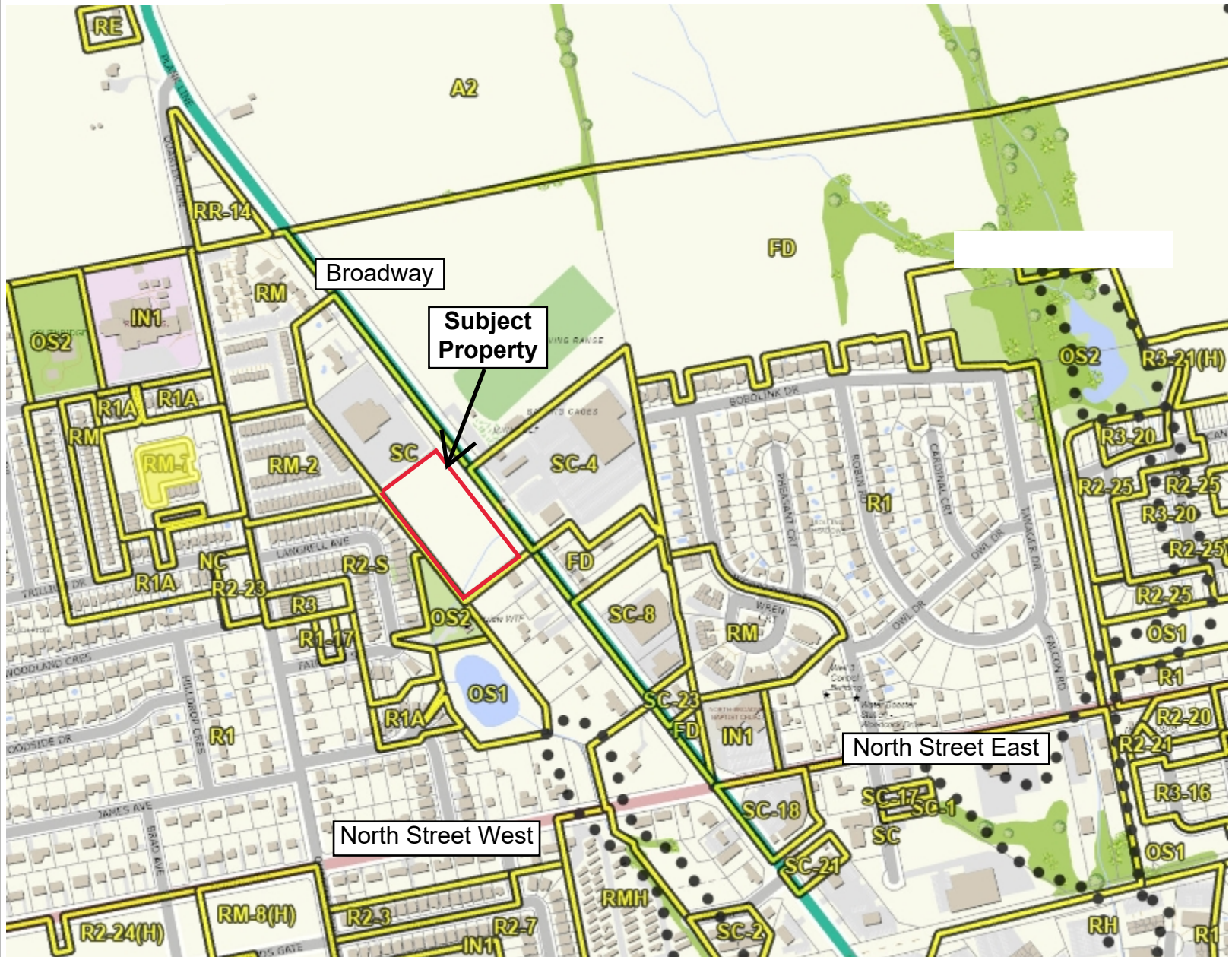




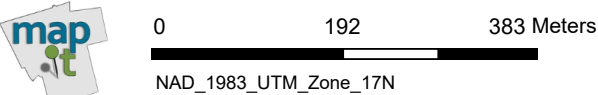
Plate 1 - Location Map with Existing Zoning
 File No. OP23-08-7 & ZN7-23-05
 Part of Lot 1, Plan 41M103; Designated as Part 2, 41R5579; 671 Broadway, Tillsonburg



Legend

- Zoning Floodlines
- Regulation Limit
- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- ◆ Regulator v F
- L:
- 1:

