

## County of Oxford Official Plan

**ZONING  
RESTRICTIONS**

The Zoning By-law may contain regulations to limit the kinds of activities to be allowed as home occupations according to the type of dwelling unit and will establish standards relating to matters such as the scale of use, extensions to buildings, parking facilities, number of employees, exterior storage or display of goods, signage and other evidence of the business activity from outside the property, residential dwelling or accessory structure.

### **8.2.4 Low Density Residential Areas**

**DESCRIPTION**

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex, additional residential units, converted dwellings, quadraplexes, townhouses, and low density cluster *development*. In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended however that the full range of housing will be permitted in every individual neighbourhood or *development* and Town Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law. Low Density Residential areas are identified on Schedule T-2.

**DENSITY**

The maximum *net residential density* for an individual *development* in the Low Density Residential area is 30 units per hectare (12 units per acre) and no building shall exceed three stories in height at street elevation.

Within areas of new Low Density Residential *development*, the minimum overall *net residential density* shall be 15 units per hectare (6 units per acre) throughout the Town. Individual *development* proposals may be approved at lower *net residential densities* provided that opportunities are available to achieve the minimum overall density requirement through *development* elsewhere in the Low Density Residential areas. To achieve this target, Town and County Council will support a variety of lot sizes and configurations, the development of low rise multiple units and may consider narrower road widths and private roads within multiple unit condominium developments in areas of new Low Density Residential *development*.

**CRITERIA FOR  
MULTIPLE UNITS**

Multiple unit dwellings such as townhouse and cluster *development* in Low Density Residential areas will generally be restricted to the following areas:

## County of Oxford Official Plan

- sites which abut arterial or collector roads or are situated such that traffic impacts from the site create a minimum disturbance on local streets;
- sites where the topography or other natural features would be best preserved by fewer buildings;
- sites which are close to shopping, recreation, cultural and community facilities.

Notwithstanding the above criteria, ~~S~~street-oriented multiples such as street townhouses, quadrplexes and converted dwellings may be permitted on local streets.

### 8.2.4.1 Infill Housing

For the purposes of this Plan, infill housing is defined as the placement of new residential *development* into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the designated residential land and municipal servicing *infrastructure*, infill housing will be supported in Low Density Residential areas. The County Land Division Committee and Town Council will be guided by the following policies when considering proposals for infill *development* in Low Density Residential areas.

#### 8.2.4.1.1 Street Oriented Infill

EVALUATION  
CRITERIA

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing *development* on both sides of the same street. In order that street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the Town Council and the County Land Division Committee will ensure that:

- the proposal is ~~consistent~~ compatible with street frontage, setbacks and spacing of existing *development* within a two-block area on the same street;
- for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area and
- the proposal complies with Section 8.2.4.1.4.

## County of Oxford Official Plan

### 8.2.4.1.2 Backyard Infill

In Low Density Residential areas, backyard infill *development* may involve ~~the construction of a residential structure behind a building facing a street, the conversion of a secondary structure for residential purposes, new~~ residential *development* on lots with minimal street frontage (e.g. flag shaped lots), on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision, or on under-utilized or obsolete industrial, commercial or institutional sites.

Backyard infill may involve the *development* of existing lots or of record, the creation of new lots by consent. Additional residential units and ~~or the development of a garden suite or granny flat.~~ Garden suites and granny flats may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Section 8.2.4.3 and as backyard infill development subject to the criteria of this Section and the policies of Section 10.3.9 respectively.

#### EVALUATION CRITERIA

When considering such proposals, the County Land Division Committee and Town Council will be guided by Section 8.2.4.1.4 and the following criteria:

- the nature of the proposed residential *development* will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;
- for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area;
- the siting of both buildings and parking areas in relation to the size, configuration and topography of the lot is such that effect on light, view and privacy of adjacent backyards is minimal;
- direct vehicular access to a public street will be required and driveways will have sufficient width to allow efficient vehicular use and turning of both private and emergency vehicles and to provide for snow storage;
- proposed multiple unit use is consistent with the multiple unit requirements for Low Density Residential areas.

