



### 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



0 143 285 Meters

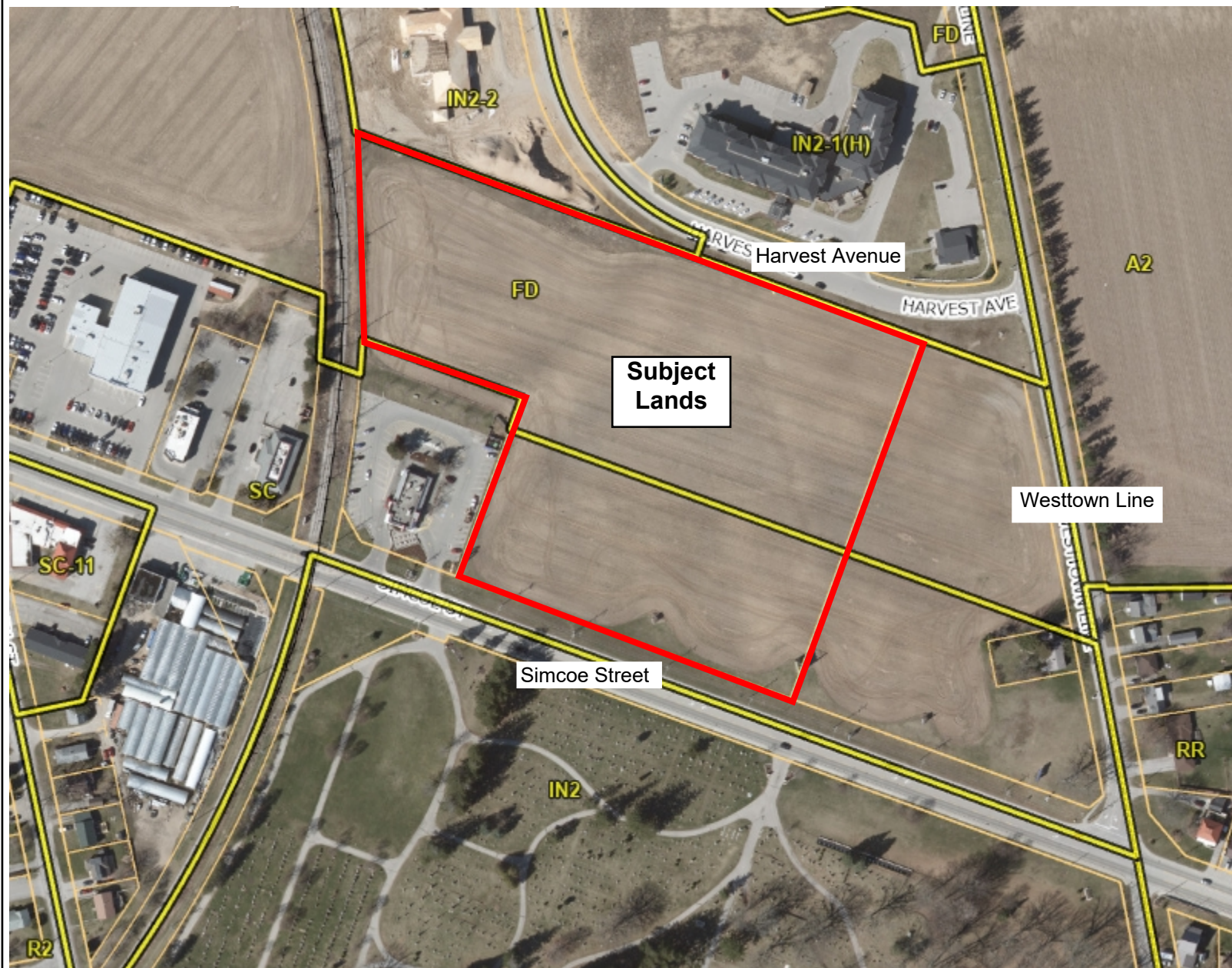
NAD\_1983\_UTM\_Zone\_17N



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

December 13, 2023

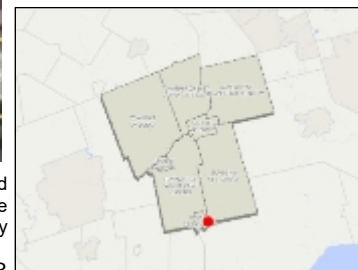




### Legend

- Zoning Floodlines  
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### Notes



0 71 143 Meters

NAD\_1983\_UTM\_Zone\_17N



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December 13, 2023

Plate 3: Location Map and Existing Designation  
OP 23-13-7; ZN 7-23-10- Harvest Ave Inc.  
Part Lot 24, Plan 1653, 41R-8458, Tillsonburg