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 28, 2023



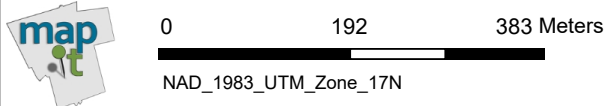
Legend

Zoning Floodlines
 Regulation L

- ◆ 100 Year Flc
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory F
- Land Use Zo

1:16000 to 1:500

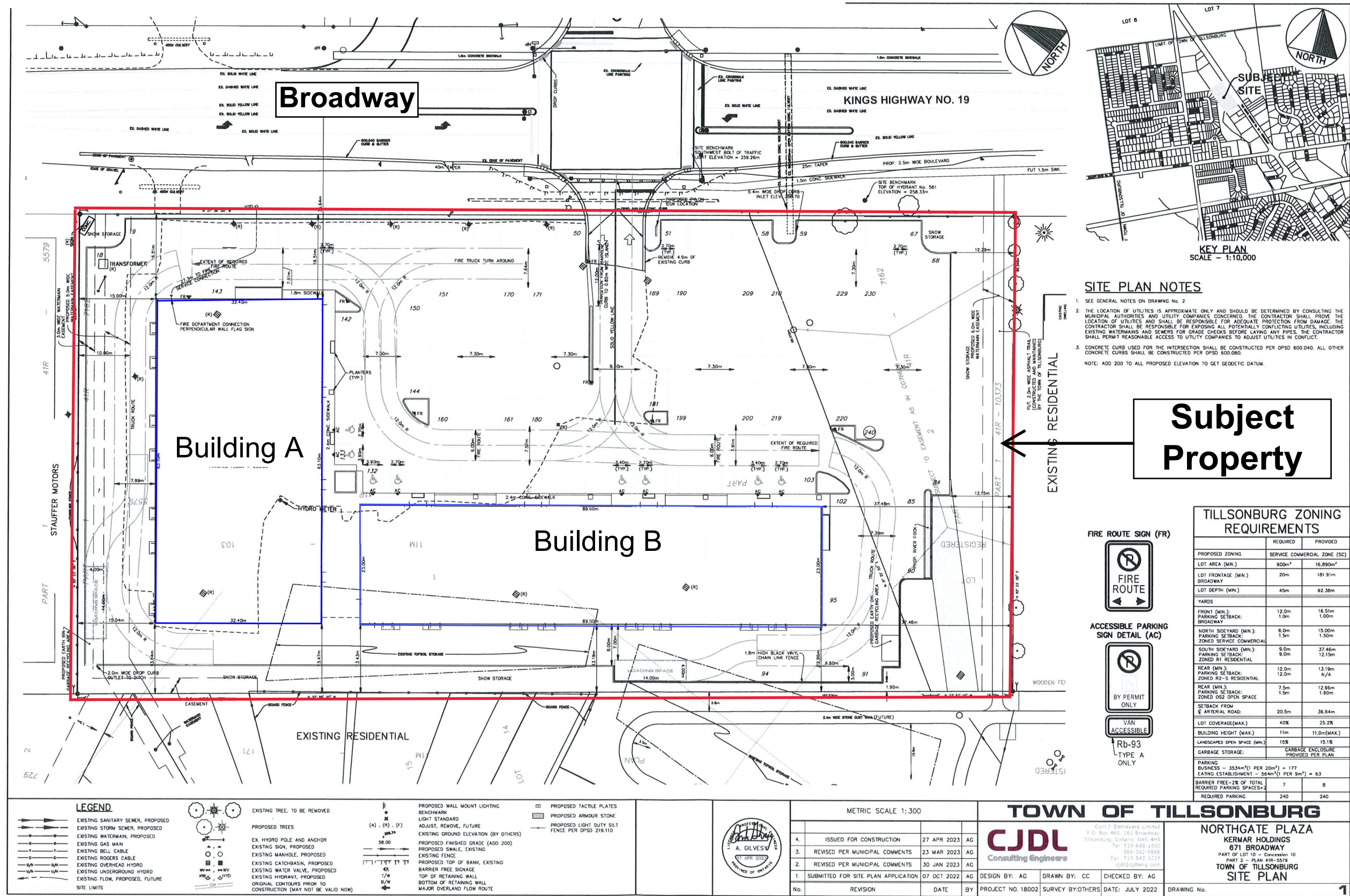
Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 28, 2023