## County of Oxford Official Plan

### MUNICIPAL SERVICES

Existing municipal services and community facilities will be adequate to accommodate the *development* and its residents.

### PARKING

Adequate off-street parking and outdoor amenity areas will be provided.

### HERITAGE

Conversions which result in the preservation and/or upgrading of buildings considered by Town Council to be of architectural or historical significance may be permitted to exceed the density limitations of Low Density Residential areas subject to the policies of Section 10.3.10.

### ENVIRONMENT

The effect of the proposed development on environmental resources and the effects of any environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2.

### 8.2.4.3 Additional Residential Units and Converted Dwellings

#### DEFINITION

~~Within Low Density Residential areas, Town Council may zone areas to permit detached, semi-detached and townhouse dwellings to be converted into two residential units.~~

~~Additional Residential Unit (ARU) means a separate, self contained dwelling unit located within a single detached, semi-detached dwelling or street townhouse dwelling, or within a detached building ancillary to such dwelling, and which is located on the same lot as, and is clearly subordinate to the principal dwelling.~~

#### ADDITIONAL RESIDENTIAL UNITS

~~The development of *additional residential units* within the Low Density Residential Districts shall be encouraged, where appropriate, with the objective of increasing the range and availability of *housing options* while maintaining the low density residential character of the house neighbourhoods comprising such districts.~~

~~The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the City has deemed it to be appropriate based on such considerations as the location, nature and character of existing development, existing level of services and presence of natural hazards and/or other constraints.~~

~~To this end, Town Council shall establish the appropriate zones and zoning provisions to permit the establishment of additional residential unit(s) within a single detached, semi-detached, or street fronting townhouse dwelling and/or in a structure ancillary to such a dwelling where they are satisfied that the following criteria can be addressed:~~

## County of Oxford Official Plan

- a maximum of two *additional residential units* are permitted on a lot, consisting of up to two in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- *additional residential unit(s)* shall not generally be permitted on a lot that contains a boarding/lodging house, garden suite, converted dwelling unit, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling, and, have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling. The Town may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate;
- the principal dwelling and lot are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide for adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas, without detracting from the visual character of the lot or area;
- any new or expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general built form and architectural character of the principal dwelling and the surrounding area;
- the principal dwelling must have direct, individual vehicular access to a public street and all *additional residential units* shall generally use the same driveway and parking area as the principle dwelling; new additional driveways will generally not be permitted;
- there is adequate access from the front lot line or parking area to each *additional residential unit* for both occupant use and emergency response;
- to the extent feasible, existing trees and other desirable vegetation are preserved;
- the existing infrastructure and public service facilities serving the area are adequate to accommodate the establishment of *additional residential units*;
- stormwater run-off will be adequately controlled and will not negatively affect adjacent properties;
- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns (e.g. due to proximity to industrial areas or major facilities) will not be created or intensified;
- the location of the proposed *additional residential unit* and related services and outdoor amenity areas shall comply with all other applicable policies including: Section 3.2,

## County of Oxford Official Plan

Environmental Resource Policies, and, Section 3.3, Cultural Resource Policies all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

### SEVERANCE

Additional residential units must be located on the same lot as the principal dwelling and shall not be severed from such lot, or converted into a separately transferable unit through plan of condominium.

### ZONING

The Town's Zoning By-Law shall establish the specific zoning provisions that must be met for an additional residential unit to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the Town including, but not limited to: lot frontage and area; type of unit permitted; unit size and location; building height, location and setbacks; landscaping and amenity areas; parking and access.

To assist in maintaining the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-Law may also limit the location and extent of structural additions, alterations and/or features that are permitted (e.g. building additions, doorways, windows, stairways, decks).

The zoning provisions for additional residential units will be implemented through a comprehensive, City initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site specific amendments to the Zoning By-law to permit the establishment of an additional residential unit(s) will not generally be permitted.