### 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)
- 100 Metre Buffer Ingersoll
- Village Land Use Designation**
- Village Core
  - Service Commercial
  - Low Density Residential
  - Medium Density Residential
  - Industrial
  - Minor Institutional
  - Major Institutional
  - Future Urban Growth
  - Open Space
  - Environmental Protection
  - School
- Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation**
- Residential
  - Residential Reserve
  - Central Business District
  - Entrepreneurial District
  - Neighbourhood Shopping Centre
  - Service Commercial
  - Regional Commercial Node
  - Business Park
  - Traditional Industrial
  - Community Facility
  - Open Space
  - Environmental Protection

### Notes



0 71 143 Meters

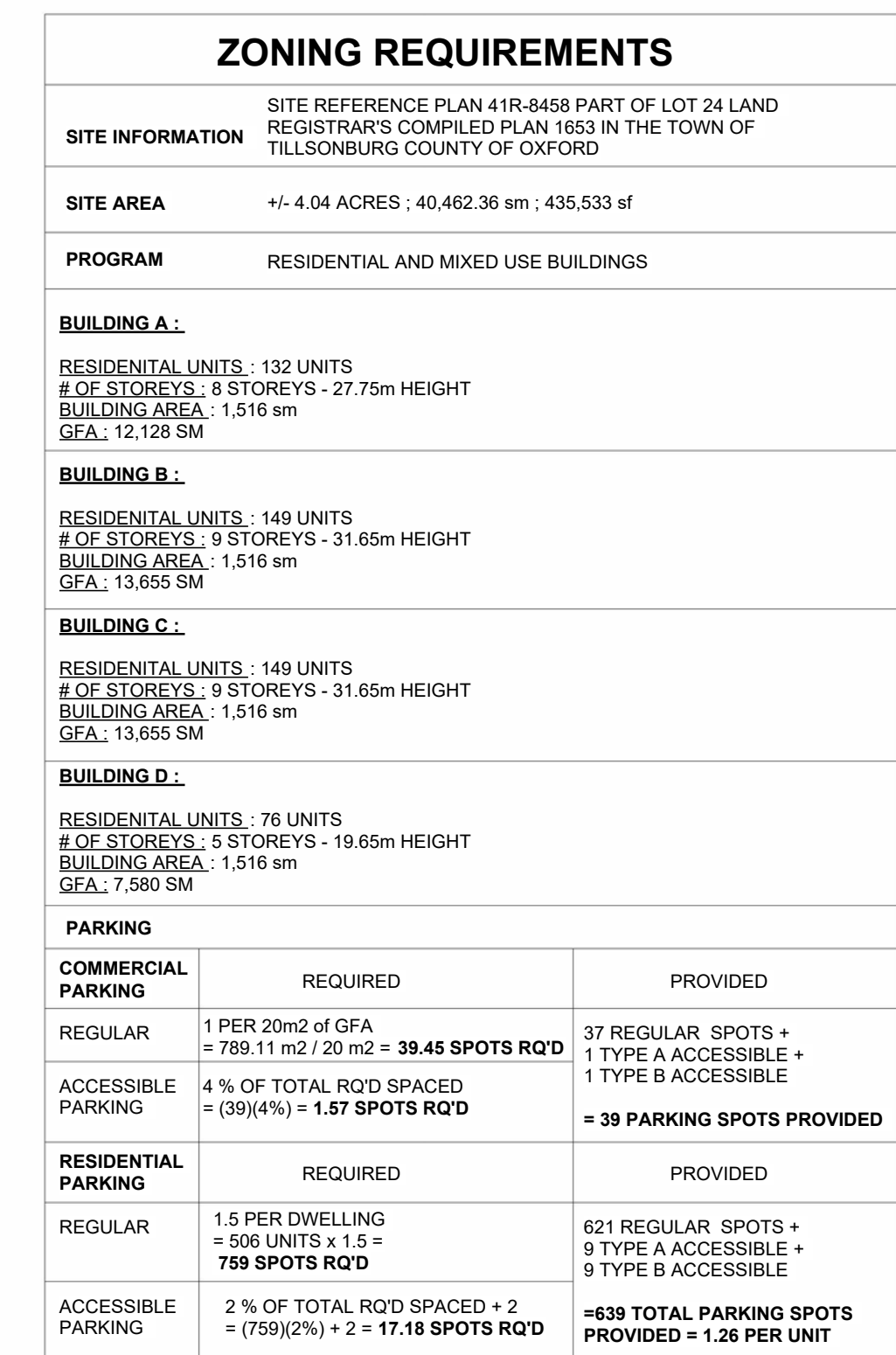
NAD\_1983\_UTM\_Zone\_17N



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April 11, 2024





<u><b>RH HIGH DENSITY TABLE</b></u>			
	REQUIRED	PROPOSED	✓/X
# OF UNITS	506		
LOT AREA	45 990 m <sup>2</sup>	40 462 m <sup>2</sup>	X
	MIN 90m <sup>2</sup> /UNIT	79.96m <sup>2</sup> /UNIT	
UNIT DENSITY	42/acres	50.608254/acres	X
	Collected		
FRONTAGE	30.00 m	154.39 m	✓
	MIN		
BUILDING HEIGHT	22.00 m	31.65 m	X
	MAX		
FRONT YARD	15.27 m	15.27 m	✓
	MIN		
INTERIOR SIDE YARD	15.27 m	23.23 m	✓
	MIN		
EXTERIOR SIDE YARD	0.00 m	0.00 m	✓
	N/A		
