

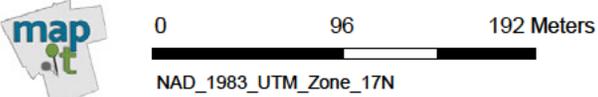
### Legend

**Zoning Floodlines**

- ◆◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- ◆◆ Conservation Authority Regulation Limit
- ◆◆ Regulatory Flood And Fill Lines

**Land Use Zoning (Displays 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

November 27, 2023



**Legend**

- Zoning Floodlines  
Regulation Limit
- 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
  - Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



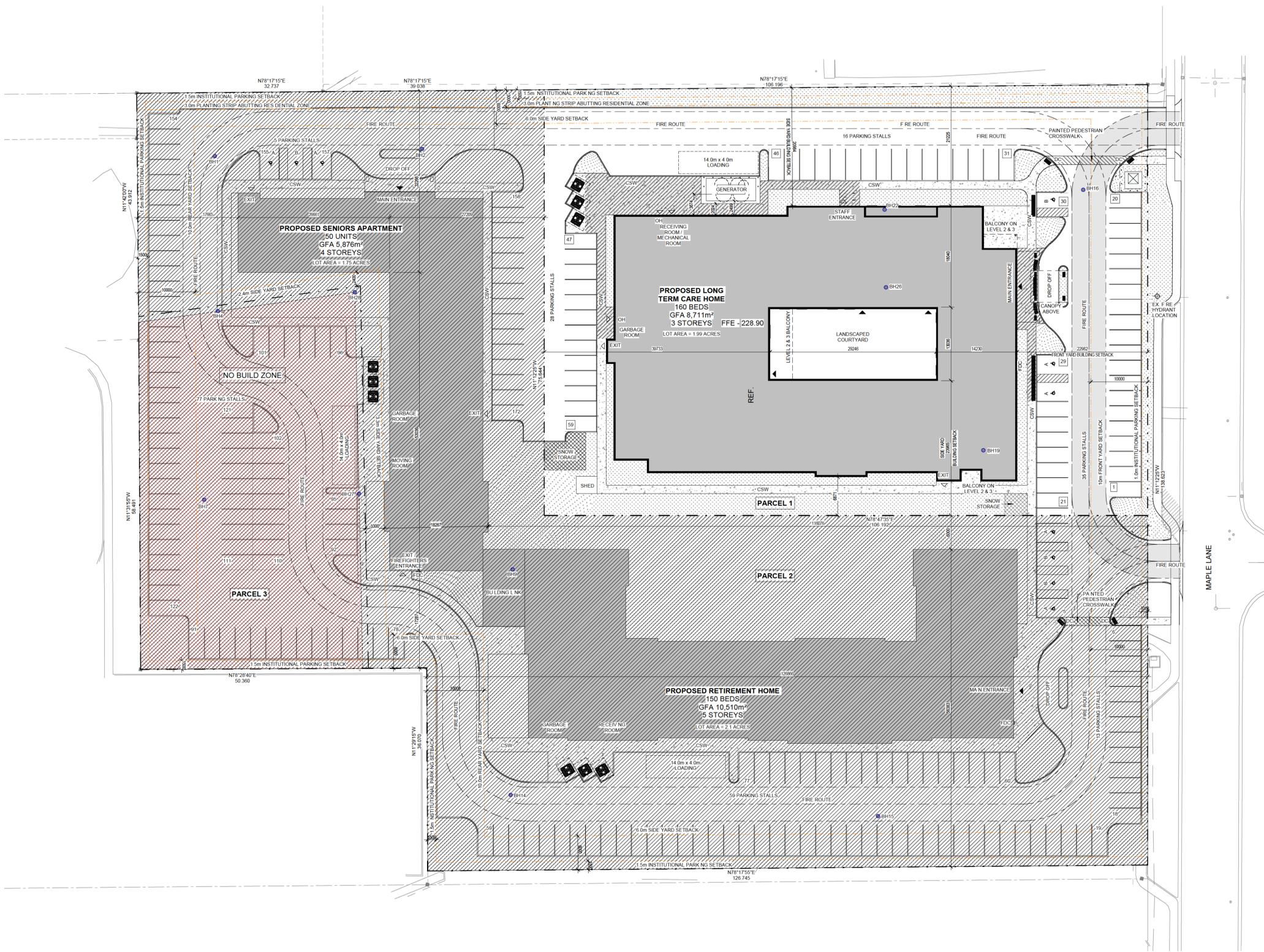
0 96 192 Meters

NAD\_1983\_UTM\_Zone\_17N



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

November 27, 2023



**LONG-TERM CARE (LTC)**

**SITE DATA - PARCEL 1**  
25 Maple Lane, Tillsonburg, ON

DATA	REQUIRED	PROVIDED
ZONING	ZONING - IN-4 Major Institutional	
LOT AREA (m²)	900m² M N	8,082m² (1.99 acres)
LOT FRONTAGE (m)	20m MIN	76.6 m
LOT COVERAGE (%)	30% MAX	36.2%
FRONT YARD (m)	10m MIN	22.9 m
INTERIOR SIDE YARD (m)	6m MIN	20.9 m, 6.06 m
REAR YARD (m)	10m MIN	10.9 m

**BUILDING DATA**

DATA LTC	REQUIRED	PROVIDED
LTC DENSITY (# of units)	100 units	
BUILDING AREA (m²)		2,927 m²
GROSS FLOOR AREA (m²)		8,711 m²
NUMBER OF STOREYS		3
BUILDING HEIGHT (m)	12m MAX	10.2m

**LANDSCAPING DATA - PARCEL 1**

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	35% MIN	30.1%
LANDSCAPE AREA (m²)		2,505 m²
HARDSCAPE AREA (m²)		2,850 m²
BUILDING FOOTPRINT (m²)		2,927 m²
TOTAL		5,882 m²

\*LANDSCAPE AREA INCLUDES SIDEWALKS

**VEHICLE PARKING DATA - PARCEL 1**

DATA	REQUIRED	PROVIDED
LONG TERM CARE PARKING (113 BEDS)	160/3 = 54	50
BARRER FREE PARKING (13-100 = 4% OF REQ'D)	3 (INCLUSIVE)	3 (INCLUSIVE)
