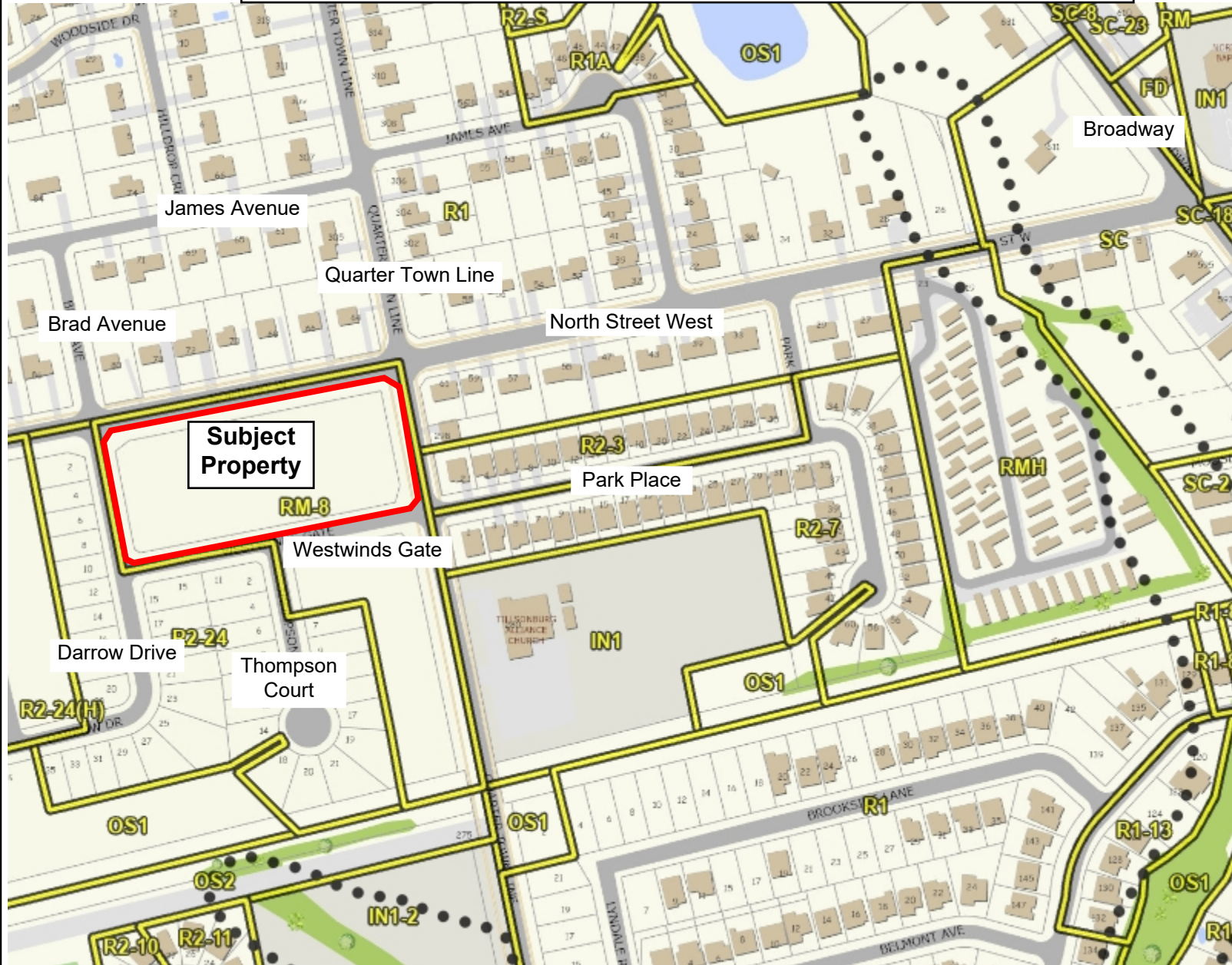




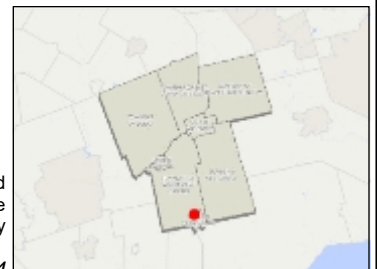
Plate 1: Location Map with Existing Zoning
 File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.
 CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg



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)

Notes



0 96 192 Meters

NAD_1983_UTM_Zone_17N

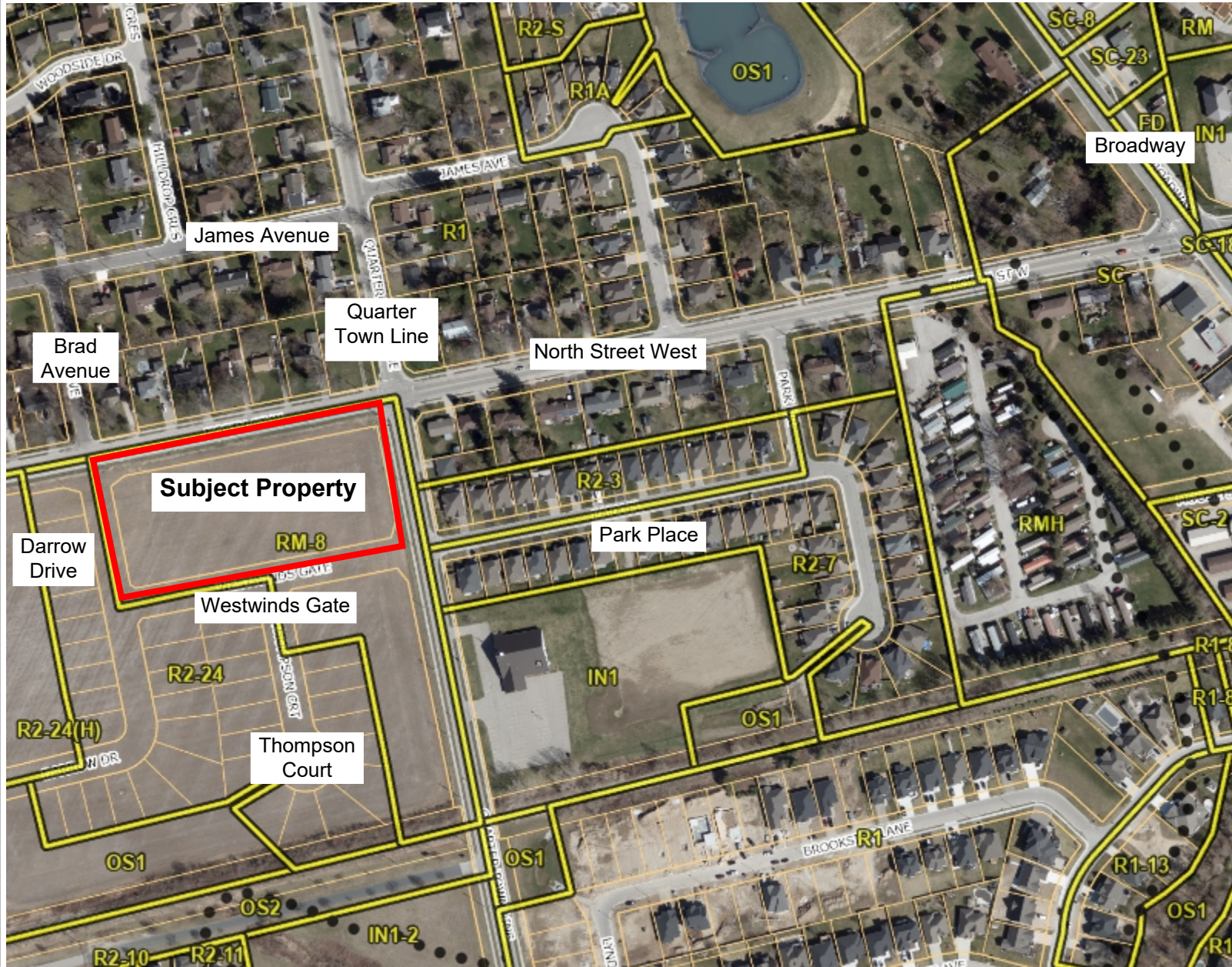


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 23, 2024



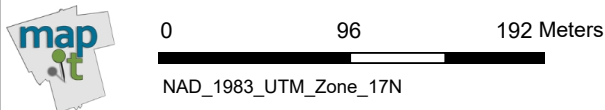
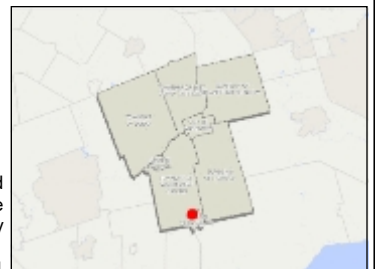
Plate 2: 2020 Aerial Map
File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.
CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg



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)

Notes



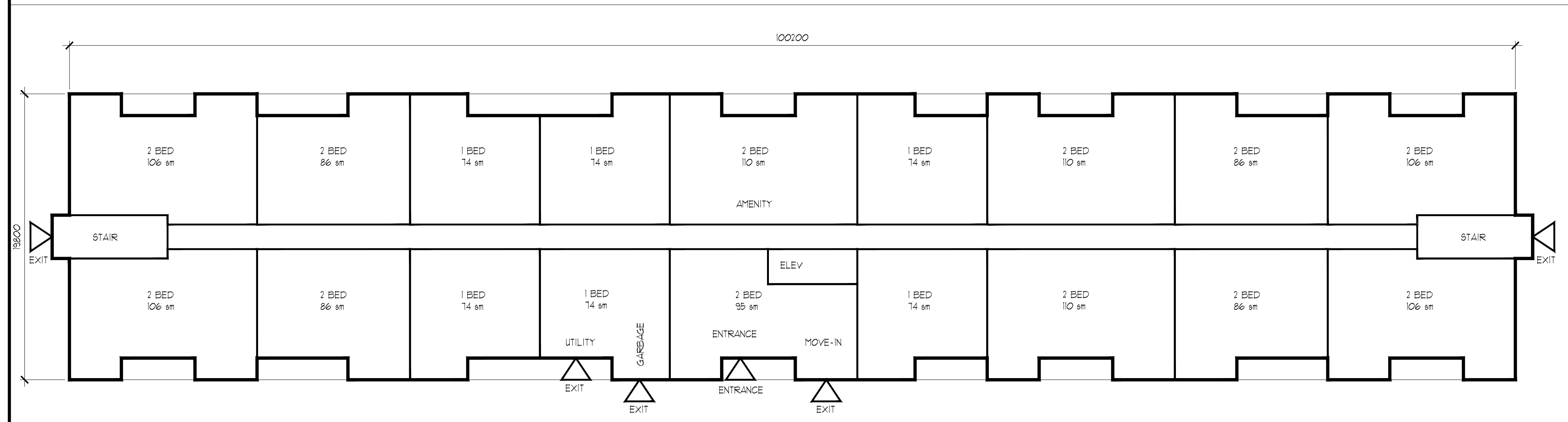
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 23, 2024

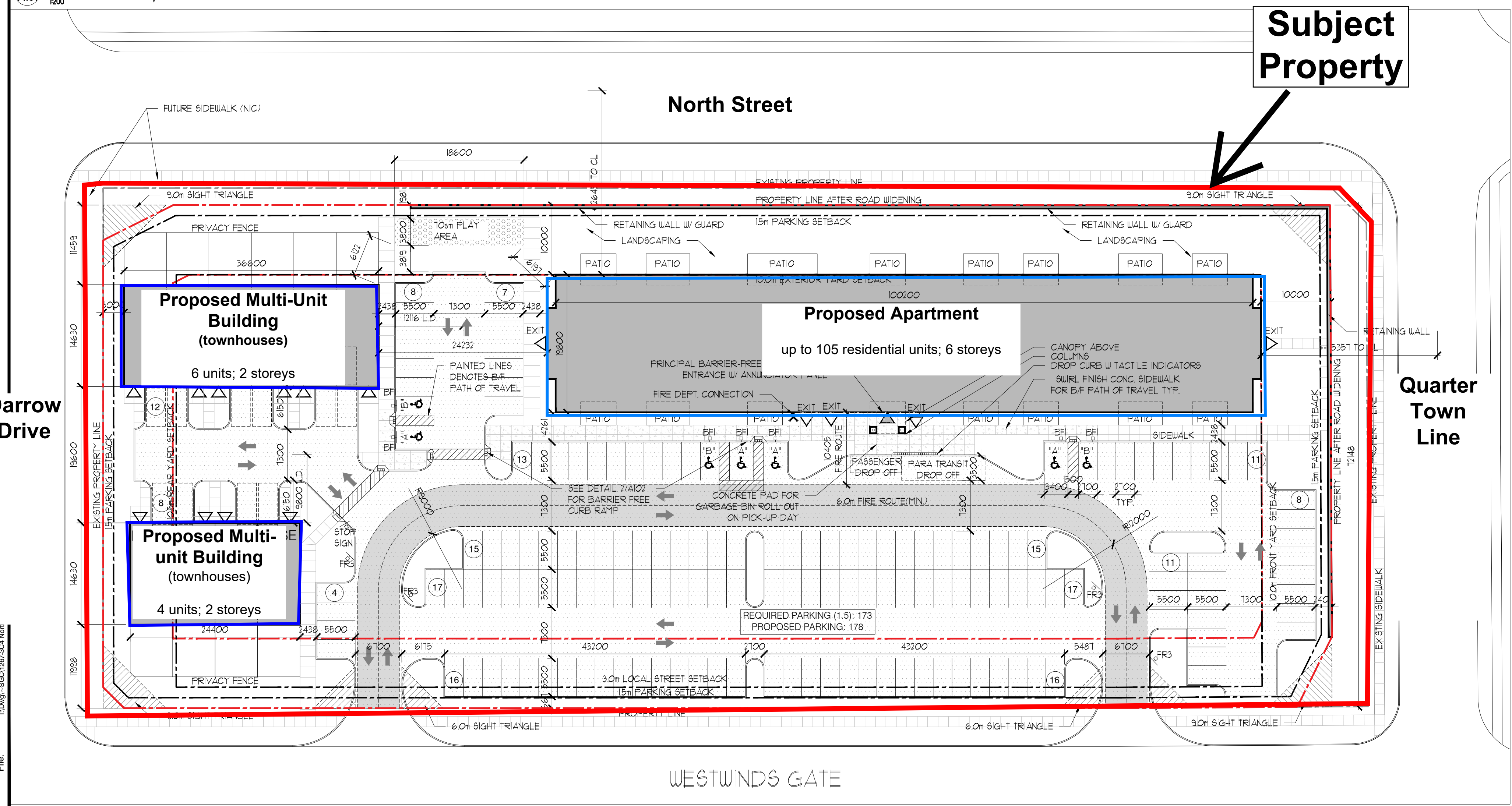
Plate 3: Applicant's Sketch - Site Plan (Revised)

File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.

CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg



2 FLOOR PLAN
A101 1200



1 SITE PLAN
A101 1400

site data		
1. GROSS SITE AREA: BEFORE ROAD WIDENING (13,562 s.m.) AFTER ROAD WIDENING (12,707 s.m.)		
2. BUILDING AREA (B.A.) & APARTMENT B.A.: = 2,008 s.m. TOTAL TOWNHOUSE B.A.: 892 s.m.		
GROSS FLOOR AREA (G.F.A.): APARTMENTS G.F.A.: 11,243 s.m. TOTAL TOWNHOUSE G.F.A.: 1,784 s.m.		
	TOTAL BUILDINGS B.A.: 2,900 s.m.	
	TOTAL BUILDINGS G.F.A.: 13,027 s.m.	
3. ASPHALT AREA: 5,431 s.m.		
4. ZONES	SR1 REQUIREMENTS	PROPOSED APARTMENT + M.U. DWELLING RH (HIGH DENSITY)
5. LOT AREA (MIN.)	90 m ² /UNIT MIN. 160 m ² /UNIT MAX.	105 + 10 UNITS = 110 m ² /UNIT AFTER ROAD WIDENING
6. LOT FRONTAGE (MIN.)	30.0 m MIN.	72.1 m
7. FRONT YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 7.5m WHICHEVER IS THE GREATER.	APARTMENT: 10.0m
8. REAR YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 10.5m, WHICHEVER IS THE GREATER. WITH NO HABITABLE ROOM WINDOWS 3m.	TOWNHOUSE: 3.0m
9. EXTERIOR SIDE YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 7.5m WHICHEVER IS THE GREATER.	APARTMENT: 10.0m
10. INTERIOR SIDE YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 10.5m, WHICHEVER IS THE GREATER. WITH NO HABITABLE ROOM WINDOWS 3m.	N.A.
11. SETBACK FROM CENTERLINE OF ARTERIAL ROAD	20.5 m (67.3')	+/- 26.431 m FROM NORTH STREET +/- 25.357 m FROM QUARTER TOWN LINE
12. LANDSCAPED OPEN SPACE (%) MIN.	35% OF THE LOT AREA	39% BEFORE ROAD WIDENING 35% AFTER ROAD WIDENING
13. LOT COVERAGE MAX.	40% OF THE LOT AREA	21% BEFORE ROAD WIDENING 23% AFTER ROAD WIDENING
14. HEIGHT OF BUILDING (MAX.)	22 m	APARTMENT = 20 m
15. AMENITY AREA (MIN.)	40 m ² PER DWELLING UNIT 115x40 = 4,600 s.m. REQUIRED	722 s.m. BALCONIES, 110 s.m. AMENITY ROOM + 4,578 s.m. LANDSCAPED AREA. = 5,410 s.m. PROVIDED
16. PARKING REQ.	M.U. DWELLING & APARTMENT: @ 1.5/UNIT = 173 SPACES (INCL. B/F) TOTAL REQUIRED = 173 B/F PARKING: 101-200 REQUIRED SPACES = 3% + AN ADDITIONAL 1 = 7 REQUIRED EQUAL TYPE A & B SPACES. 1.5 m PARKING SETBACK INTERIOR SIDE YARD & REAR YARD	178 SPACES (INCL. B/F) REQUIRED B/F PARKING 7 TYPE A 4 TYPE B 3

LEGAL DESCRIPTION

BLOCK 38
PART OF LOT 8
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF DEREHAM
TOWN OF TILLSONBURG
COUNTY OF OXFORD

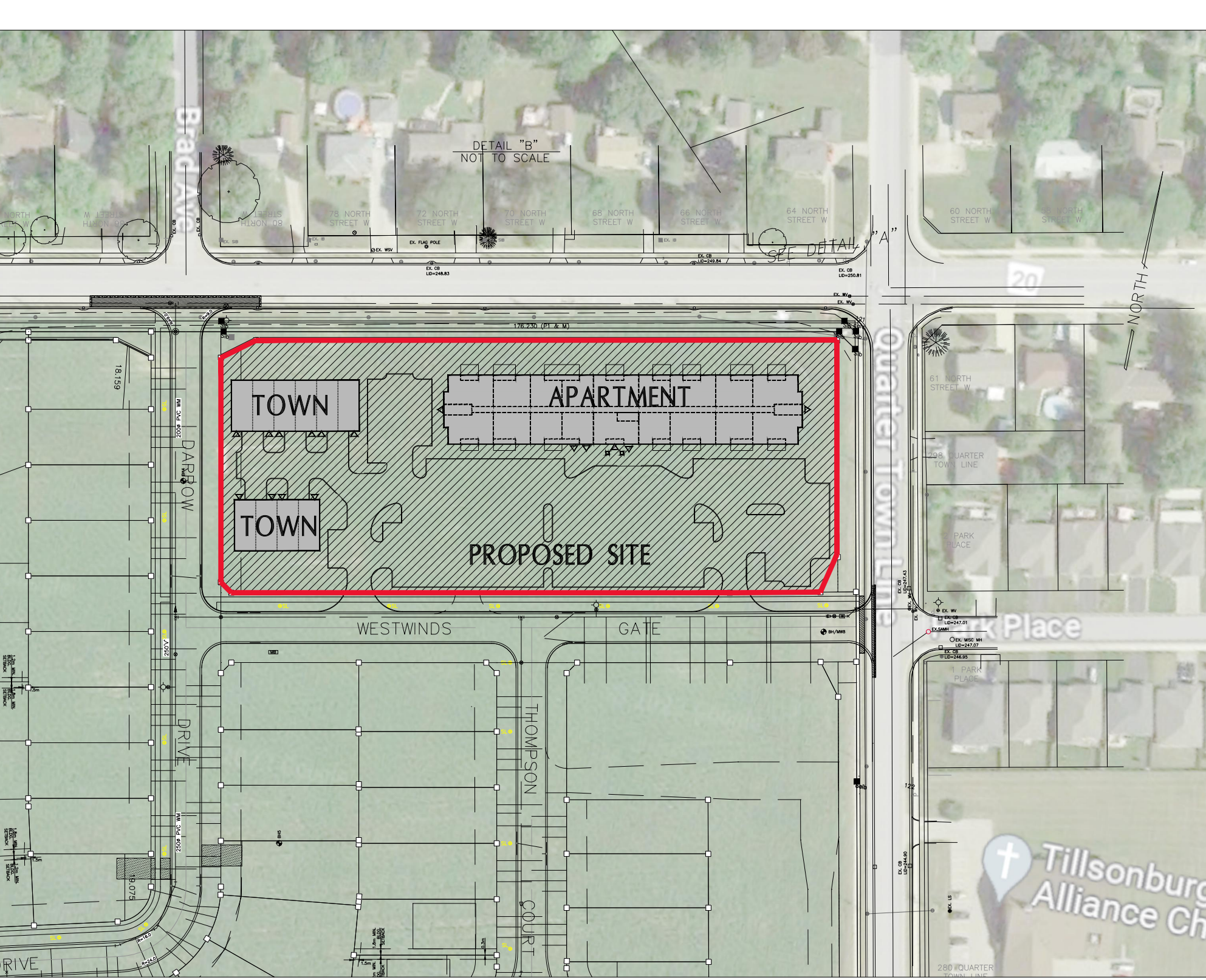
NOTE:
THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARBAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS.
IT'S INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS, IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS, IE: SURVEYS, SOIL REPORTS, SITE SERVICING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

SURVEY INFORMATION IS DERIVED FROM PLANS PROVIDED BY:
KIM HUBSTED SURVEYING LTD.
FILE: 20-16-8-41, Plan 41M-392 DATED: MAY 11, 2023



3 KEY PLAN
A101 NTS

LEGEND	
[Symbol]	FIRE ACCESS ROUTE
[Symbol]	BICYCLE RACK
[Symbol]	ASPHALT PAVING
[Symbol]	CONC. SIDEWALK
[Symbol]	PROPOSED BUILDING
[Symbol]	FIRE FIGHTER/ BARRIER FREE ENTRY
[Symbol]	PRINCIPAL/ BARRIER FREE ENTRY
[Symbol]	FIRE HYDRANT
[Symbol]	HYDRANT POLE
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	POLE LIGHT FIXTURE
[Symbol]	WALL MOUNTED LIGHT FIXTURE
[Symbol]	SOFFIT MOUNTED LIGHT FIXTURE
[Symbol]	FIRE ROUTE SIGN
[Symbol]	BARRIER/PRIVACY FENCE
[Symbol]	DROP CURB

REVISION	DATE	DESCRIPTION
1	DEC 12/23	ISSUED FOR B.A.
2	JAN 8/24	REVISED PER CITY COMMENTS
3	JULY 11/24	REVISED PER CITY COMMENTS

AGAR ARCHITECT
philip agar architect inc.
513 queens avenue, london, on n6b 1y3
tel: 519 462-7366 info@agar-archi.com