REAR YARD	15.27 m	58.23 m	✓
	MIN		
LOT COVERAGE	16 185 m <sup>2</sup>	6 064 m <sup>2</sup>	✓
	44%	14%	
LANDSCAPE OPEN SPACE	14 162 m <sup>2</sup>	14 163 m <sup>2</sup>	✓
	MIN 35%	35%	
AMENITY AREA	20 440 m <sup>2</sup>	19 545 m <sup>2</sup>	X
	MIN 40m <sup>2</sup> /UNIT	38m <sup>2</sup> /UNIT	
PLAY AREA	20 m <sup>2</sup>	240 m <sup>2</sup>	✓
	MIN=2-BED		

SC SERVICE COMMERCIAL TABLE			
	REQUIRED	PROPOSED	✓/X
# OF UNITS		506	
LOT AREA	900 m <sup>2</sup>	40 462 m <sup>2</sup>	✓
LOT AREA	Non-Res + Adeo = 79.96m <sup>2</sup> /Unit		
UNIT DENSITY	Greater = 50.08254/acre		✓
FRONTAGE	20.00 m	170.91 m	
	MIN		
BUILDING HEIGHT	11.00 m	19.65 m	X
	MAX		
FRONT YARD	9.00 m	24.26 m	
	MIN		
INTERIOR SIDE YARD	6.00 m	25.45 m	
	9m abutting FD		
EXTERIOR SIDE YARD	0.00 m		
	N/A		
REAR YARD	7.50 m	0.00 m	✓
	12m abutting FD		
LOT COVERAGE	16 185 m <sup>2</sup>	6 064 m <sup>2</sup>	
	MAX	15%	
LANDSCAPE OPEN SPACE	6 069 m <sup>2</sup>	14 163 m <sup>2</sup>	
	MIN 15%	35%	
AMENITY AREA	0 m <sup>2</sup>	19 545 m <sup>2</sup>	✓
	No Requirement	35m <sup>2</sup> /UNIT	
OUTDOOR PLAY AREA	No Requirement	240 m <sup>2</sup>	

**LEGEND**

- PROPOSED FIRE HYDRANT
- DISTANCE FROM FIRE HYDRANT TO SIAMESE CONNECTION
- MOLOK GARBAGE CONTAINERS
- BUILDING ACCESS POINTS
- FIRE ACCESS ROUTE

Diagram illustrating typical parking spot dimensions and configurations:

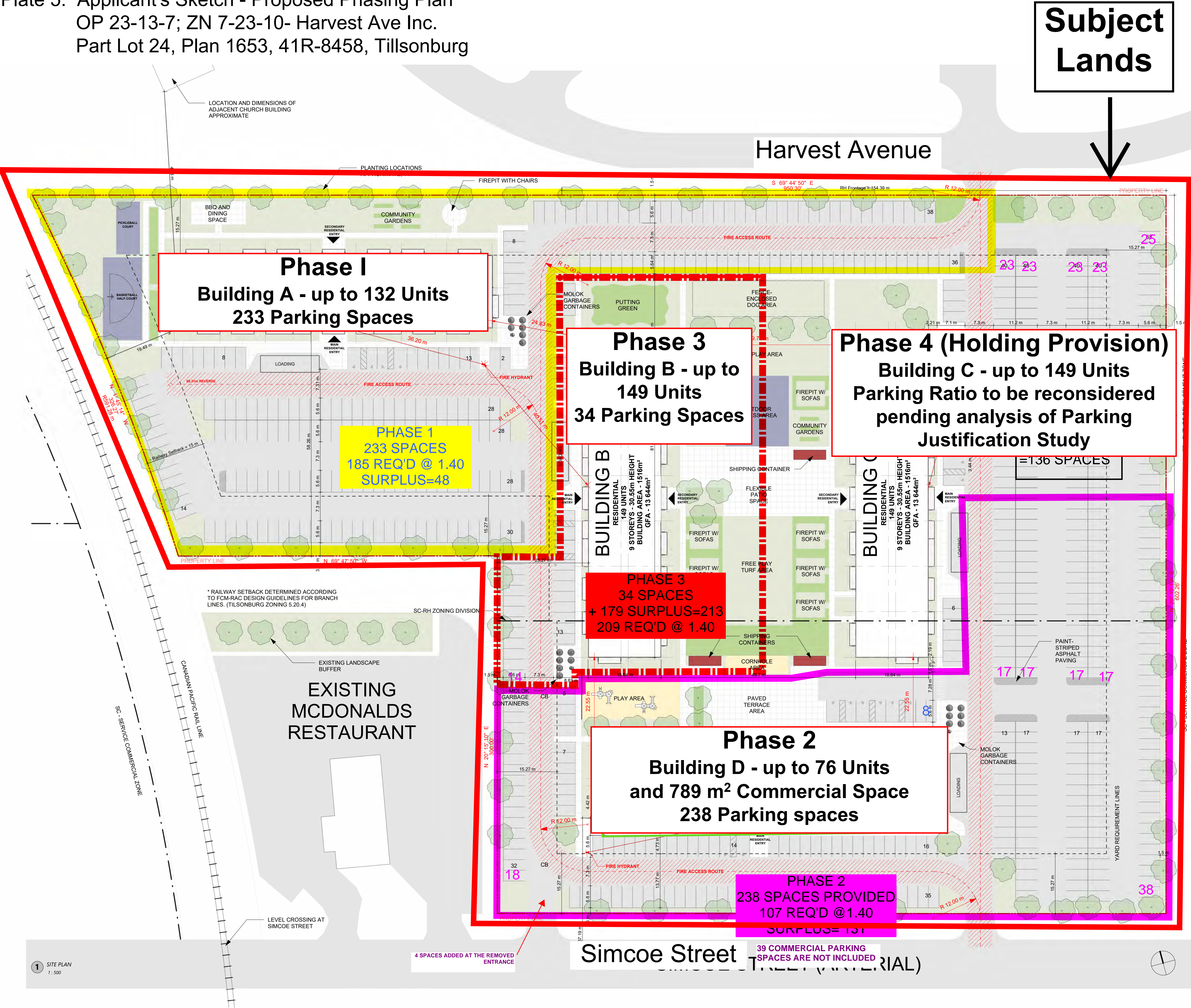
- TYPICAL PARKING SPOT:** Dimensions shown are 2.7m (width) and 5.5m (length).
- TYPICAL B.F. PARKING CONFIGURATION:** Dimensions shown are 2.7m (width), 5.5m (length), and 15m (loading area).
- COMMERCIAL PARKING:** Dimensions shown are 2.7m (width) and 5.5m (length).

Additional dimensions and labels for the parking configurations:

- 1.5m B.F. AISLE
- 0.5m MIN. 3.4m
- 15m LOADING
- LOADING



Plate 5: Applicant's Sketch - Proposed Phasing Plan  
OP 23-13-7; ZN 7-23-10- Harvest Ave Inc.  
Part Lot 24, Plan 1653, 41R-8458, Tillsonburg