TOTAL	54	50

**LOADING DATA**

DATA	REQUIRED	PROVIDED
LONG TERM CARE PARKING (6,501 12,000m²)	3	1

**RETIREMENT HOME (RH) AND SENIOR'S APARTMENTS (SA)**

**SITE DATA - PARCEL 2**  
25 Maple Lane, Tillsonburg, ON

DATA	REQUIRED	PROVIDED
ZONING	ZONING - IN-4 Major Institutional	
LOT AREA (m²)	900m² M N	12,110 m² (2.99 acres)
LOT FRONTAGE (m)	20m M N	62.1 m
LOT COVERAGE (%)	30% MAX	30.3%
RH FRONT YARD (m)	10m M N	23 m
RH INTERIOR SIDE YARD (m)	6m	22 m, 6 m
RH REAR YARD (m)	10m	17.2 m
SA FRONT YARD (m)	10m M N	116.1 m
SA INTERIOR SIDE YARD (m)	6m	17.3m, 17.0m, 3.3m, 2.4m
SA REAR YARD (m)	10m	17.5m

**NO BUILD ZONE**

**SITE DATA - PARCEL 3**  
25 Maple Lane, Tillsonburg, ON

DATA	REQUIRED	PROVIDED
ZONING	ZONING - IN-4 Major Institutional	
LOT AREA (m²)	900m² M N	2,586 m² (0.64 acres)
LOT FRONTAGE (m)	20m M N	N/A
LOT COVERAGE (%)	30% MAX	N/A

\*SITE SPECIFIC ZONING PROVISIONS TBD

**BUILDING DATA - RETIREMENT HOME**

DATA RETIREMENT	REQUIRED	PROVIDED
RETIREMENT DENSITY		150 beds
BUILDING AREA (m²)		2,102 m²
BUILDING LINK AREA (m²)		101 m²
GROSS FLOOR AREA (m²)		10,510 m²
NUMBER OF STOREYS		5
BUILDING HEIGHT (m)	12m MAX	15m

**BUILDING DATA - SENIORS APARTMENT**

DATA SENIORS APARTMENT	REQUIRED	PROVIDED
APARTMENT DENSITY (# of units)		50 units
BUILDING AREA (m²)		1,469 m²
GROSS FLOOR AREA (m²)		5,876 m²
NUMBER OF STOREYS		4
BUILDING HEIGHT (m)	12m MAX	12m

**LANDSCAPING DATA - PARCEL 2**

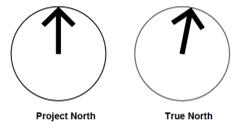
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	35% MIN	32.8%
LANDSCAPE AREA (m²)		3,977 m²
HARDSCAPE AREA (m²)		4,461 m²
BUILDING FOOTPRINT (m²)		3,872 m²
TOTAL		12,110 m²

