)**

8.6.20.2.4 LOT AREA FOR INTERIOR UNIT

Minimum **190 m² (2045 ft²)**

8.6.20.2.5 LOT AREA FOR END UNIT

Minimum **235 m² (2529 ft²)**

8.6.20.2.6 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

8.6.20.2.7 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

8.6.20.2.8 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 R3-20 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 **3 m** (9.8 ft).

8.6.20.2.9 FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

(Added by By-Law 2021-082)

August/21

8.6.20.3 That all of the provisions of the R3 Zone in Section 8.2 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)

8.6.21 **LOCATION: WEST SIDE OF VICTORIA STREET, LOTS 688, 690, PART LOTS 687, 689 & 715, PLAN 500,R3-21 (KEY MAP 14)**

8.6.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-21 Zone *use any lot*, or *erect, alter*, or *use any building or structure* for any purpose except the following:

A multiple unit dwelling.

8.6.21.2 Notwithstanding any provisions of this By-Law, no *person* shall within any R3-21 Zone *use any lot*, or *erect, alter*, or *use any building or structure* except in accordance with the following provisions:

8.6.21.2.1 NUMBER OF DWELLING UNITS

Maximum **18**

8.6.21.3 That all of the provisions of the R3 Zone in Section 8.2 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 2021-109)

8.6.21 **LOCATION: PART LOTS 4 & 5, CONCESSION 10 (DEREHAM), NORTH SIDE OF NORTH
Town of Tillsonburg Zoning By-Law Number 3295**

STREET EAST- R3-21(H) (KEY MAP 4)

8.6.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

- a *single detached dwelling*, in accordance with the provisions of Section 7.2 of this By-Law;
- a *semi-detached dwelling*, in accordance with the provisions of Section 7.2 of this By-Law;
- a *street-fronting townhouse dwelling*;
- an additional residential unit, in accordance with the provisions of Section 5.1.4 of this By-Law;*
- a *converted dwelling*, containing not more than 4 *dwelling units*;
- a *home occupation*.

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December/21 (Added By By-Law 2021-129)

8.6.21.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-21 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.21.2.1 PROVISIONS FOR SINGLE DETACHED AND SEMI-DETACHED DWELLINGS

8.6.21.2.1.1 LOT COVERAGE

Maximum **55 %**

8.6.21.2.1.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

8.6.21.2.1.3 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

8.6.21.2.1.4 REAR YARD DEPTH

Minimum **6 m (19.68 ft)**

8.6.21.2.1.5 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 R3-21 Zone may project **1.5 m (4.9 ft)** into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3 m (9.8 ft)**.

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8.6.21.2.1.6 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.

8.6.21.2.2 PROVISIONS FOR STREET-FRONTING TOWNHOUSE DWELLINGS

8.6.21.2.2.1 LOT COVERAGE

Maximum **55 %**

8.6.21.2.2.2 LOT FRONTAGE FOR INTERIOR UNIT

Minimum **6.0 m (19.69 ft)**

(Added by By-Law 2021-129)

December/21

8.6.21.2.2.3 LOT FRONTAGE FOR END UNIT

Minimum **7.6 m (24.9 ft)**

8.6.21.2.2.4 LOT AREA FOR INTERIOR UNIT

Minimum **190 m² (2045 ft²)**

8.6.21.2.2.5 LOT AREA FOR END UNIT

Minimum **235 m² (2529 ft²)**

8.6.21.2.2.6 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

8.6.21.2.2.7 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

8.6.21.2.2.8 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 R3-21 Zone may project **1.5 m (4.9 ft)** into any required rear yard. In no circumstance shall the minimum setback between the projection and rear lot line be less than **3 m (9.8 ft)**.

8.6.21.2.2.9 FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

8.6.21.2.2.10 That all of the provisions of the R3 Zone in Section 8.2 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 2021-129)

December/21

8.6.22 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 – R3-22 (H) (KEY MAP 28)

8.6.22.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-22 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

All *uses permitted* in Table 8.1.

8.6.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-22 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.22.2.1 LOT COVERAGE

Maximum **50 %**

8.6.22.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m (14.76 ft)**

8.6.22.2.3 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

8.6.22.2.4 REAR YARD DEPTH

Minimum **6 m (19.68 ft)**

8.6.22.3 That all of the provisions of the R3 Zone in Section 8.2 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)

8.6.23 LOCATION: LOT 24, PLAN 1653, PARTS 4, 5, 6 OF 41R-8458, SOUTHWEST CORNER OF POTTERS ROAD AND WEST TOWN LINE– R3-23 (H) (KEY MAP 31)

8.6.23.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-23 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

All *uses permitted* in Table 8.1.

