

13.1 USES PERMITTED

No person shall within any CC Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the CC uses presented in Table 13.1:

TABLE 13.1: USES PERMITTED
Residential Uses:
<ul style="list-style-type: none"> • an <i>apartment dwelling</i>;
<ul style="list-style-type: none"> • a <i>boarding or lodging house</i>;
<ul style="list-style-type: none"> • a <i>converted dwelling</i>;
<ul style="list-style-type: none"> • a <i>dwelling unit</i> in the upper portion of a non-residential <i>building</i>, other than an <i>automobile service station</i>;
<ul style="list-style-type: none"> • a <i>group home</i>, in accordance with the provisions of Section 5.12 of this By-Law;
<ul style="list-style-type: none"> • a <i>home occupation</i>, in accordance with the provisions of Section 5.13 of this By-Law;
<ul style="list-style-type: none"> • a <i>multiple unit dwelling</i>;
<ul style="list-style-type: none"> • an <i>existing single detached dwelling, duplex dwelling or semi-detached dwelling</i>, in accordance with the provisions contained in Section 7.2 of this By-Law.
Non-Residential Uses:
<ul style="list-style-type: none"> • an antique shop;
<ul style="list-style-type: none"> • an art gallery;
<ul style="list-style-type: none"> • an <i>assembly hall</i>;
<ul style="list-style-type: none"> • an automated banking machine;
<ul style="list-style-type: none"> • a bakeshop;
<ul style="list-style-type: none"> • a bank or financial institution;
<ul style="list-style-type: none"> • a bar or tavern;
<ul style="list-style-type: none"> • a broadcasting station;
<ul style="list-style-type: none"> • a <i>brew your own establishment</i>;
<ul style="list-style-type: none"> • a bus station;
<ul style="list-style-type: none"> • a <i>business or professional office</i>;
<ul style="list-style-type: none"> • a business service establishment;
<ul style="list-style-type: none"> • a <i>commercial recreation establishment – indoor</i>

TABLE 13.1: USES PERMITTED	
• a commercial school;	
• a commercial use existing at the time of passage of this By-law.	
• a computer and data processing business;	
• a convenience store;	
• a daycare centre;	
• a department store;	(Added by By-Law 3646)
• a donated goods retail store;	(Added by By-Law 2021-023)
• a dry cleaning depot;	
• a dry cleaning establishment;	
• an eating establishment, excluding a drive through facility;	
• an emergency care establishment;	
• a farm produce retail outlet;	
• a film processing centre or depot;	
• a fire, police or ambulance station;	
• a fitness club;	
• a funeral home;	
• a furniture and home appliance sales and service establishment;	
• an institutional hall or lodge;	
• a government administrative office;	
• a hotel or motel;	
• a liquor, beer and/or wine store;	
• a medical/dental centre;	
• a microbrewery;	(Added by By-Law 2021-023)
• a nursing home;	
• a parking lot;	
• a personal service establishment;	
• a place of entertainment; excluding a bingo hall	

TABLE 13.1: USES PERMITTED	
• a <i>place of worship</i> ;	
• a printing shop;	
• a <i>public garage</i> ;	
• a <i>public library</i> ;	
• a public use, in accordance with the provisions of Section 5.27 of this By-Law;	
• a retail food store;	
• a retail <i>nursery</i> and garden centre;	
• a <i>retail pet store</i> ;	(Added by By-Law 2021-023)
• a <i>retail store</i> ;	
• a <i>service shop</i> ;	
• a <i>shopping centre</i> ;	
• a <i>studio</i> ;	
• a taxi stand or station;	
• a <i>veterinary clinic</i> , excluding kennel facilities;	
• a video rental establishment;	
• a <i>wholesale outlet</i> .	