\*LANDSCAPE AREA INCLUDES SIDEWALKS  
\*BUILDING AREA INCLUDES BUILDING LINK

**VEHICLE PARKING DATA - PARCEL 2 & 3**

DATA	REQUIRED	PROVIDED
RETIREMENT HOME PARKING (150/4 X 3 = 113)		97
BARRER FREE PARKING (101-200 = 3% OF REQ'D)	4 (INCLUSIVE)	4 (INCLUSIVE)
TOTAL	113	97
SENIORS APARTMENT PARKING (1 SA UNIT)	50/1.5 = 75	75
BARRER FREE PARKING (13 - 100 = 4% OF REQ'D)	3 (INCLUSIVE)	3 (INCLUSIVE)
TOTAL	188	172

1 SITE PLAN  
1:300



- GENERAL NOTES**
- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  - All work shall comply with the 2012 Ontario Building Code and amendments.
  - Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  - All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  - All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
  - The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
  - The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

**SITE LEGEND**

—	WALTER FEDY - SANITARY LINE
▲	EXIT
▲	EMERGENCY EXIT
—	FDC FIRE DEPARTMENT CONNECTION
○	U.P. = UTILITY POLE
—	L.S. LIGHT STANDARD
—	FENCE
—	D.C. DROP CURB
S	STAFF PARKING
V	VISITOR PARKING
■	SNOW MELT AREA
▨	TACTILE STRIP

No.	Date	Revision
1	2023-10-30	ISSUED FOR SITE PLAN APPROVAL
2	2023-09-25	ISSUED FOR CITY REVIEW
3	2023-09-21	ISSUED FOR CITY REVIEW
4	2023-09-12	ISSUED FOR CONSULTANT COORDINATION
5	2023-08-18	ISSUED TO CITY
6	2023-06-19	ISSUED FOR CLIENT REVIEW

Project Name / Address:

**25 MAPLE LANE, TILLSONBURG**

Project No: 23032  
 Drawing Date: 09/08/23  
 Drawn by: TNH  
 Checked by: TLS  
 Office Location: KITCHENER  
 Plot Date / Time: 10/31/2023 1:07:11 PM  
 Drawing Name:

**SITE PLAN - OVERALL**

Drawing Scale: As Indicated  
 Status: ISSUED FOR SPA  
 Revision No: r7  
 Drawing No: 8158

**A1.3**

**TABLE 5.14.2 - LOADING SPACE STANDARDS**

Design Provision	Minimum Standard
Length	14 m (45.9 ft)
Width	4 m (13.1 ft)
Vertical Clearance	4.5 m (14.7 ft)
Location	1.5 m (4.9 ft) from an interior side or rear lot line and 15 m (49.2 ft) from a street line. In addition, no loading space shall be located in any portion of a required yard abutting a Residential, Future Development or Entrepreneurial Zone.
Access Driveway Width	6 m (19.7 ft)

**REDUCED LOADING SPACE STANDARDS**

Notwithstanding the minimum length and width standards in Table 5.14.2, where the combined gross floor area for all uses on a lot in a commercial or institutional zone does not exceed 2,000 m² (21,528.5 ft²), the minimum length and width for the required loading space may be reduced to 9 m (29.5 ft) and 3.5 m (11.5 ft) respectively.

**TABLE 5.24.1.6 - PARKING SPACE AND AISLE STANDARDS**

Angle of the Parking Spaces	Minimum Perpendicular Width of the Aisle	Minimum Depth of Parking Space	Minimum Width of Parking Space
30 degree	3.4 m (11.2 ft)	4.6 m (15.1 ft)	2.7 m (8.9 ft), except for parking spaces flanking a wall, fence or other obstruction, which shall be 3 m (9.8 ft)
45 degree	3.7 m (12.1 ft)	5.5 m (18 ft)	
55 degree	4.3 m (14.1 ft)	5.8 m (19 ft)	
60 degree	4.9 m (16.1 ft)	5.8 m (19 ft)	
65 degree	5.2 m (17.1 ft)	5.8 m (19 ft)	
70 degree	5.5 m (18 ft)	5.8 m (19 ft)	
90 degree	7.3 m (24 ft)	5.5 m (18 ft)	
parallel parking	4 m (13.1 ft) for one way traffic and 6 m (19.7 ft) for two way traffic	6.5 m (21.3 ft)	
angle other than those listed	shall meet the requirements for the angle of parking which is greater than the angle being provided		