SITE PLAN
PROPOSED APARTMENTS
NORTH STREET
TILLSONBURG, ONTARIO

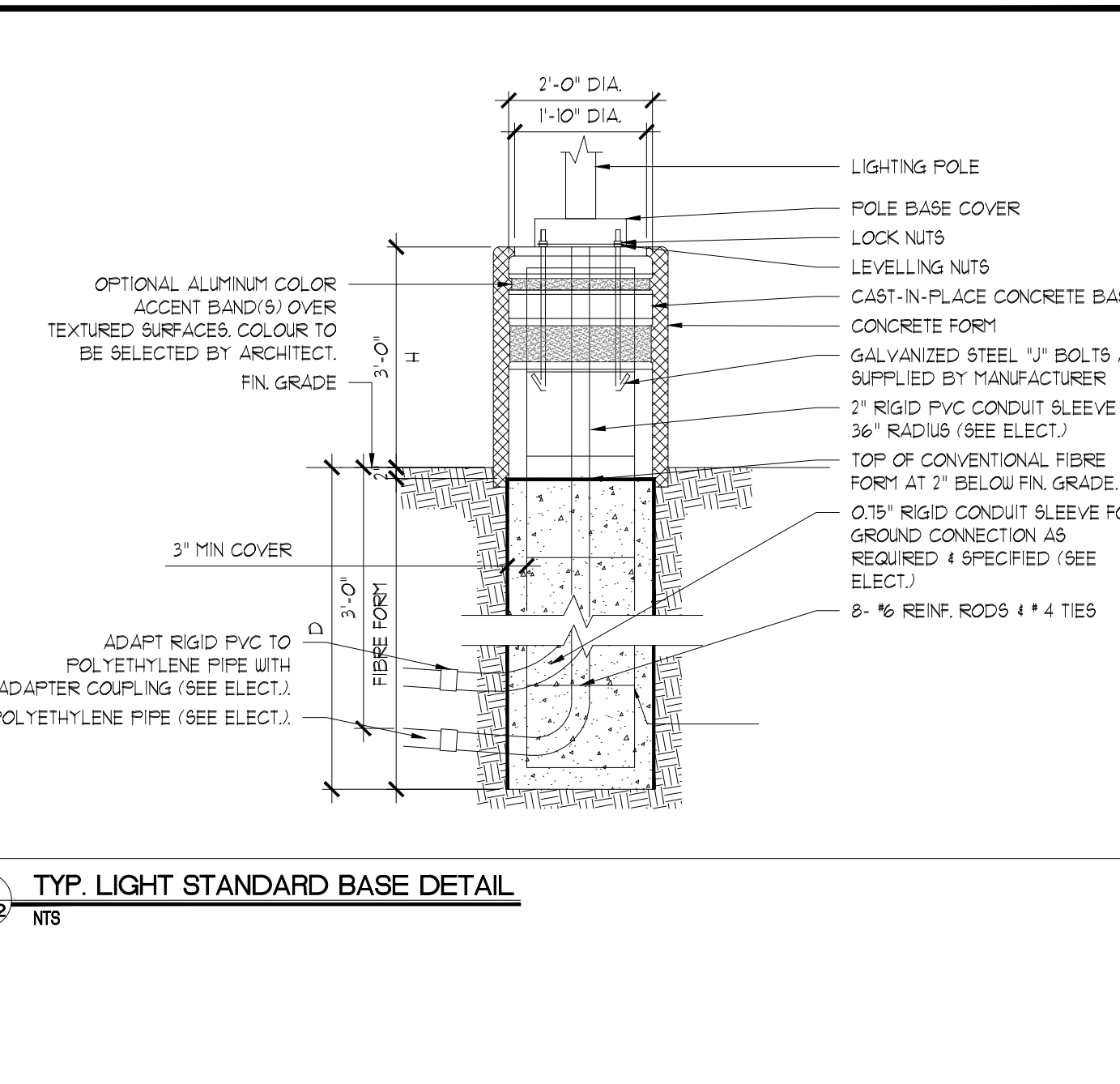
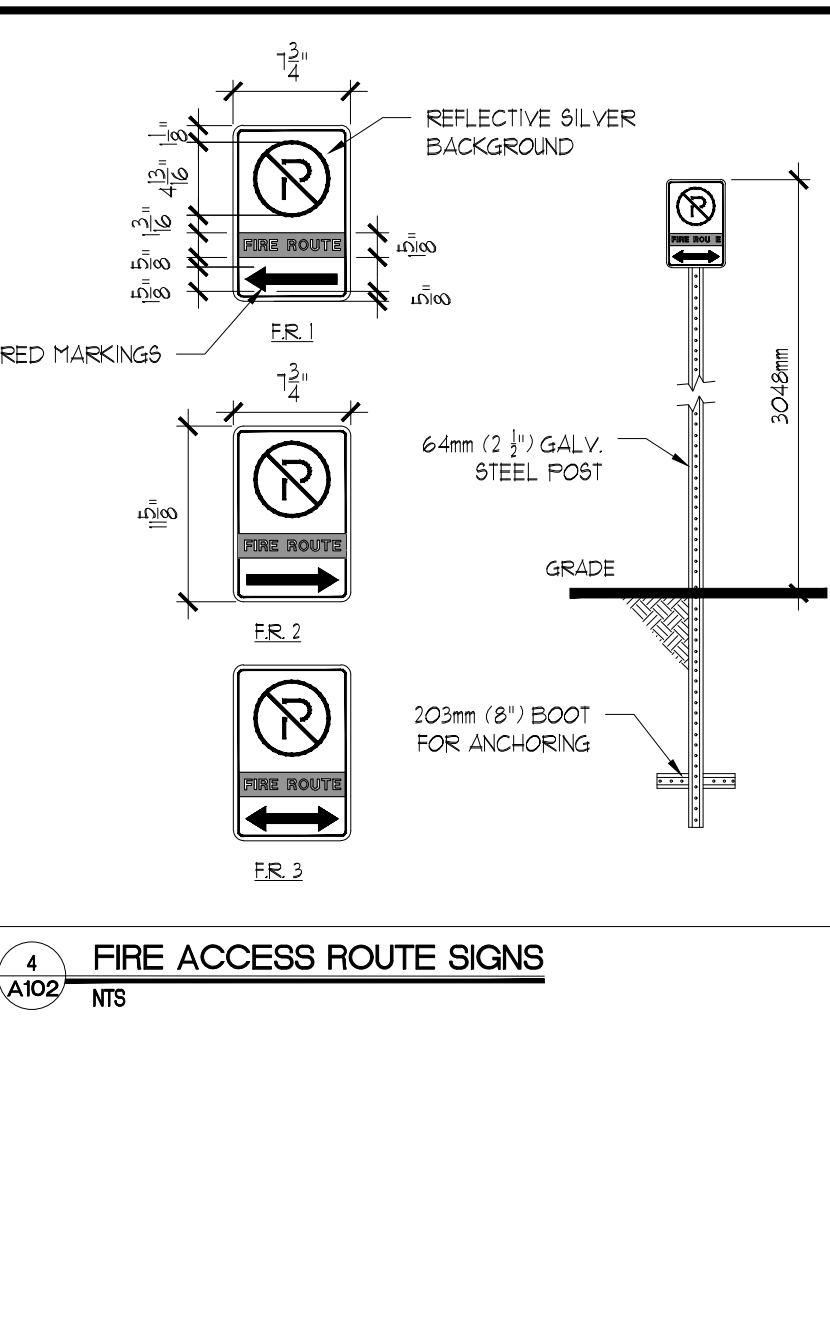