(Amended by By-Law 3646)

(Amended by By-Law 2021-023)

13.2 ZONE PROVISIONS

No *person* shall within any CC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 13.2:

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
Lot Area: Minimum	600 m ² (6,458.5 ft ²)	90 m ² (968.8 ft ²) per <i>dwelling unit</i>	90 m ² (968.8 ft ²) per <i>dwelling unit</i>

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
Lot Area, Maximum	No provision	320 m ² (3,445 ft ²) per dwelling unit	No Provision
Lot Frontage: Minimum	20 m (65.6 ft)		No Provision
Lot Depth, Minimum	30 m (98.4 ft)	No Provision	No Provision
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6 m (19.7 ft)	7.5 m (24.6 ft)	No Provision, except for the west side of Bidwell Street, where is shall be 3 m (9.8 ft)
Rear Yard, Minimum Depth	10 m (32.8 ft)	10.5 m (34.4 ft), provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft), except where the interior rear line adjoins an R1, R2, R3 or FD Zone.	6 m (19.7 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) and 1.5 m (4.9 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 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft), except where the interior side lot line adjoins an R1, R2, R3 or FD Zone.	No Provision
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule "C"	19 m (62.3 ft)	20.5 m (67.3 ft)	No Provision
Lot Coverage, Maximum	50% of the lot area		No Provision

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
Landscaped Open Space, Minimum	15% of the lot area		No Provision

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Nursing Home	Non-Residential Uses and dwelling units in a portion of a Non-residential building
Dwelling Unit area, Minimum	55 m ² (592 ft ²) for each unit in a <i>converted dwelling</i> or 19.5 m ² (209.9 ft ²) for each roomer or boarder in a <i>group home</i> or <i>boarding or lodging house</i>	55 m ² (592 ft ²)	55 m ² (592 ft ²)
Gross Floor Area, Maximum	No Provision	4 times the <i>lot area</i>	4 times the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)	22 m (72.2 ft)	22 m (72.2 ft)
Amenity Area, Minimum	No Provision	40 m ² (430 ft ²) per <i>dwelling unit</i>	40 m ² (430 ft ²) per <i>dwelling unit</i>
Parking, accessory uses, permitted encroachments and other general provisions		In accordance with the provisions of Section 5	

13.2.1 LOCATION OF AMUSEMENT ARCADES

Notwithstanding the permitted uses in Table 13.1, amusement arcades are not permitted on lands fronting or flanking onto Broadway in the CC zone.

13.2.2 RESTRICTIONS ON GROUND FLOOR RESIDENTIAL DEVELOPMENT

Notwithstanding the residential uses permitted in Table 13.1, no residential use shall be permitted on the ground floor of any building located within the lands bounded by Bidwell Street to the west, lands fronting on Harvey Street and the south side of Brock Street East (to Lisgar Avenue) to the east, Bridge Street to the north and London Street to the south.

(Deleted & Replaced by By-Law 2021-081)

August/21

13.2.3 SETBACK ADJACENT TO RESIDENTIAL ZONES

Notwithstanding the *side yard* provisions contained in Table 13.2, where a *lot* in the Central Commercial (CC) Zone abuts any lot in any Residential or Residential Entrepreneurial Zone then a minimum **6 m** (19.7 ft) *interior side yard* shall be required on the side that so abuts.

13.2.4 SPECIAL PROVISIONS FOR HOTELS AND MOTELS

Where the exterior wall of a *guest room* in a *hotel* or *motel* contains a habitable room window such wall shall be located not closer than **7.5 m** (24.6 ft) to any interior side or *rear lot line*.

13.2.5 OPEN STORAGE REQUIREMENTS

No open storage shall be permitted.

13.2.6 LOCATION OF PUBLIC GARAGES

Notwithstanding the permitted *uses* in Table 13.1, a *public garage* shall not be permitted on lands fronting or flanking onto Broadway within the CC zone.

13.2.7 LOCATION OF A PLACE OF WORSHIP

Notwithstanding the permitted uses in Table 13.1, a *place of worship* shall not be permitted on lands fronting or flanking onto Broadway within the CC zone.

13.2.8 LOCATION OF AN EMERGENCY CARE ESTABLISHMENT

Notwithstanding the permitted uses in Table 13.1, an *emergency care establishment* shall not be permitted on lands fronting or flanking onto Broadway within the CC zone.