**TABLE 5.24.2.2 - ACCESSIBLE PARKING STANDARDS**

Total Number of Required Vehicle Parking Spaces	Minimum Number of Required Accessible Spaces	Type A Spaces	Type B Spaces
1 - 12	1	1	0
13 - 100	4% of total required parking spaces	Where an even number of accessible parking spaces are required an equal number of Type A and Type B spaces must be provided.	
101 - 200	3% of total required parking spaces + 1		
201 - 1,000	2% of total required parking spaces + 2		
1,001 or greater	1% of total required parking spaces + 11	Where an odd number of total accessible parking spaces are required the additional space may be a Type B space.	

**TABLE 5.14.1 - LOADING SPACE REQUIREMENTS**

Zone	Gross Floor Area	Number of Loading Spaces Required
Commercial, Institutional, Industrial, or Open Space Zone	350-2,000 m² (3,767.5-21,528.5 ft²)	1
	2,001-6,500 m² (21,539.3-69,967.7 ft²)	2
	6,501-12,000 m² (69,978.5-129,171.2 ft²)	3
	Greater than 12,000 m² (129,171.2 ft²)	4

Do not scale drawings. Contractors must check and verify all dimensions and specifications to the Architect's drawings before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

Public Notice 25 Maple Lane

Parcel 1

3 storey

- 1) 6% is too much change for the lot coverage
- 2) 5% — " — Need a green space for (Garden's benches table's for outside)
- 3) Loading space if 3 is required it's needed for drop off or pick ups.

Parcel 2

- 1) Landscaped open space should be not change
- 2) Height of the building same height as 31 Maple Lane Senior's Residence
- 3) Parking You need a required numbers (emergency, taxi, delivery or visitors) Winter time for Snow

In our Town we do need a long Term care & Retirement Home

I Hope Council will approve only small changes (under 1%)



Elizabeth Lamers

## Public Notice

25 Maple Lane - Tillsonburg

Parcel 1: 3 storey

1. maximum lot coverage of 36.2% (should be left at 30%) . 6.2% is too much change.

2. landscaped open space 30.1% where 35% is required. ( 5% is too much change) Need more room for trees, grass & gardens.

3. Loading space left at 3. If only one than one has to wait until it is free to load or unload.

Parcel 2:

1. landscaped open space should not change (same reason as above.)

2. Height of building (should be the same as the senior building next door)

3. Parking space left at 188 or more. You have visitors, trucks delivering or picking up & they need room. Also the snow has to go some place.

The subject lands are near  
us & maybe we might use  
them. I hope Council will  
look at the neighbour's houses  
& building to approve it with only  
small changes.

Yours Truly  
Robert Hamers



THE COUNTY OF OXFORD

BY-LAW NO. **6613-2024**

**BEING** a By-Law to adopt Amendment Number 312 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 312 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 312 to the County of Oxford Official Plan, being the attached explanatory text and schedules, 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 14<sup>th</sup> day of February 2024.

READ a third time and finally passed this 14<sup>th</sup> day of February 2024.

---

MARCUS RYAN, WARDEN

---

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 312  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto constitutes  
Amendment Number 312 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Town of Tillsonburg from 'Residential' to 'Community Facility', to facilitate the development of a 3-storey Long Term Care Facility (up to 160 beds), a 5-storey Retirement Home (up to 150 beds) and a 4-storey apartment building (up to 50 units).

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 380 Plan 500, 41R-9104, Town of Tillsonburg. The subject lands are located on the west side of Maple Lane, between Brock Street East and Concession Road East, and are municipally known as 25 Maple Lane.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Residential' to 'Community Facility' to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a settlement area. The development also represents an efficient re-use of underutilized lands within the Town of Tillsonburg and contributes to providing housing types and long term care options for current and future residents of the Town and the broader regional market area. Further, the proposed development supports the strategic initiatives and objectives of the Official Plan with respect to ensuring that adequate housing and healthcare services are available in the Town of Tillsonburg.

Council is further satisfied that the Official Plan criteria respecting the designation of Community Facility areas have been adequately addressed. The subject lands front on Maple Lane and surrounding land uses (including medium density residential, commercial and institutional uses to the north, south and west) and low density residential uses to the east are considered compatible with the proposed development. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to the site plan approval process, where matters related to servicing, storm water management, grading, access, and parking will be addressed to the satisfaction of the Town and County.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule "T-1" – Town of Tillsonburg Land Use Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Residential" to "Community Facility".