### OTHER TOOLS AND MEASURES

Where deemed necessary and/or appropriate, the Town may implement other supplementary tools and measures to assist with tracking and regulating additional residential units including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

### CRITERIA FOR MORE THAN TWO UNITS OR CONVERTED DWELLINGS

In addition Town Council may zone areas within the Town to permit the conversion of a principal dwellings for up to four more than three dwelling units per building. Areas may be zoned to permit converted dwellings with up to four units on the basis of in accordance with the following criteria:

## County of Oxford Official Plan

- the area is characterized by a mixture of residential dwelling types including detached, semi detached, townhouse and existing converted dwellings;
- lot sizes are generally sufficient to accommodate the required off-street parking without detracting from the visual character of the area;
- existing dwellings ~~units satisfy the dwelling size requirements specified in the Zoning By-law are generally of a size sufficient~~ to accommodate the creation of additional dwelling units.

### NO FURTHER CONVERSION

Where an additional residential unit has been established within a principal dwelling, the conversion of the principal dwelling to include additional units will generally not be permitted.

### ZONING

The Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling the Zoning By-law may also limit the extent of structural additions or changes that would be permitted.

### SITE PLAN CONTROL

~~Any converted dwelling with up to four units may be subject to site plan control.~~

### SITE DESIGN POLICIES

When considering a specific proposal for multiple unit *development* in the Low Density Residential area, Town Council will be satisfied that the policies of Section 8.2.7 are adequately addressed.

#### **8.2.4.4 Specific Development Policies**

In specified areas, the nature, scale, location and design criteria may be varied to meet specific policy objectives or to accommodate the unique characteristics of the area. Low Density Residential areas where specific policies apply, in addition to the relevant policies of this section, are identified as follows:

## County of Oxford Official Plan

### SPECIAL NEEDS

The needs of the elderly, persons with disabilities and other special needs groups will be adequately accommodated in the design of *development*.

#### 8.3.2.3.1.1 Specific Development Policies

The following policies, in addition to the relevant policies of this section, apply to specific areas within the Central Business District. These specific policies are required to provide guidance for further *development*.

PART OF LOT 994,  
1013 AND 1026,  
PLAN 500, PART OF  
THE MARKET  
STREET ROAD  
ALLOWANCE AND  
PART OF BRIDGE  
STREET

A 2.47 ha (6.1 ac) area, comprising Part of Lots 994, 1013 and 1026, Plan 500, part of the Market Street Road Allowance and part of Bridge Street, may be used for the full range of central commercial uses, subject to the approval of the Long Point Region Conservation Authority and the Department of Fisheries, in accordance with the policies of Section 8.3.2.3.1 and the two-zone flood plain policies contained in Section 3.2.8.1.2.

AMENDMENT No. 77

#### 8.3.2.3.2 Entrepreneurial District

### LOCATION

The boundaries of the Entrepreneurial District are shown on Schedule T-1 and represent the area proposed for a range of commercial and business development opportunities through the conversion of existing residential dwellings and new *development* or redevelopment. Within the Entrepreneurial District the continuation of residential uses is also anticipated. It is intended that *development* in this District will result in a mixture of land uses. Reference should be made to Section 1.5 regarding the interpretation of the boundaries to the Entrepreneurial District on Schedule T-1.

### PERMITTED USES IN EXISTING BUILDINGS

Permitted uses in existing buildings within the Entrepreneurial District designation may include but will not be limited to the following:

- *additional residential units*, residential uses including single-detached dwellings, semi-detached dwellings, converted dwellings, and bed and breakfast establishments;
- rooming, boarding and lodging houses, converted dwellings and special needs housing in accordance with the policies of Section 8.2.2.4;



THE COUNTY OF OXFORD

BY-LAW NO. **6593-2023**

**BEING** a By-Law to adopt Amendment Number 311 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 311 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 311 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 22<sup>nd</sup> day of November 2023.

READ a third time and finally passed this 22<sup>nd</sup> day of November 2023.

---

MARCUS RYAN, WARDEN

---

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 311  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto constitutes  
Amendment Number 311 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies of Section 8.2.4 of the Official Plan respecting Low Density Residential Districts and Section 8.3.2.3.2 respecting Entrepreneurial Districts to reflect legislative changes made to the Planning Act to permit Additional Residential Units broadly throughout residential areas of serviced settlements.