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(Added by By-Law 3989)

13.3 SPECIAL PROVISIONS

13.3.1 LOCATION: BROADWAY AND BRIDGE STREET (PART OF LOTS 989, 990, 994, 1013, 1026, 1045, 1046, 1050-1052, PART OF HALE STREET, MARKET STREET & RAYNES STREET, ALL OF LOTS 991, 1047-1049 & 1053, PLAN 500), CC-1

13.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-1 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 non-residential *uses* permitted in Section 13.1 to this By-Law; and
a home and auto supply store and outdoor garden centre.

February/16

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

13.3.1.2.1 SETBACK ADJACENT TO RESIDENTIAL ZONES

The required *yard* for that portion of the subject property abutting a Residential Zone on the west side of the ravine shall be a minimum of **1.5 m** (4.9 ft).

13.3.1.2.2 OUTDOOR GARDEN CENTRE

Any portion of the *lot* used for an outdoor garden centre shall also comply with the following provisions:

13.3.1.2.2.1 Such outdoor garden centre shall be fully enclosed by a fence with a minimum *height* of **2.4 m** (8 ft), and screened from street allowances and abutting properties by fencing, shrub planting or similar screening.

13.3.1.2.2.2 No portion of the outdoor garden centre shall be located closer than **5 m** (16.4 ft) to the Broadway street line, or **3 m** (9.8 ft) to the Bridge Street, street line.

13.3.1.2.2.3 NUMBER OF PARKING SPACES REQUIRED

Minimum	290 <i>parking spaces</i> , or 1 space per 25 m² (269.1 ft ²), of <i>gross floor area</i> , whichever is the greater. All required spaces shall be located.
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13.3.1.2.2.4 TWO ZONE FLOOD PLAIN AREA

Any construction or site alteration within the Two Zone Flood Plain Area, as defined by the Long Point Region Conservation Authority, shall require the prior approval of the Long Point Region Conservation Authority.

13.3.1.3 That all other provisions of the CC Zone in Section 13.2 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*.

Dec. 30/19

13.3.2 LOCATION: **BROADWAY AND BROCK STREET (LOT 1483, PLAN 500), CC-2**

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

13.3.2.1.1 PARKING SPACES ON-SITE

Minimum	10
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13.3.2.1.2 That all other provisions of the CC Zone in Section 13.2 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*.

13.3.3 LOCATION: **SOUTHWEST CORNER OF OXFORD STREET AND BLOOMER STREET,
(PART LOTS 1432 & 1433, LOTS 1415 & 1416, PLAN 500),
CC-3 (KEY MAP 29)**

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

all uses permitted in Table 13.1;
an eating establishment, with or without a *drive through facility*.

13.3.3.2 That all of the provisions of the CC Zone in Section 13.2 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 3837)

13.3.4 LOCATION: **EAST SIDE OF BIDWELL STREET, NORTH OF RIDOUT STREET WEST,
PART LOTS 888-890, PLAN 500, CC-4 (KEY MAP 20)**

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

all uses permitted in Table 13.1.
a single detached dwelling in accordance with the provisions contained in Section 7.2 of this By-Law

(Added by By-Law 4279)

13.3.4.2 That all of the provisions of the CC Zone in Section 14.2 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 4279)

13.3.5 **LOCATION: LOTS 1100 & 1102, PART LOT 1101, PLAN 500, NW CORNER OF OXFORD STREET AND HARVEY STREET, CC-5 (KEY MAP 27)**

13.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-5 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all uses permitted in Table 13.1;
an eating establishment, with or without a drive through facility.

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

13.3.5.2.1 SPECIAL PROVISIONS FOR A DRIVE THROUGH FACILITY

13.3.5.2.1.1 DRIVE THROUGH QUEUE SPACES BEFORE PICK-UP WINDOW

MINIMUM 8 spaces

13.3.5.2.1.2 DRIVE THROUGH INSIDE TURNING RADIUS

MINIMUM 3 m (9.8 ft)

13.3.5.2.1.3 LOCATION OF DRIVE THROUGH QUEUE SPACES

Notwithstanding Section 5.24.4 – Queue Space Requirements, a drive through facility within the CC-5 zone may have queue spaces obstructed by parking spaces, loading spaces, and queue spaces may occupy a parking aisle.

13.3.5.3 That all of the provisions of the CC Zone in Section 13.2 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 2021-091)