

18.1 USES PERMITTED

No *person* shall within any FD Zone *use any lot or erect, alter or use any building or structure* for any purpose except one or more of the FD *uses* presented in Table 18.1:

TABLE 18.1: USES PERMITTED
<ul style="list-style-type: none"> • a <i>farm</i>;
<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>public use</i> in accordance with the provisions of Section 5.27 of this By-Law;
<ul style="list-style-type: none"> • a seasonal fruit, vegetable, flower or farm produce sales outlet, provided such produce is the product of the farm on which sales outlet is located;
<ul style="list-style-type: none"> • an <i>existing single detached dwelling</i> and any <i>existing accessory buildings</i>, together with any <i>alterations</i> thereto made after the passing of this By-Law, provided that such <i>alterations</i> do not enlarge the <i>gross floor area</i> of such <i>dwelling or accessory buildings</i> by more than 25%.

18.2 ZONE PROVISIONS

No *person* shall within any FD Zone *use any lot or erect, alter or use any building or structure* except in accordance with the provisions presented in Table 18.2:

TABLE 18.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Dwellings per Lot, Maximum	1 <i>dwelling</i>	No provision
Lot Area: Minimum	<i>Existing</i> at the date of the passing of this By-law or created through a consent granted by the County Land Division Committee	1,400 m² (15,070 ft ²)
Lot Frontage: Minimum	<i>Existing</i> at the date of the passing of this By-law or created through a consent granted by the County Land Division Committee	30 m (98.4 ft)
Lot Coverage, Maximum for all main and accessory buildings	30% of <i>lot area</i>	30% of <i>lot area</i>

TABLE 18.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Setback , Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	20 m (65.6 ft)	
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	7.5 m (24.6 ft)	
Rear Yard , Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)
Interior Side Yard , Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the other side provided that where a <i>garage</i> or <i>carport</i> is attached to, or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width of the <i>interior side yard</i> shall be 1.2 m (3.9 ft).	6 m (18.7 ft)
Height of Building , Maximum	11 m (36.1 ft)	11 m (36.1 ft)
Parking, Accessory Buildings, Permitted Encroachments and other General Provisions	In accordance with the provisions of Section 5	

18.3 SPECIAL PROVISIONS

18.3.1 LOCATION: EAST SIDE OF CRANBERRY ROAD AT THE TOWN LIMITS, FD-1, (KEY MAP 5)

18.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any FD-1 zone *use any lot*, or *erect, alter, or use any building or structure* for any purpose except the following:

a single detached dwelling;
an existing accessory building.

(Amended by By-Law 2020-084)

August/20

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

18.3.1.2.1 MUNICIPAL SERVICES

Notwithstanding Section 5.19 of this By-Law, a *single detached dwelling* within a FD-1 Zone may be permitted to develop without being serviced by municipal services (municipal water, *sanitary sewers*, drainage systems).

18.3.1.3 That all of the provisions of the FD Zone in Section 18.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Amended by By-Law 2020-084)

18.3.2 LOCATION: WEST SIDE OF QUARTER TOWN LINE ROAD, SOUTH OF GLENDALE DRIVE (255 QUARTER TOWN LINE ROAD) FD-2

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

all uses permitted in Section 18.1 to this By-Law;
accessory building, accessory to a residential use.

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

18.3.2.2.1 ACCESSORY BUILDINGS PERMITTED

Maximum 1 (one)

18.3.2.2.2 SIZE OF ACCESSORY BUILDING

Maximum **290 m²** (3120 ft²)

18.3.2.3 That all of the provisions of the FD Zone in Section 18.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 3677)

August/20

18.3.3 LOCATION: SOUTH SIDE OF HIGHWAY 3, WEST OF CLEARVIEW DRIVE– PART LOT 1, CONCESSION 5 NTR (MIDDLETON), FD-3, (KEY MAP 40)

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

all uses permitted in Section 18.1;
a motor vehicle sales and service establishment, within the *existing* accessory building.

18.3.3.2 That all of the provisions of the FD Zone in Section 18.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 4115)

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

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

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

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

18.3.4.2.1 MAXIMUM GROSS FLOOR AREA FOR COMMERCIAL STORAGE BUILDING

Maximum **680 m² (7,319.4 ft²)**

18.3.4.2.2 OPEN STORAGE REQUIREMENTS

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

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

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

September/20

(Added by By-Law 2020-097)

Town of Tillsonburg Zoning By-Law Number 3295

- 18.3.4.2.2.3 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a fence; and
- 18.3.4.2.2.4 the fence described in the foregoing subsection is at least **1.5 m** (4.9 ft) in *height* from the ground and of permanent masonry, wood and/or rigid plastic construction; and is constructed so that the *open storage* use is visibly screened from the streetline.
- 18.3.4.3 That all of the provisions of the FD Zone in Section 18.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 2020-097)