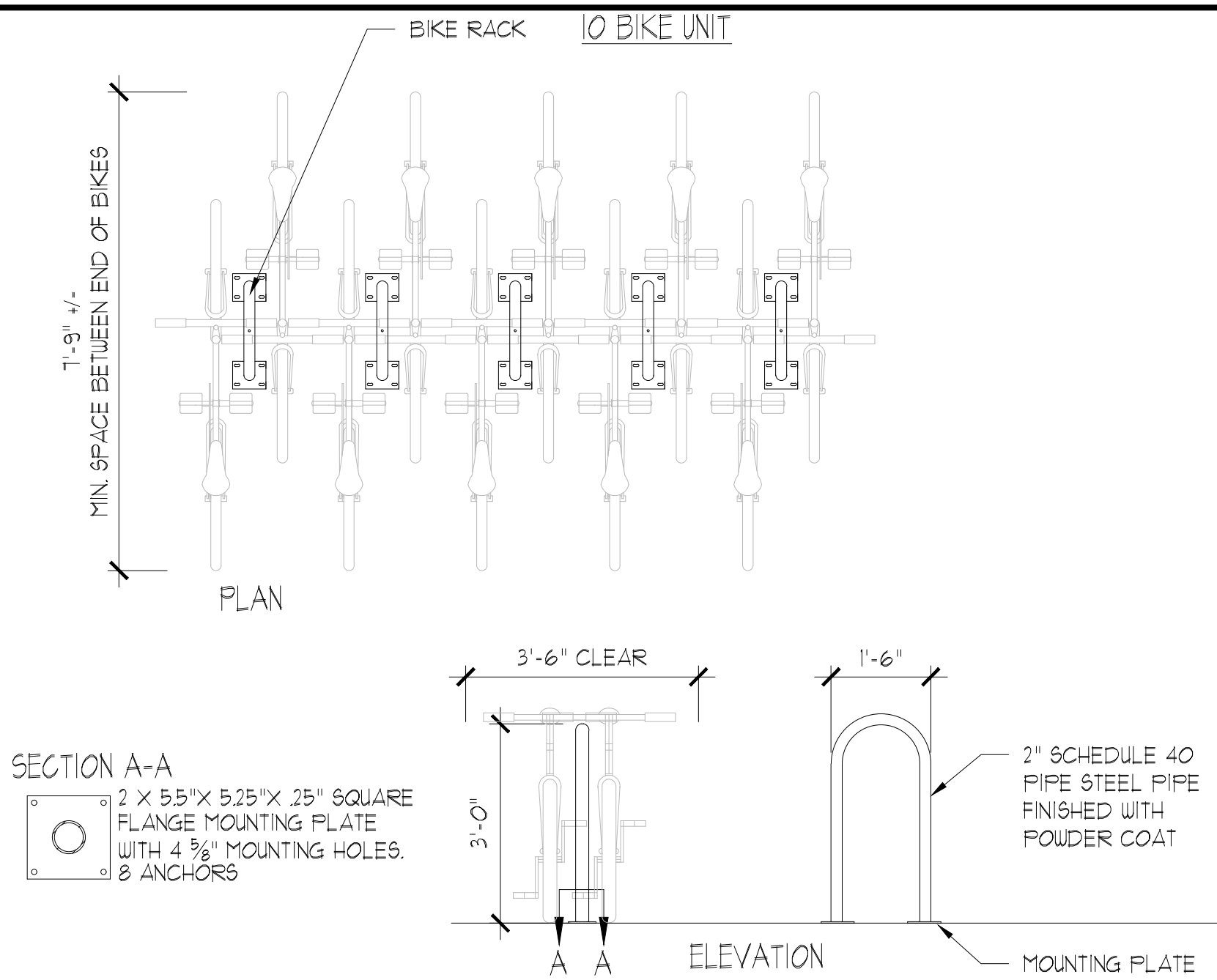
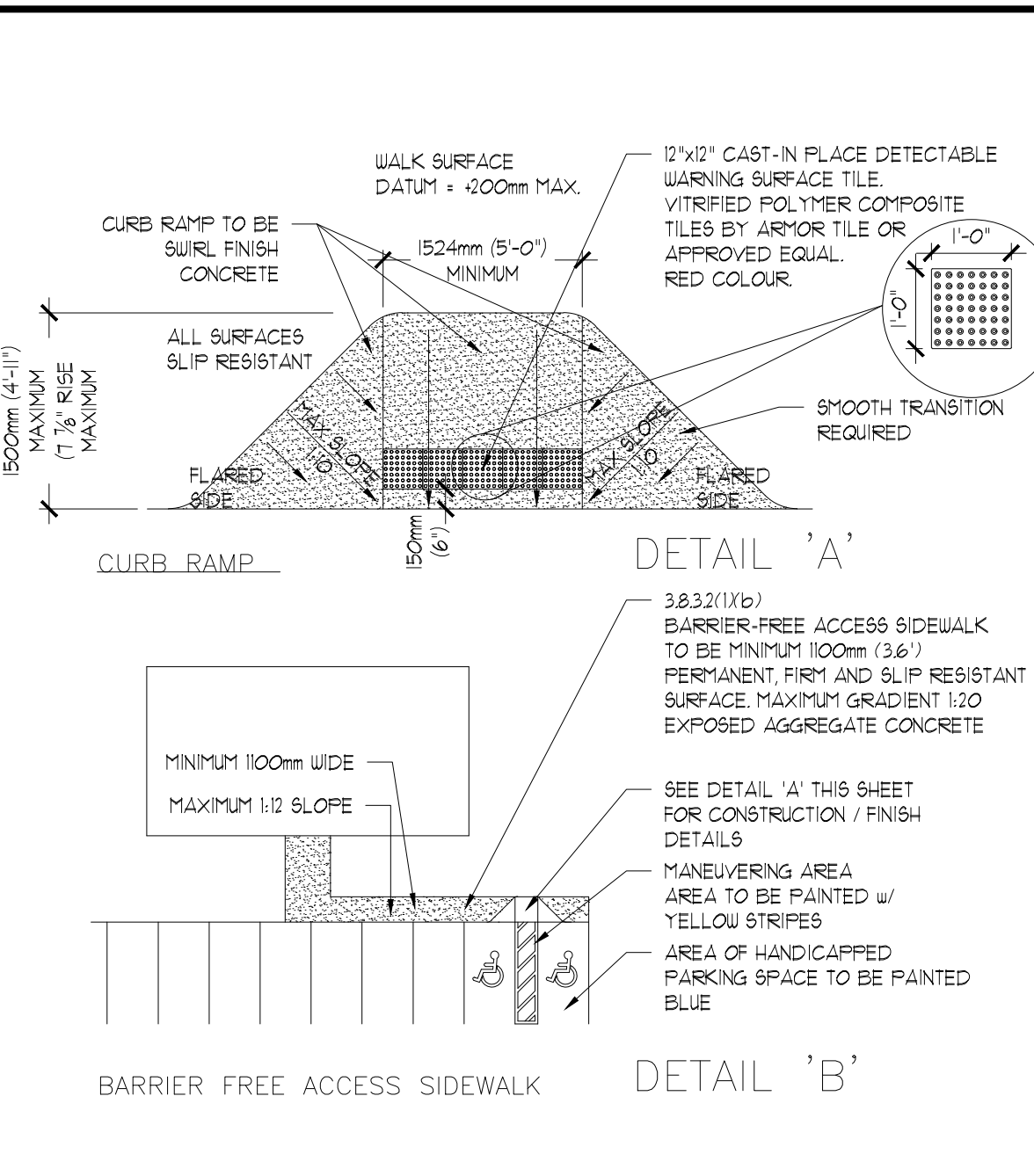
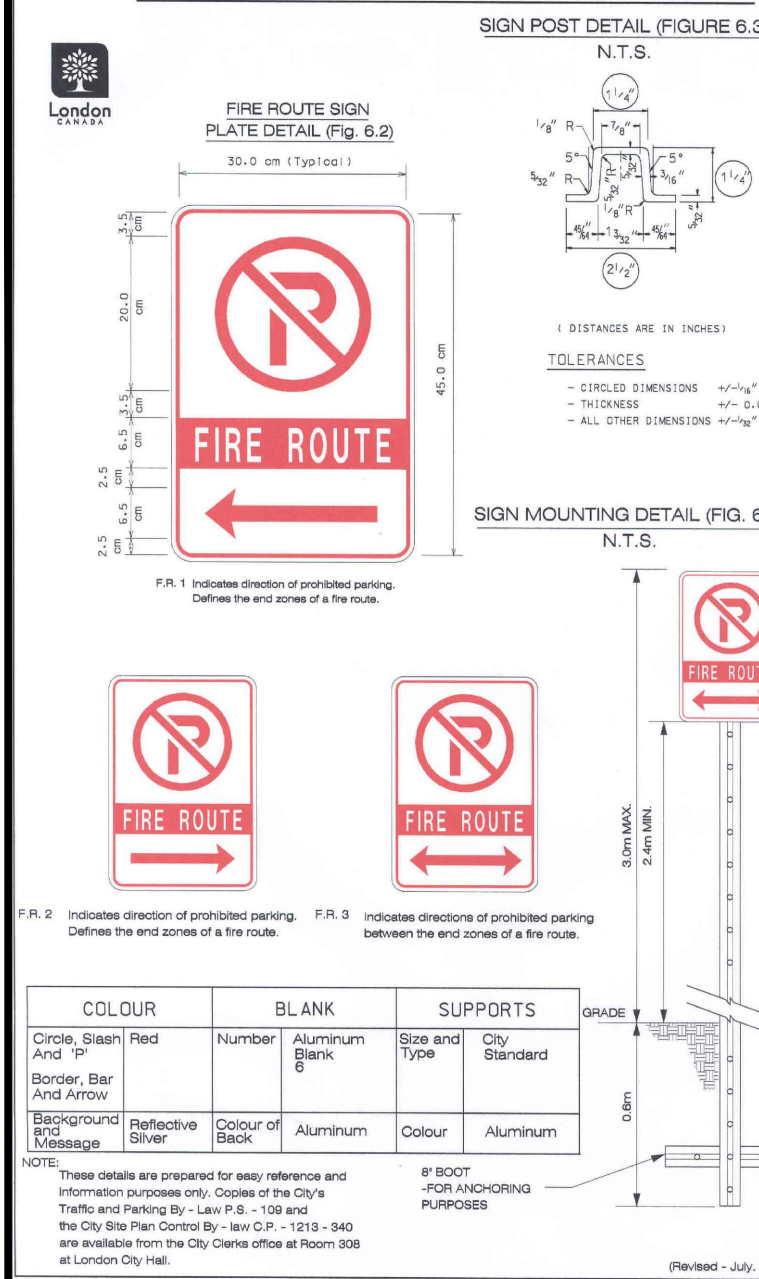
SOUTHSIDE GROUP