**RH HIGH DENSITY TABLE**

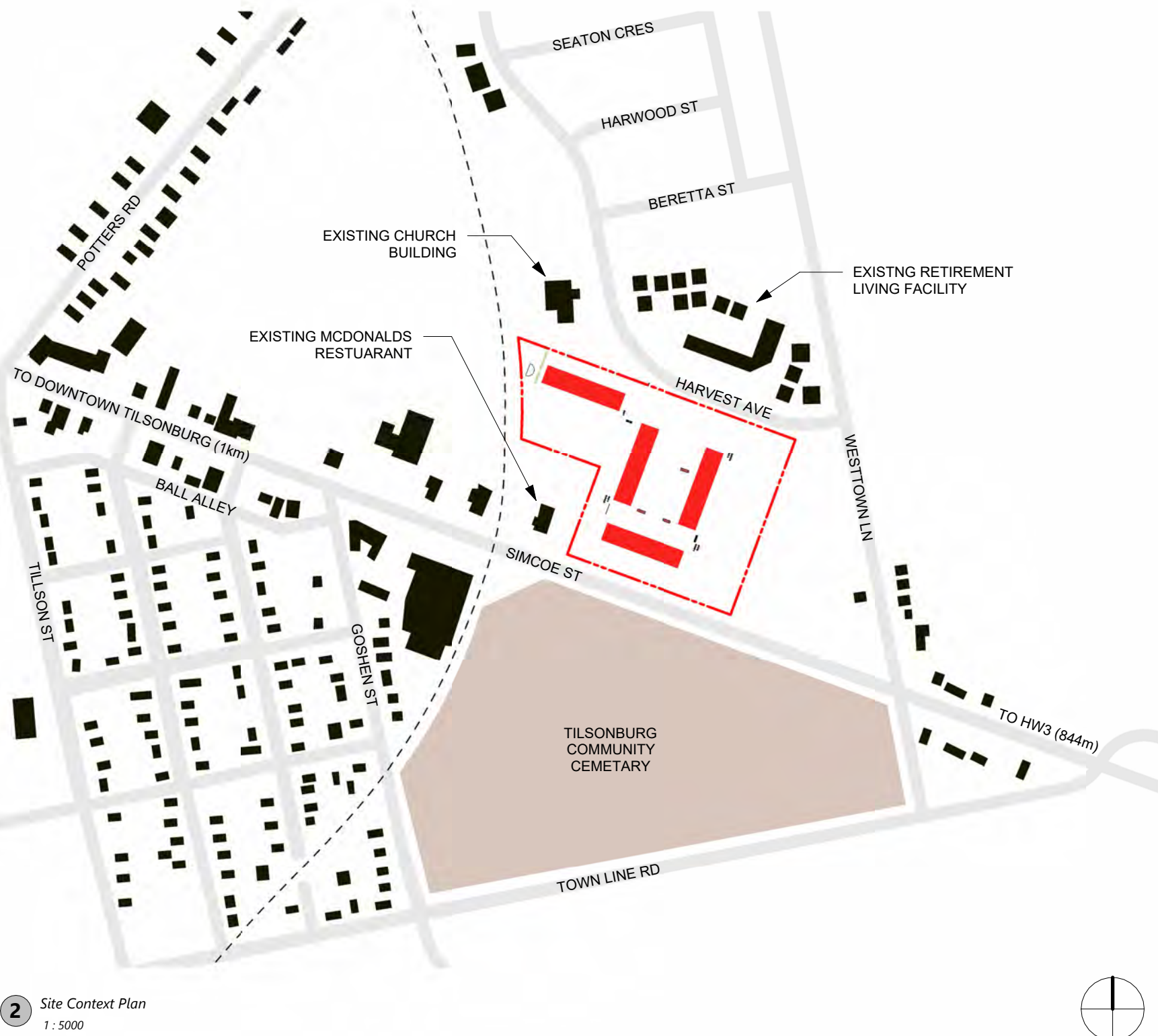
	REQUIRED	PROPOSED	✓/X
# OF UNITS		506	
LOT AREA	45 990 m <sup>2</sup>	40 462 m <sup>2</sup>	X
UNIT DENSITY	79.96m <sup>2</sup> /UNIT	79.96m <sup>2</sup> /UNIT	X
FRONTAGE	30.00 m	154.39 m	✓
BUILDING HEIGHT	22.00 m	30.55 m	X
FRONT YARD	15.27 m	15.27 m	✓
INTERIOR SIDE YARD	15.27 m	26.24 m	✓
EXTERIOR SIDE YARD	0.00 m	0.00 m	✓
REAR YARD	15.27 m	46.85 m	✓
LOT COVERAGE	16 185 m <sup>2</sup>	6 064 m <sup>2</sup>	✓
LANDSCAPE OPEN SPACE	14 162 m <sup>2</sup>	13 854 m <sup>2</sup>	X
AMENITY AREA	20 440 m <sup>2</sup>	18 965 m <sup>2</sup>	X
OUTDOOR PLAY AREA	240 m <sup>2</sup>	240 m <sup>2</sup>	✓

**SC SERVICE COMMERCIAL TABLE**

	REQUIRED	PROPOSED	✓/X
# OF UNITS		506	
LOT AREA	900 m <sup>2</sup>	40 462 m <sup>2</sup>	✓
UNIT DENSITY	79.96m <sup>2</sup> /UNIT	79.96m <sup>2</sup> /UNIT	✓
FRONTAGE	20.00 m	170.69 m	✓
BUILDING HEIGHT	11.00 m	30.55 m	X
FRONT YARD	9.00 m	24.30 m	✓
INTERIOR SIDE YARD	6.00 m	26.24 m	✓
EXTERIOR SIDE YARD	0.00 m	0.00 m	✓
REAR YARD	7.50 m	46.85 m	✓
LOT COVERAGE	16 185 m <sup>2</sup>	6 064 m <sup>2</sup>	✓
LANDSCAPE OPEN SPACE	6 069 m <sup>2</sup>	13 854 m <sup>2</sup>	✓
AMENITY AREA	18 965 m <sup>2</sup>	18 965 m <sup>2</sup>	✓
OUTDOOR PLAY AREA	240 m <sup>2</sup>	240 m <sup>2</sup>	✓