4.2 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto by removing the lands from the Public Elementary School designation.

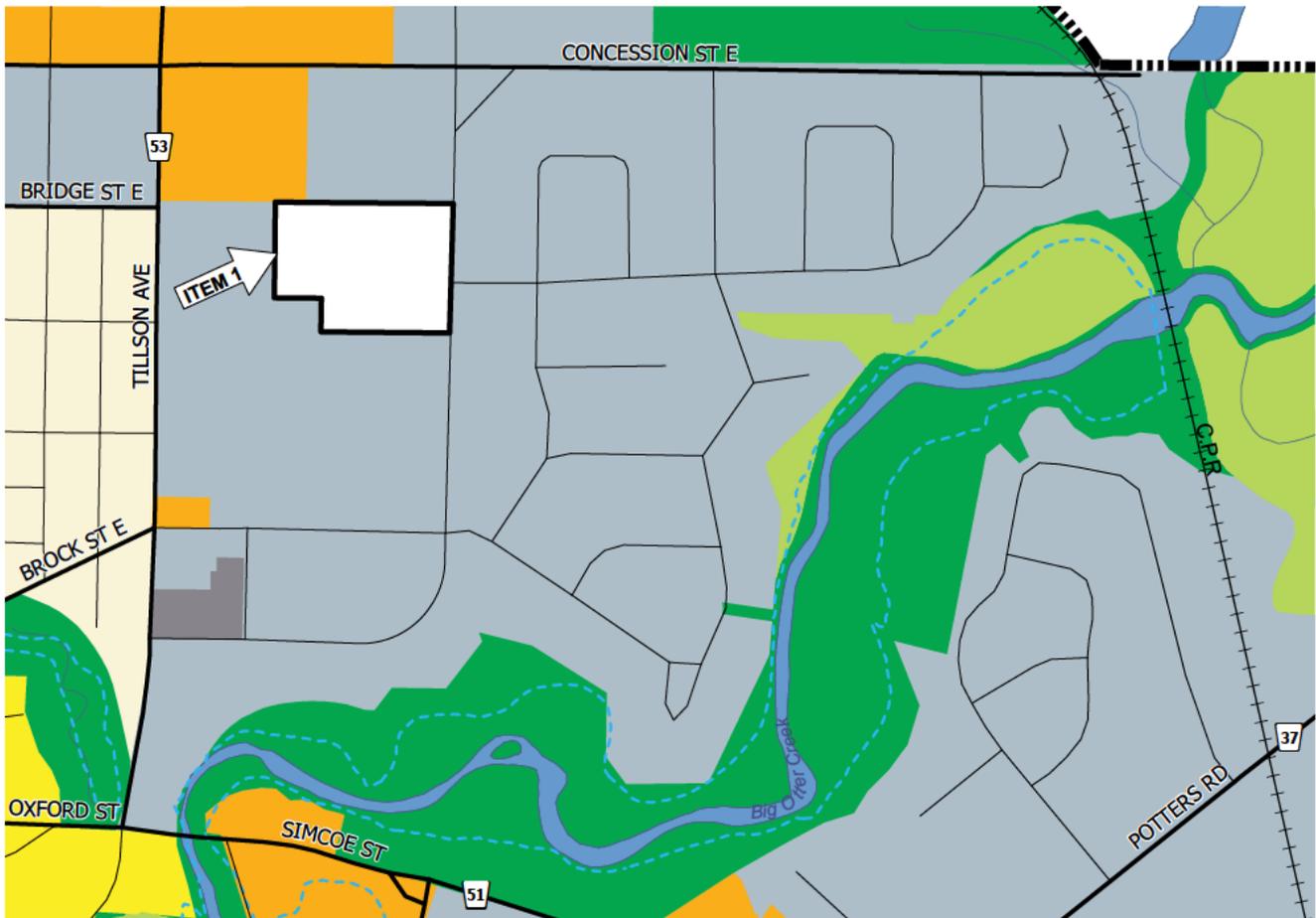
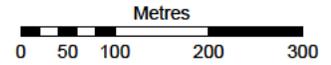
#### 5.0 IMPLEMENTATION

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.