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(Added by By-Law 2022-046)

8.6.23.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-23 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.23.2.1 LOT DEPTH

Minimum **28.5 m** (93.5 ft)

8.6.23.2.2 LOT AREA, INTERIOR UNIT

Minimum **210 m²** (2,260 ft²)

8.6.23.2.3 LOT AREA, END UNIT

Minimum **260 m²** (2,798 ft²)

8.6.23.2.4 LOT AREA, END UNIT ON A CORNER LOT

Minimum **290 m²** (3,121ft²)

8.6.23.2.5 LOT FRONTAGE, CORNER LOT

Minimum **10.2 m** (33.4 ft)

8.6.23.2.6 LOT FRONTAGE, INTERIOR UNIT

Minimum **7.2 m** (23.6 ft)

8.6.23.2.7 LOT FRONTAGE, END UNIT

Minimum **8.7 m** (28.5 ft)

8.6.23.2.8 LOT COVERAGE

Maximum **60 %**

8.6.23.2.9 FRONT YARD DEPTH

Minimum **5.5 m** (18 ft)

8.6.23.2.10 EXTERIOR SIDE YARD WIDTH

Minimum **3 m** (9.8 ft)

(Added by By-Law 2022-046)

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8.6.23.2.11 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

8.6.23.2.12 REAR YARD DEPTH

Minimum **5.5 m** (18 ft)

8.6.23.2.13 AMENITY AREA

Minimum **41 m²** (441.3 ft)

8.6.23.2.14 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 R3-23 Zone may project **3 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 **2 m** (6.5 ft).

8.6.23.3 HOLDING ZONE PROVISIONS

8.6.23.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE

None

8.6.23.3.2 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.

8.6.23.4 That all of the provisions of the R3 Zone in Section 8.2 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)

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8.6.24 LOCATION: LOT 24, PLAN 1653, PARTS 4, 5, 6 OF 41R-8458, SOUTHWEST CORNER OF POTTERS ROAD AND WEST TOWN LINE— R3-24 (H) (KEY MAP 31)

8.6.24.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-24 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

All *uses permitted* in Table 8.1.

8.6.24.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-23 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.24.2.1 LOT DEPTH

Minimum **28.5 m** (93.5 ft)

8.6.24.2.2 LOT AREA, INTERIOR UNIT

Minimum **210 m²** (2,260 ft²)

8.6.24.2.3 LOT AREA, END UNIT

Minimum **260 m²** (2,798 ft²)

8.6.24.2.4 LOT AREA, END UNIT ON A CORNER LOT

Minimum **290 m²** (3,121ft²)

8.6.24.2.5 LOT FRONTAGE, CORNER LOT

Minimum **10.2 m** (33.4 ft)

8.6.24.2.6 LOT FRONTAGE, INTERIOR UNIT

Minimum **7.2 m** (23.6 ft)

8.6.24.2.7 LOT FRONTAGE, END UNIT

Minimum **8.7 m** (28.5 ft)

8.6.24.2.8 LOT COVERAGE

Maximum **60 %**

(Added by By-Law 2022-046)

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8.6.24.2.9 FRONT YARD DEPTH

Minimum **5.5 m** (18 ft)

8.6.24.2.10 EXTERIOR SIDE YARD WIDTH

Minimum **3 m** (9.8 ft)

8.6.24.2.11 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

8.6.24.2.12 REAR YARD DEPTH

Minimum **6.5 m** (21.3 ft)

8.6.24.2.13 AMENITY AREA

Minimum **41 m²** (441.3 ft)

8.6.24.2.14 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 R3-24 Zone may project **3 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 **2 m** (6.5 ft).

8.6.24.3 HOLDING ZONE PROVISIONS

8.6.24.3.1 PERMITTED USES WHILE HOLDING ZONE IS IN PLACE

None

8.6.24.3.2 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.

8.6.24.4 That all of the provisions of the R3 Zone in Section 8.2 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 8.0

LOW DENSITY RESIDENTIAL - TYPE 3 ZONE (R3)

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(Added by By-Law 2022-046)

8.6.26 LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), R3-26(H)(KEY MAPS 23 & 24)

8.6.26.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-26 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

a street-fronting townhouse dwelling;
a multiple unit dwelling, containing not more than 4 dwelling units;
an additional residential unit, within a street-fronting townhouse dwelling;
a home occupation.

8.6.26.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-26 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

8.6.26.2.1 LOT COVERAGE

Maximum **55 %**

8.6.26.2.2 LOT FRONTAGE FOR INTERIOR UNIT

Minimum **6.0 m (19.69 ft)**

8.6.26.2.3 LOT FRONTAGE FOR END UNIT

Minimum **7.2 m (23.6 ft)**

8.6.26.2.4 LOT FRONTAGE FOR END UNIT ON CORNER LOT

Minimum **10.5 m (34.4 ft)**

8.6.26.2.5 LOT AREA FOR INTERIOR UNIT

Minimum **180 m² (1,937 ft²)**

8.6.26.2.6 LOT AREA FOR END UNIT

Minimum **216 m² (2,325 ft²)**

8.6.26.2.7 LOT AREA FOR END UNIT ON CORNER LOT

Minimum **315 m² (3,390 ft²)**

8.6.26.2.8 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

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8.6.26.2.9 FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

8.6.26.2.10 DRIVEWAY WIDTH

Notwithstanding Section 5.24.1.7.3 of this By-Law, for *street-fronting townhouse dwellings*, a maximum of 84% of either the area of the *front yard* or *lot frontage*, or the area or width of the *exterior side yard*, may be occupied by a *driveway* or *parking area*.