Project No: 1267
Scale: 1:400
Dwn/Chkd. By: JH/SA
Date: JULY 2023

Dwg. No: A101

Last Saved: Thursday, July 11, 2024
 Printed: Thursday, July 11, 2024
 File: I:\Dwg-S&C\158\158-CP1.dwg

FIRE ROUTE SIGN DETAILS



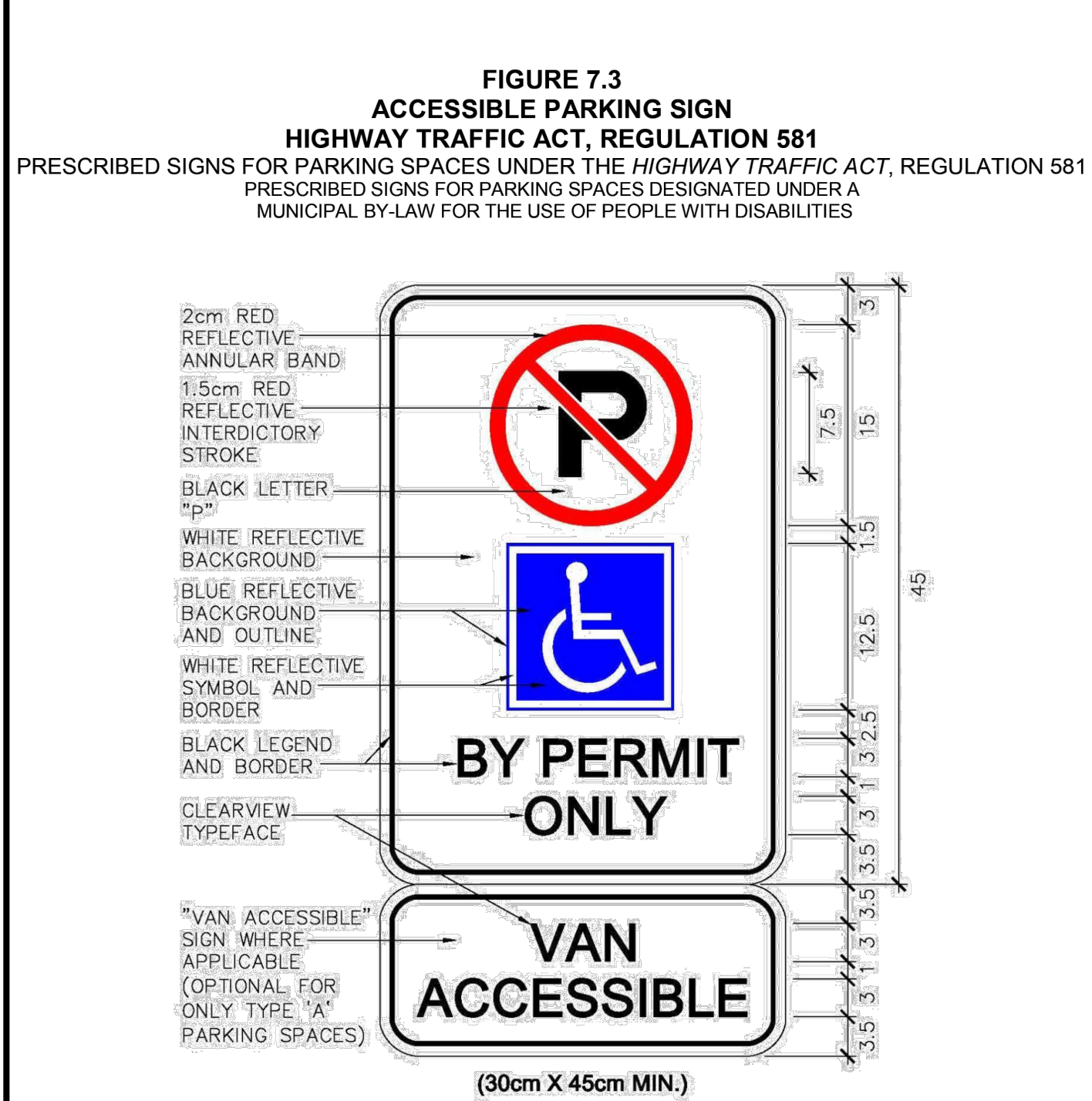
1 FIRE ROUTE SIGN DETAIL
NTS

2 CURB RAMP + BARRIER FREE ACCESS DETAIL
NTS

3 BIKE RACK DETAILS
NTS

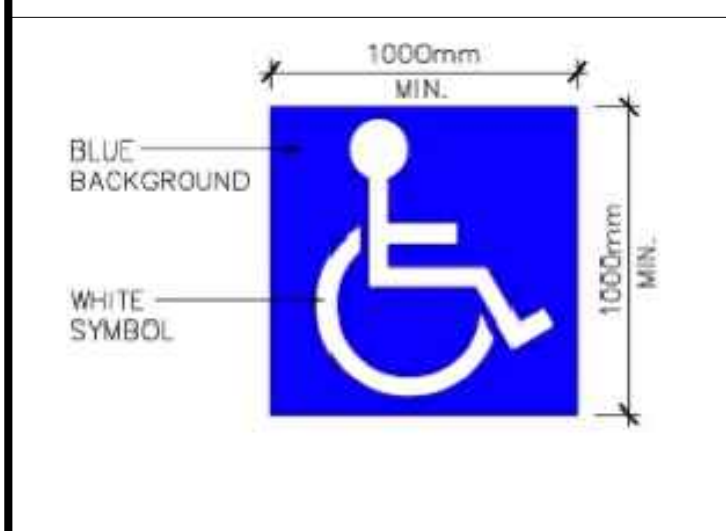
4 FIRE ACCESS ROUTE SIGNS
NTS

5 TYP. LIGHT STANDARD BASE DETAIL
NTS

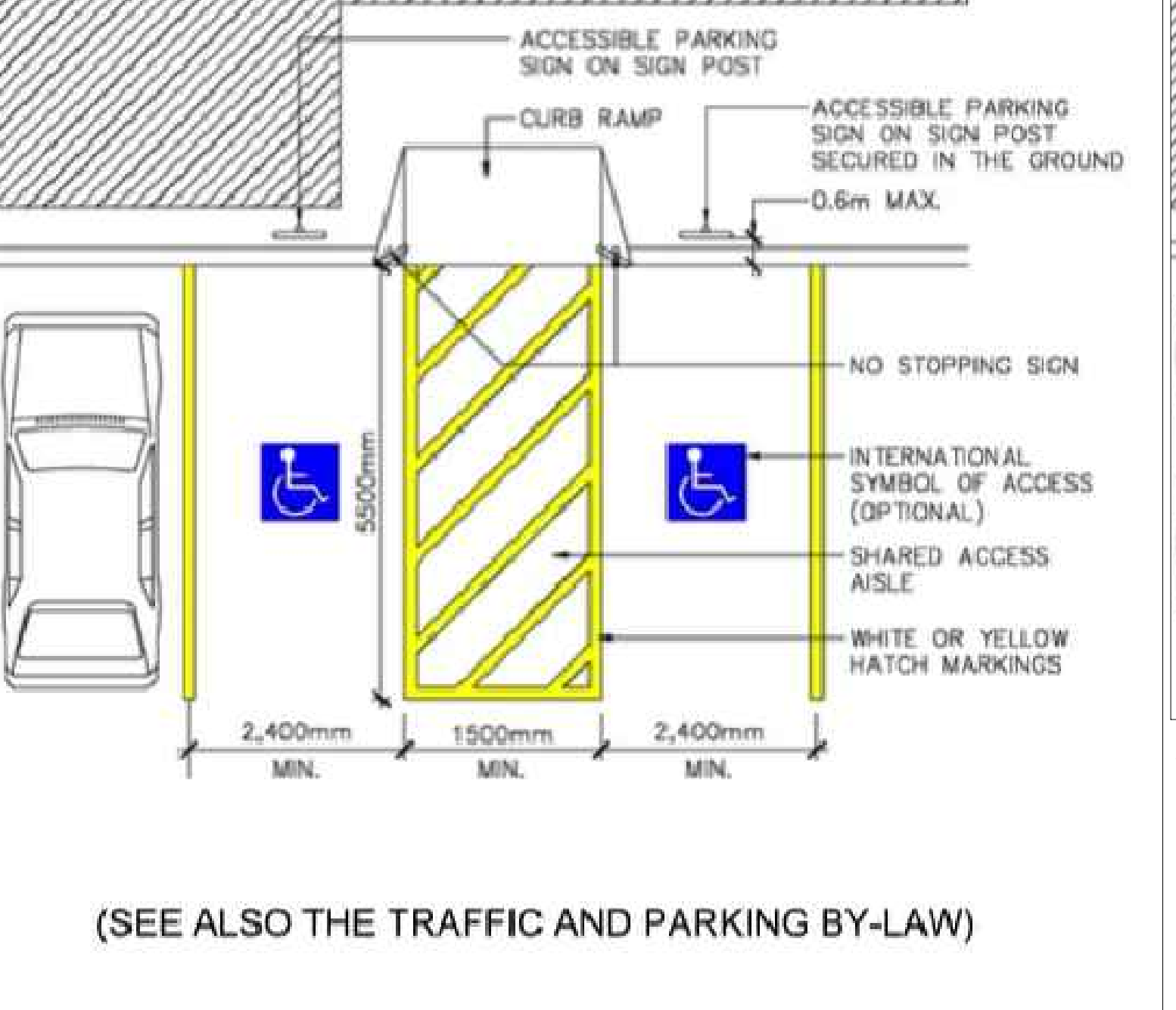


NOTE: SIGN ON A POST TO BE AT LEAST 1.5M ABOVE GRADE AND NOT MORE THAN 2.5M WHEN MEASURING FROM GRADE TO THE CENTRE OF THE SIGN.