**Parking Requirements**

	REQ.	PROP.
REGULAR	32	32
TYPE A ACCESSIBLE	1	1
TYPE B ACCESSIBLE	1	1
COMMERCIAL	34 (1/20m <sup>2</sup> )	34
REGULAR	731	618
TYPE A ACCESSIBLE	9	9
TYPE B ACCESSIBLE	9	9
RESIDENTIAL	759 (1:1.5)	636(1:1.26)
	793	670





THE COUNTY OF OXFORD

BY-LAW NO. 6636-2024

**BEING** a By-Law to adopt Amendment Number 317 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 317 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 317 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 22<sup>nd</sup> day of May 2024.

READ a third time and finally passed this 22<sup>nd</sup> day of May 2024.

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MARCUS RYAN, WARDEN

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CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 317  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules constitutes  
Amendment Number 317 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to redesignate certain lands in the Town of Tillsonburg from 'Service Commercial' to 'Residential' and 'High Density Residential' to facilitate the development of four apartment buildings comprising 506 units. The proposed amendment includes site specific policies for increased residential density on the site and permits Service Commercial uses within a portion of one of the proposed buildings.

To ensure that the lands are developed in an orderly manner with respect to the provision of municipal services and consideration of parking to meet the needs of the development, the proposed amendment also includes policies regarding phasing.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands located at the easterly boundary of the Town of Tillsonburg, on the north side of Simcoe Street, west of Westtown Line. The lands comprise an area of approximately 4.0 ha (10.0 ac) and are legally described as Part Lot 24, Plan 1653 41R-8458 in the Town of Tillsonburg.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate a portion of the subject lands from 'Service Commercial' to 'Residential' and 'High Density Residential' to facilitate the development of four apartment buildings on the lands. The amendment includes special provisions related to the density of residential development on the site as well as provision for the service commercial uses on the lands.

The designation of the lands to facilitate high density residential use at this location, together with service commercial development, is consistent with the relevant policies of the Provincial Policy Statement as the proposed development is a cost effective and efficient use of municipal services and lands within a designated settlement area. The proposed development contributes to the overall mix of housing types and tenures to accommodate current and future residents of the Town and the broader market area and will provide an additional market-based housing option in the Town of Tillsonburg.

The lands are suitable for high density residential and service commercial development as the lands have direct access to Simcoe Street, an arterial road that is capable of accommodating the expected traffic generated by the lands. Harvest Lane, which forms the northerly border of the lands is identified as a collector road which will provide access to Westtown Line (also a collector) and Simcoe Street.

The site is located in an area of mixed residential, institutional and service commercial development and it is the opinion of Council that the proposed use of the lands is appropriate for the area with respect to the character and scale of adjacent uses. The development will have limited impact on the residential and institutional lands to the north and the existing and permitted service commercial uses in the vicinity are considered compatible with the proposed high density residential use of the lands.

It is also the opinion of Council that the subject proposal supports the strategic initiatives and objectives of the Official Plan with respect to the designation of High Density Residential areas within the Town.



The High Density Residential designation is intended for intensive, large-scale, multiple unit forms and the proposed apartment buildings are considered to be a compatible form of development with existing and planned uses in the area, as noted above. While the proposed number of units on the lands requires special provision to address the density of development, Council is satisfied that the lands are of suitable size and configuration to support the development, including parking and amenity space to meet the needs of the use.

To ensure that the lands are developed in an orderly manner, the proposed amendment includes specific policies regarding the phasing of development with a view to ensuring that matters related to municipal servicing and parking for future phases of development are reviewed prior to development proceeding.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “T-1” – Town of Tillsonburg Land Use Plan, as amended, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from ‘Service Commercial’ to ‘Residential’.
- 4.2 That Schedule “T-2” – Town of Tillsonburg Residential Density Plan, as amended, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as ‘High Density Residential’.
- 4.3 That Section 8.2.6 – High Density Residential Areas, as amended, is hereby further amended by adding the following specific development policy at the end of Section 8.2.6.2 - *Specific Development Policies*.

“8.2.6.2.2            North side of Simcoe Street, South of Harvest Lane and West of Westtown Line  
(Part Lot 24, Plan 1653, 41R-8458, Town of Tillsonburg)

On those lands identified as having reference to this section:

The lands shall be developed with a minimum net residential density of 63 units/ha (26 units/ac) and a maximum net residential density of approximately 126 units/ha (51 units/ac).

In addition to the uses permitted in High Density Residential Districts, the full range of uses supported in the Service Commercial designation will be permitted within an apartment building. Such development must be of limited scale and clearly a secondary element relative to the residential apartment building.