2.0 LOCATION OF LANDS AFFECTED

This amendment will generally apply to all lands within the Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

Bill 23, *More Homes Built Faster Act* received Royal Assent on November 28, 2022 and made a number of amendments to the *Planning Act* and the *Development Charges Act* intended to increase the availability and affordability of housing. One of the amendments to the *Planning Act* requires municipal Official Plans to contain policies that permit the use of up to three residential units on a residential lot within a settlement serviced by both municipal drinking water and wastewater disposal services, and any policies that have the effect of prohibiting such units will have no effect. The additional units may be in the form of two units within (and in addition to) the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling or one additional unit within the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling and one additional unit in an ancillary building.

This Official Plan amendment amends the policies for the Town of Tillsonburg respecting Additional Residential Units. The policy amendments regarding ARUs generally apply to all the lands within the Town of Tillsonburg as shown on Schedule T-1 of the Official Plan.

It is the opinion of Staff that the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and implements the legislative changes enacted by the Province regarding Additional Residential Units, and that the amendment supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4 - Low Density Residential Areas, as amended, is hereby amended by adding the term 'additional residential units' so that the subsection titled DESCRIPTION shall read as follows:

DESCRIPTION	Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low-density housing forms including single detached, semi-detached, duplex, <i>additional residential units</i> , converted dwellings, quadraplexes, townhouses, and low-density cluster <i>development</i> .
-------------	--

In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended, however, that the full range of housing will be permitted in every individual neighbourhood or *development* and Town Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law. Low Density Residential areas are identified on Schedule T-2.

- 4.2 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4 - Low Density Residential Areas, as amended, is hereby amended by deleting the final paragraph of the subsection titled CRITERIA FOR MULTIPLE UNITS and replacing it with the following paragraph:

Notwithstanding the above criteria, street-oriented multiples such as street townhouses, quadraplexes and converted dwellings may be permitted on local streets.

- 4.3 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4.1.1, Street Oriented Infill, as amended, is hereby amended by deleting the word “consistent” from the first bullet and replacing it with the word “compatible” so that the said bullet shall read as follows:

- the proposal is compatible with street frontage, setbacks and spacing of existing *development* within a two-block area on the same street;

- 4.4 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4.1.2, Backyard Infill, as amended, is hereby amended by deleting the first two paragraphs of the section and replacing them with the following:

In Low Density Residential areas, backyard infill *development* may involve new residential *development* on lots with minimal street frontage (e.g. flag shaped lots), on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision, or on under-utilized or obsolete industrial, commercial, or institutional sites.

Backyard infill may involve the *development* of existing lots or the creation of new lots by consent. *Additional residential units* and *garden suites* may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Section 8.2.4.3 and Section 10.3.9, respectively.

- 4.5 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.2.4.3, Converted Dwellings, as amended, is hereby amended by deleting the entire section and replacing it with the following section:

#### **8.2.4.3 Additional Residential Units (ARUs) and Converted Dwellings**

DEFINITION Additional Residential Unit (ARU) means a separate, self-contained dwelling unit located within a single detached, semi-detached dwelling or street townhouse dwelling, or within a detached building ancillary to such dwelling, and which is located on the same lot as, and is clearly subordinate to the principal dwelling.

ADDITIONAL  
RESIDENTIAL  
UNITS

The development of *additional residential units* within the Low Density Residential Districts and Entrepreneurial Districts, shall be encouraged, where appropriate, with the objective of increasing the range and availability of *housing options* while maintaining the low density residential character of the housing and neighbourhoods comprising such districts.

The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the Town has deemed it to be appropriate based on such considerations as the location, existing level of services and presence of natural hazards and/or other constraints.