SCHEDULE "A"  
 AMENDMENT No. 312  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**  
 ITEM 1 - CHANGE FROM RESIDENTIAL TO  
 COMMUNITY FACILITY

**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- ENTREPRENEURIAL DISTRICT
- SERVICE COMMERCIAL
- COMMUNITY FACILITY
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE



*Growing stronger together*

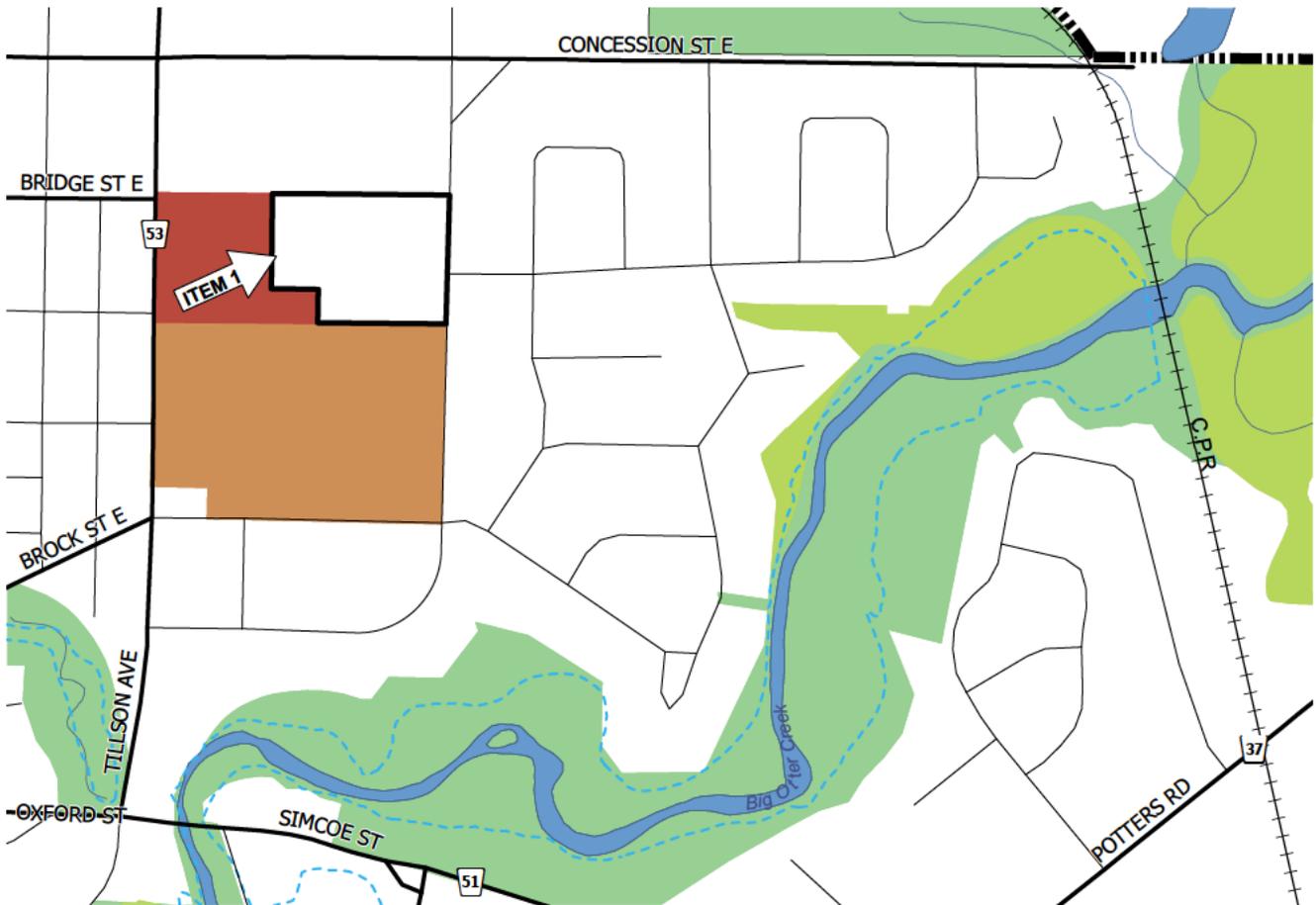
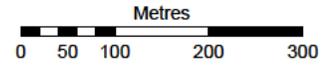
Produced By The Department of Corporate Services  
 Information Services ©2024

SCHEDULE "A"  
 AMENDMENT No. 312

TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**

SCHEDULE "T-3"  
**TOWN OF TILLSONBURG**

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - REMOVE FROM PUBLIC ELEMENTARY SCHOOL

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PUBLIC ELEMENTARY SCHOOL
- PUBLIC SECONDARY SCHOOL
- FLOODLINE