Development of the lands shall be phased to the satisfaction of the County of Oxford and the Town of Tillsonburg. Each phase shall be reviewed to ensure the availability of water and wastewater services required to facilitate development, and that adequate parking to meet the needs of the development is provided.

The Town and/or County will utilize restrictive zoning (i.e. holding provisions) and any other land use tools that are deemed to be appropriate to ensure that the items above are addressed to the Town and/or County’s satisfaction, prior to development.”



## 5.0 IMPLEMENTATION

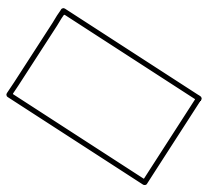
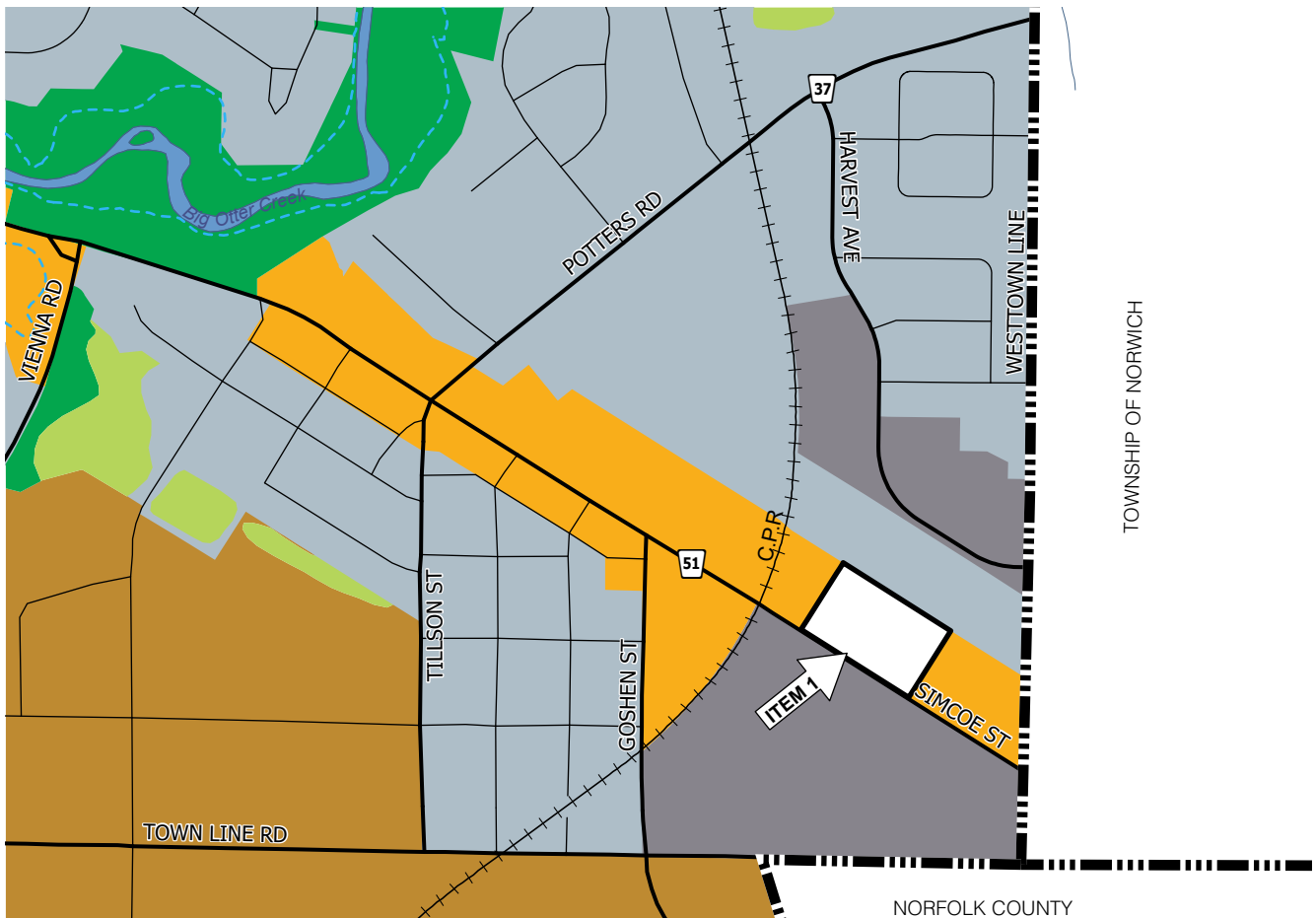
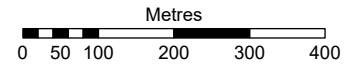
This Official Plan Amendment shall be implemented in accordance with the relevant implementation policies contained in the Official Plan.