To this end, Town Council shall establish the appropriate zones and zoning provisions to permit the establishment of *additional residential unit(s)* within a single detached, semi-detached, or street fronting townhouse dwelling, and/or in a structure ancillary to such a dwelling where they are satisfied that the following criteria can be addressed:

- a maximum of two *additional residential units* are permitted on a lot, consisting of up to two in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- *additional residential unit(s)* shall generally not be permitted on a lot that contains a boarding/lodging house, garden suite, converted dwelling unit, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling, and, have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling. The Town may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate;
- the principal dwelling and lot are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide for adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas without detracting from the visual character of the lot or area.
- any new or expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general built form and architectural character of the principal dwelling and the surrounding area;
- the principal dwelling must have direct, individual vehicular access to a public street and all *additional residential units* shall generally use the same driveway and parking area as the principal dwelling; new additional driveways will generally not be permitted;
- there is adequate access from the front lot line or parking area to each *additional residential unit* for both occupant use and emergency response;
- to the extent feasible, existing trees and other desirable

- vegetation are preserved;
- the existing *infrastructure* and *public service facilities* serving the area are adequate to accommodate the establishment of *additional residential units*;
- stormwater run-off will be adequately controlled and will not negatively affect adjacent properties;
- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns will not be created or intensified (e.g. due to proximity to industrial areas or *major facilities*);
- the location of the proposed *additional residential unit* and related services and outdoor amenity areas shall comply with all other applicable policies including but not limited to: Section 3.2, Environmental Resource Policies, and, Section 3.3, Cultural Resource Policies;
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

ADDITIONAL  
RESIDENTIAL  
UNITS IN AN  
ANCILLARY  
BUILDING

The following additional criteria shall apply to the establishment of an *additional residential unit* in a structure ancillary to a single detached, semi-detached, or street fronting townhouse dwelling:

- the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure/dwelling unit, parking area, and outdoor amenity area will allow for privacy for the occupants of the *additional residential unit*, principal dwelling, and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential properties; and,
- all other municipal requirements (e.g. servicing, emergency access, by-laws, standards, etc.) can be adequately addressed.

SEVERANCE

*Additional residential units* must be located on the same lot as the principal dwelling and shall not be severed from such lot or converted into a separately transferable unit through a plan of condominium.

ZONING

The Town's Zoning By-law shall establish the specific zoning provisions that must be met for an additional residential unit to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the Town including but not limited to lot frontage and area, type of unit permitted, unit size and location, building height, location and setbacks, landscaping and amenity areas, parking and access.

To assist in maintain the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-law may also limit the location and extent of structural additions, alterations and/or features that are permitted (e.g. building additions, doorways, windows, stairways, decks).

The zoning provisions for *additional residential units* will be implemented through a comprehensive, Town-initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site-specific amendments to the zoning By-law to permit the establishment of an *additional residential unit(s)* will not generally be permitted.

OTHER  
TOOLS AND  
MEASURES

Where deemed necessary and/or appropriate, the Town may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

In addition, Town Council may zone areas within the Town to permit the conversion of a principal dwelling for more than three dwelling units in accordance with the following criteria:

- the area is characterized by a mixture of residential dwelling types including detached, semi-detached, townhouse and existing converted dwellings;
- lot sizes are generally sufficient to accommodate the required off-street parking without detracting from the visual character of the area;
- existing dwellings are generally of a size sufficient to accommodate the creation of additional dwelling units.

NO FURTHER  
CONVERSION

Where an *additional residential unit(s)* has been established within a principal dwelling, the conversion of the principal dwelling to include additional units will generally not be permitted.

ZONING

The Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling the Zoning By-law may also limit the extent of structural additions or changes that would be permitted.

SITE DESIGN  
POLICIES

When considering a specific proposal for multiple unit *development* in the Low Density Residential area, Town Council will be satisfied that the policies of Section 8.2.7 are adequately addressed.

4.6 That Chapter 8 – TOWN OF TILLSONBURG LAND USE POLICIES, Section 8.3.2.3.2, Entrepreneurial District, as amended, is hereby amended by adding the term '*additional residential units*' to the first bullet of the subsection titled PERMITTED USES IN EXISTING BUILDINGS so that it shall read as follows:

- residential uses including *additional residential units*, single-detached dwellings, semi-detached dwellings, converted dwellings, and bed and breakfast establishments;

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

## 6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.