Plate 3 - Applicant's Sketch
 File No. OP23-08-7 & ZN7-23-05
 Part of Lot 1, Plan 41M103; Designated as Part 2, 41R5579; 671 Broadway, Tillsonburg



T:\ACAD Projects\2018\18002\01-Master\18002_Site Plan.dwg, 2023-04-27 2:36:26 PM, C:\BPL\PC29

From: [REDACTED]
To: [Planning](#)
Subject: Laurel Davies Snyder
Date: August 3, 2023 3:48:07 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello,

I just recieved a notice about a rezoning application in Tillsonburg at 671 Broadway. I'm curious if the intended medical tenant is something like a doctor's office or more like a methadone clinic.

Thank you,
Steven Cox



Laurel Davies-Snyder

c/o Oxford County Administration Building

21 Reeve Street,

WOODSTOCK, ON N4S 7Y3

Via e-mail to: planning@oxfordcounty.ca

August 15th, 2023

Re: conditional approval - zone change: 671 Broadway, Tillsonburg, ON

Dear Ms. Snyder:

The Downtown Tillsonburg BIA has received notification of the proposed zoning amendment for the property known municipally as 671 Broadway, Tillsonburg, ON; to allow for the development of medical clinics.

The DTBIA Board of Management has considered this proposal carefully.

On behalf of our Board of Management, we are offering conditional approval to support this development modeled after agreements made previously here in Tillsonburg as well as other communities in Ontario.

Discussion:

The DTBIA has a positive and constructive outlook to ensure that the town grows in a responsible fashion while respecting that the downtown/C1 commercial area shall remain the predominant retail and commercial node in the Town of Tillsonburg.

The North Broadway area is growing as the housing and development accelerates in this important area of the town.

Most communities in Ontario grow towards the key provincial highways and access points to same.



Proposed agreement:

The DTBIA proposes an agreement whereas the developer of 671 Broadway pays a defined fee to the DTBIA to support marketing and promotion of the downtown core area; with similar terms and conditions as was the case in 2003 between the developer of the Gateway Plaza across from this proposed site at 671 Broadway. That agreement facilitated the construction of the Sobey's grocery store, Pioneer gas station and a separate 2-tenant free-standing strip mall.

Term of the agreement: 20 years.

Marketing & promotions fee: \$4,000 per annum.

Commencement: Upon occupancy by the first tenant.

Summary:

I avail myself and our team to meet with either of the County Planning team and/or the developer of 671 Broadway to discuss further.

Please let me know if you have any questions.

RESPECTFULLY,

Mark A. Renaud

Mark A. Renaud, AMCTO

Executive Director, Downtown Tillsonburg BIA

- c.c. Chair Bob Parsons (Councillor, Town of Tillsonburg)
- Mayor Deb Gilvesy (Mayor, Town of Tillsonburg)
- Cephas Panschow (Development Commissioner, Town of Tillsonburg)
- Suzanne Renken (CEO, Tillsonburg District Chamber of Commerce)
- DTBIA Board of Management



8104 Evans rd. (604.792.6700)
Chilliwack BC V2R 5R8 e: caseyk@kermar.ca

Re: NORTHGATE -Zoning Variance at 671 Broadway street-Tillsonburg

Applications for Zone Change and Official Plan Amendment – ZN 7-23-05 and OP 23-08-7.

The application for an amendment of the Official Plan is to establish a site-specific policy to permit medical uses on the site.

The purpose of the Zone Change application is to rezone the subject property from 'Service Commercial Zone (SC)' to 'Special Service Commercial Zone' to permit medical uses as an additional permitted use.

At this time Roulston Pharmacies- Discount drugs have committed to a lease agreement for just over 5500 sq. ft (see attached) but subject to having an adjacent medical centre in order to enhance their customer service. And in reverse a medical centre will also enhance their service with an adjoining drug store.

With the new legislation allowing surgical centres & nurse practitioner centres apart from hospitals we would like to be able to provide this service also.

Because of Tillsonburg's rapid growth we are fielding many inquiries from all types of medical related entities, labs, dental, homeopathic etc.

Finally, from a logistical point of view NORTHGATE offers plenty of parking and service to the surrounding, expanding, suburbs.

We look forward to receiving a positive approval of our application.

Regards

A handwritten signature in black ink, appearing to read "Casey Kerkhoff", written over a horizontal line.

Casey Kerkhoff