## 6.0 INTERPRETATION

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










SCHEDULE "A"  
 AMENDMENT No. 317  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

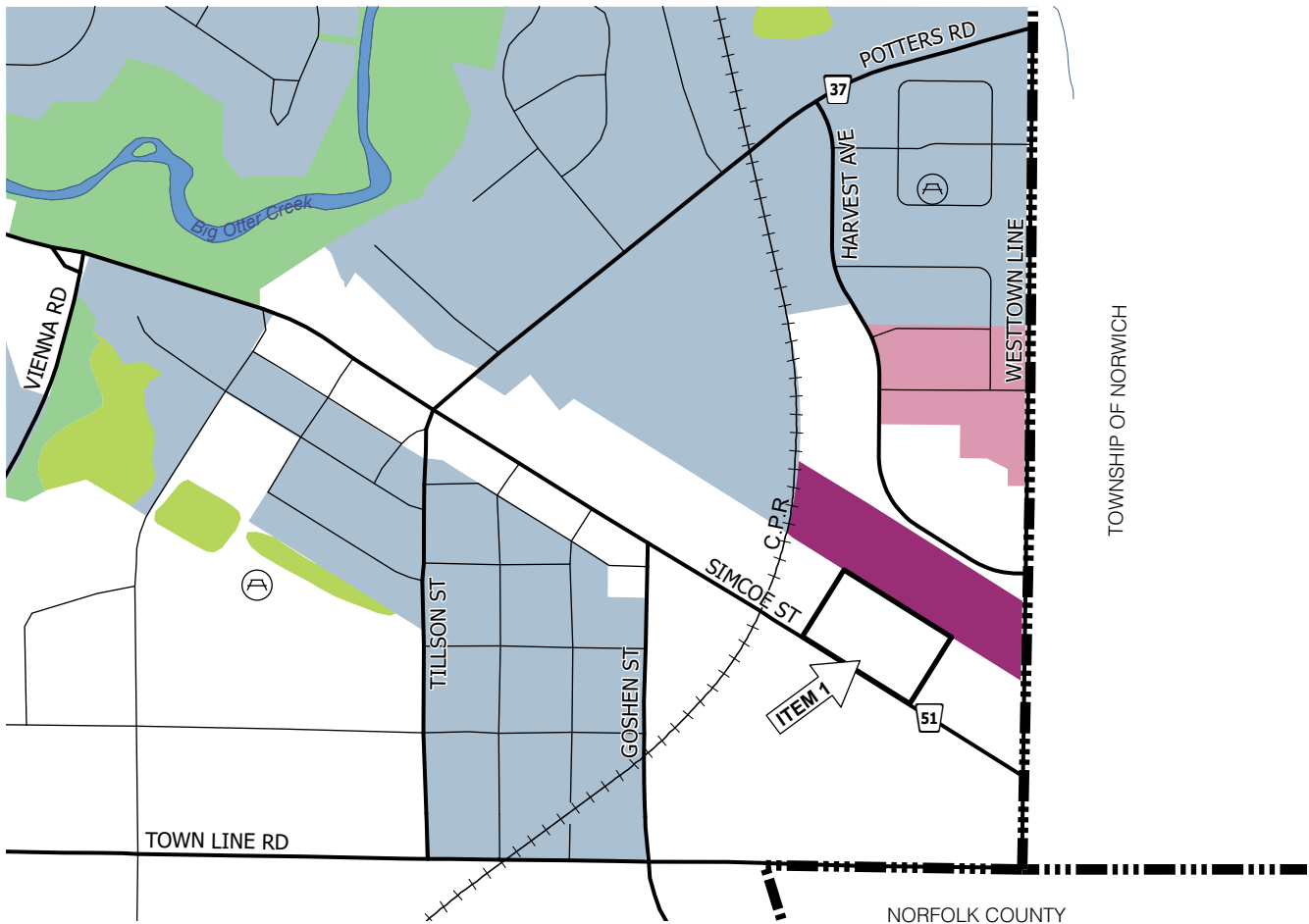
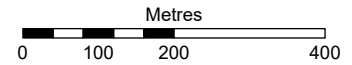
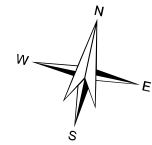
ITEM 1 - CHANGE FROM SERVICE COMMERCIAL TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

-  RESIDENTIAL
-  SERVICE COMMERCIAL
-  COMMUNITY FACILITY
-  INDUSTRIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  FLOODLINE



SCHEDULE "A"  
 AMENDMENT No. 317  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PROPOSED PARK