8.6.26.2.11 FRONT YARD DEPTH

Notwithstanding Table 8.2- R3 Zone Provisions, on lands zoned R3-26, 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*.

8.6.26.2.12 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 8.2- R3 Zone Provisions, on lands zoned R3-26, 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*.

8.6.26.3 That all of the provisions of the R3 Zone in Section 8.2 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)

**8.6.27 LOCATION: BLOCKS 18-21, PLAN 41M-148, PART LOT 6 CON 10 (DEREHAM), R3-27(H)
(KEY MAP 3)**

8.6.27.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-27 zone *use any lot*, or *erect, alter*, or *use any building* or *structure* for any purpose except the following:

a *street-fronting townhouse dwelling*;
an *additional residential unit*, in accordance with the provisions of Section 5.1.4 of this By-Law;

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a *multiple unit dwelling*, containing not more than 4 *dwelling units*;
a *home occupation*.

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8.6.27.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-27 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.6.27.2.1 LOT COVERAGE

Maximum **55 %**

8.6.27.2.2 LOT FRONTAGE FOR INTERIOR UNIT

Minimum **6.0 m** (19.69 ft)

8.6.27.2.3 LOT FRONTAGE FOR END UNIT

Minimum **7.6 m** (24.9 ft)

8.6.27.2.4 LOT AREA FOR INTERIOR UNIT

Minimum **190 m²** (2045 ft²)

8.6.27.2.5 LOT AREA FOR END UNIT

Minimum **235 m²** (2529 ft²)

8.6.27.2.6 EXTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.76 ft)

8.6.27.2.7 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

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

Notwithstanding Table 5.37.1- Permitted Projections into Required Yards, uncovered & covered decks, patios and porches within any R3-27 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 m** (9.8 ft).

8.6.27.2.9 FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

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8.6.27.2.10 DRIVEWAY WIDTH

Notwithstanding Section 5.24.1.7.3 of this By-Law, for *street-fronting townhouse dwellings*, a maximum of 84% of either the area of the *front yard* or *lot frontage*, or the area or width of the *exterior side yard*, may be occupied by a *driveway* or *parking area*.

8.6.27.3 That all of the provisions of the R3 Zone in Section 8.2 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)

8.6.27 LOCATION: PART LOT 8, CONCESSION 12 (DEREHAM), R3-27(H)(KEY MAPS 23 & 24)

8.6.27.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-27 zone *use any lot*, or *erect, alter*, or *use any building or structure* for any purpose except the following:

a single detached dwelling or semi-detached dwelling in accordance with Section 7.5.31;
a street-fronting townhouse dwelling;
a multiple unit dwelling, containing not more than 4 *dwelling units*;
 an additional residential unit, within a *single detached dwelling, semi-detached dwelling, or street-fronting townhouse dwelling*;
a home occupation.

8.6.27.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-27 Zone *use any lot*, or *erect, alter*, or *use any building or structure* for any purpose except in accordance with the following provisions:

8.6.27.2.1 LOT COVERAGE

Maximum **55 %**

8.6.27.2.2 LOT FRONTAGE FOR INTERIOR UNIT

Minimum **6.0 m (19.69 ft)**

8.6.27.2.3 LOT FRONTAGE FOR INTERIOR UNIT

Minimum **6.0 m** (19.69 ft)

8.6.27.2.4 LOT FRONTAGE FOR END UNIT

Minimum **7.2 m** (23.6 ft)

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8.6.27.2.5 LOT FRONTAGE FOR END UNIT ON CORNER LOT

Minimum **10.5 m** (34.4 ft)

8.6.27.2.6 LOT AREA FOR INTERIOR UNIT

Minimum **180 m²** (1,937 ft²)

8.6.27.2.7 LOT AREA FOR END UNIT

Minimum **216 m²** (2,325 ft²)

8.6.27.2.8 LOT AREA FOR END UNIT ON CORNER LOT

Minimum **315 m²** (3,390 ft²)

8.6.27.2.9 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

8.6.27.2.10 FRONT LOT LINE

Notwithstanding Section 4.105.1 of this By-Law, for *street-fronting townhouse dwellings* located on a *corner lot*, the *front lot line* shall be deemed to be the longer *lot line* abutting a *street*.

8.6.27.2.11 DRIVEWAY WIDTH

Notwithstanding Section 5.24.1.7.3 of this By-Law, for *street-fronting townhouse dwellings*, a maximum of 84% of either the area of the *front yard* or *lot frontage*, or the area or width of the *exterior side yard*, may be occupied by a *driveway* or *parking area*.

8.6.27.2.12 FRONT YARD DEPTH

Notwithstanding Table 8.2- R3 Zone Provisions, on lands zoned R3-27, 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*.

8.6.27.2.13 EXTERIOR SIDE YARD WIDTH

Notwithstanding Table 8.2- R3 Zone Provisions, on lands zoned R3-27, 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*.

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8.6.27.3 That all of the provisions of the R3 Zone in Section 8.2 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)

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