6 "TYPE A" ACCESSIBLE PARKING SIGN
NTS

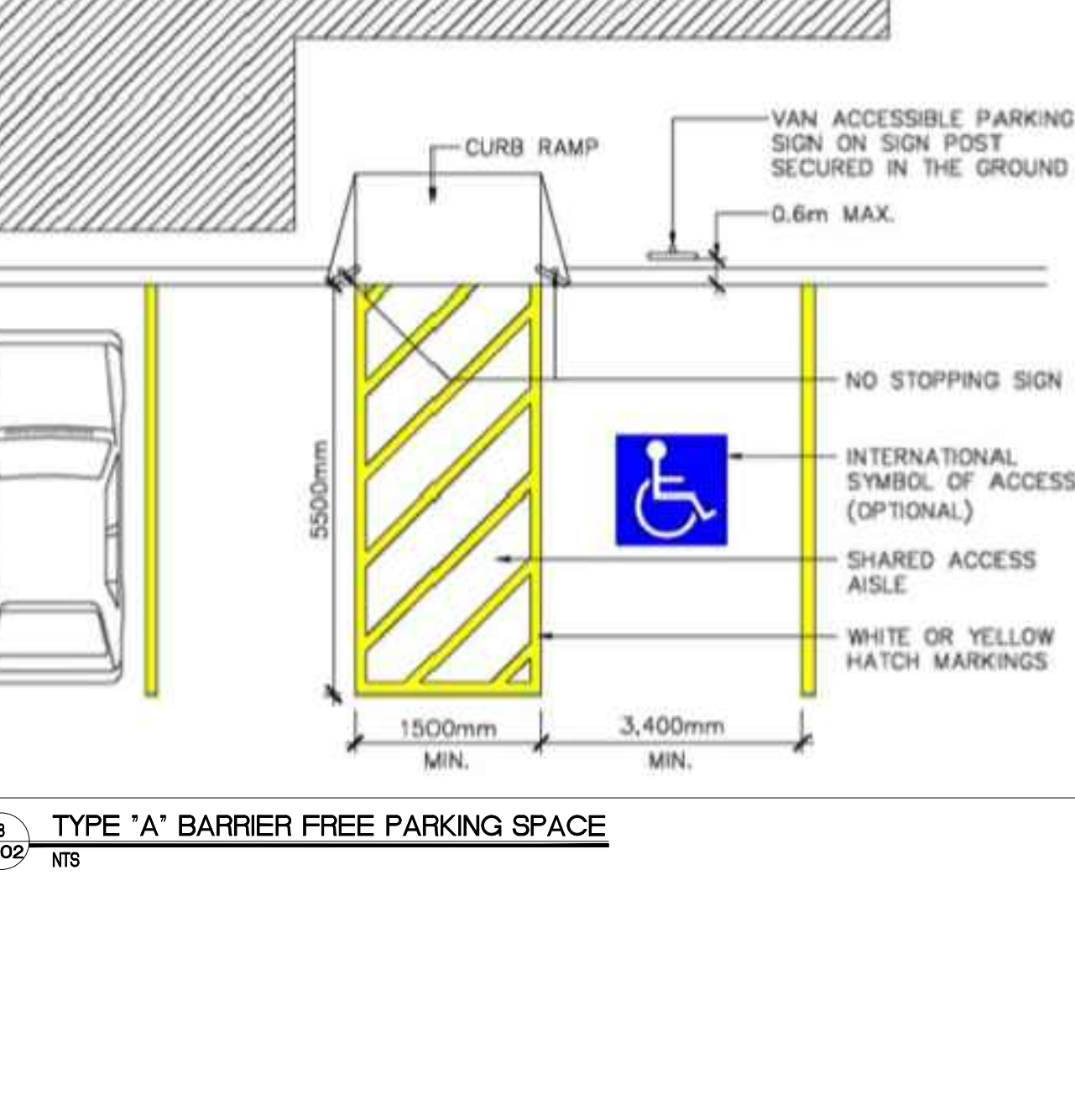


7 ACCESSIBLE PARKING PAINTED SYMBOL
NTS

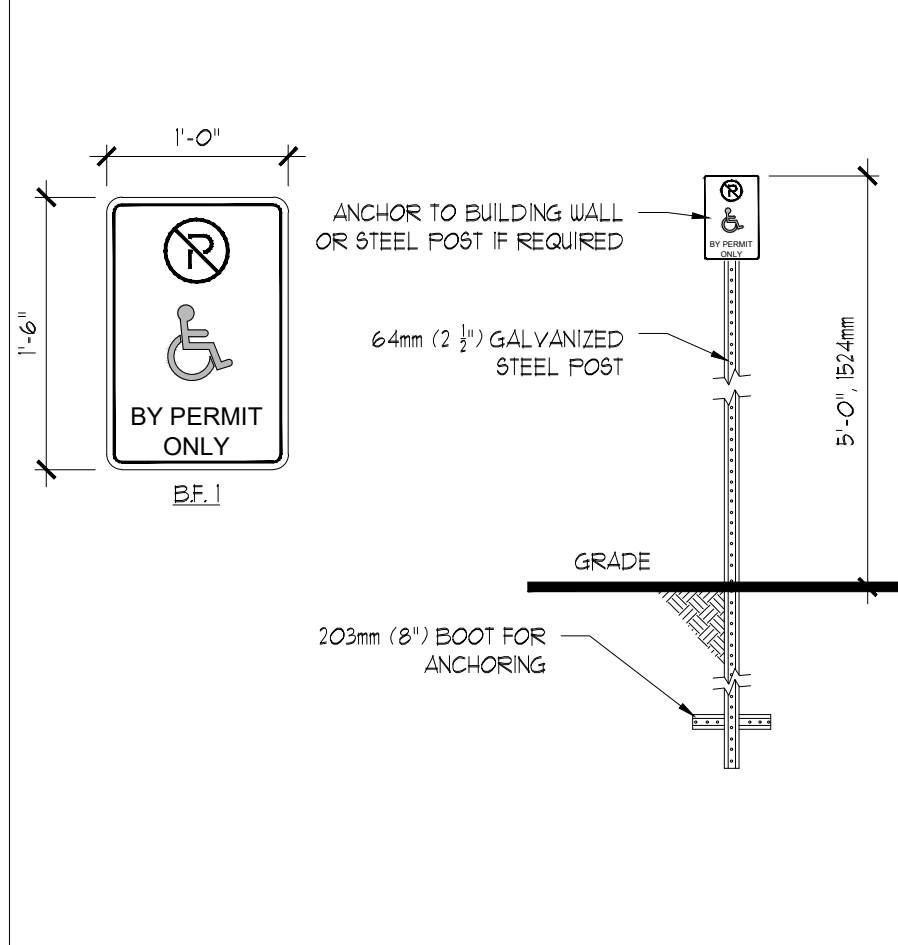


8 TYPE 'A' BARRIER FREE PARKING SPACE
NTS

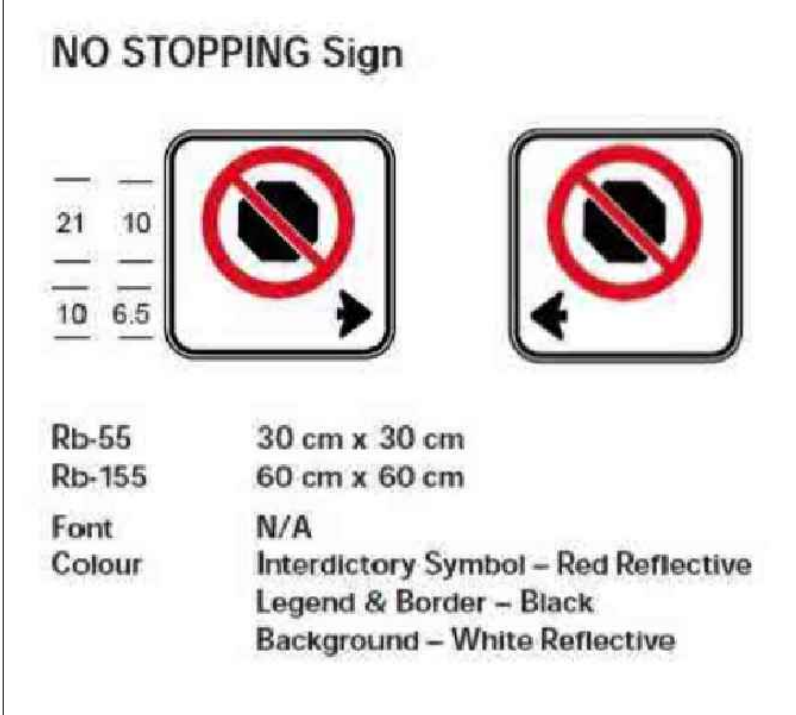
(SEE ALSO THE TRAFFIC AND PARKING BY-LAW)



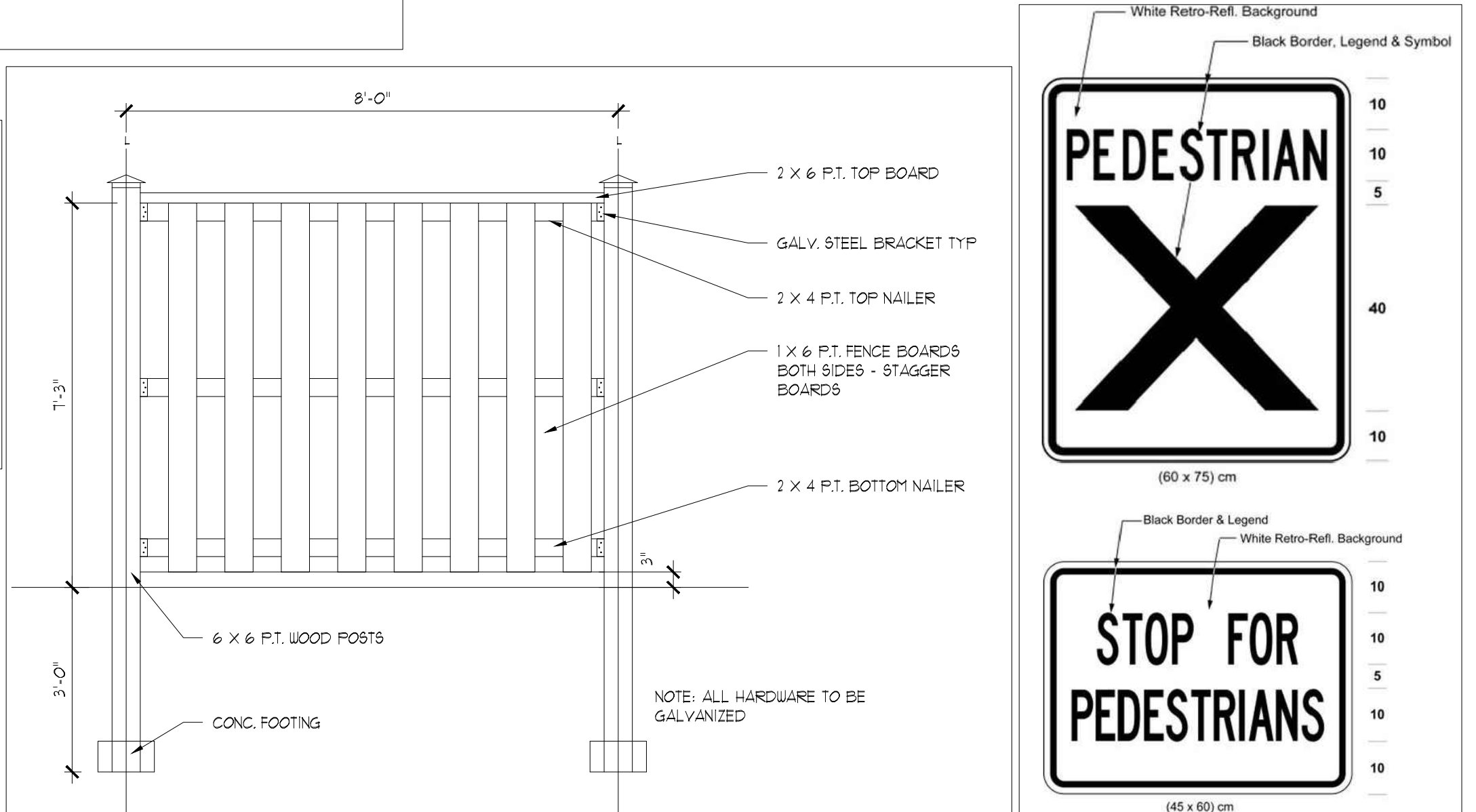
9 TYPE 'B' BARRIER FREE PARKING SPACE
NTS



10 BARRIER FREE PARKING SIGN
NTS



11 NO STOPPING SIGN
NTS



12 WOOD PRIVACY FENCE DETAIL
NTS



13 STOP FOR PEDESTRIANS SIGN
NTS

NOV/0/23 REVISION FOR SBA
1 JAN/3/24 REVISED PER CITY COMMENTS
3 JULY/1/24 REVISED PER CITY COMMENTS

AGAG ARCHITECT
philip agar architect inc.
513 queens avenue, london, on n6b 1y3
tel: 519 452-7388 info@agar-architect.com

SOUTHSHORE GROUP
PROPOSED APARTMENTS
NORTH STREET
TILLSONBURG, ONTARIO

Project No: 1267
Scale: AS NOTED
Dwn/Chkd. By: JH/SA
Date: JULY 2023
Dwg. No: A102

Plate 4: Applicant's Sketch - Renderings

**File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.
CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg**



























Letter to Tillsonburg Town Council

As a resident of Tillsonburg at [REDACTED] I formally submit to Town Council this letter of opposition to allow for the construction of a six-story apartment building, found in the proposed zoning change referenced to File no: OP 23-14-7 and ZN 7-23-11. My hope is that I am able to compel you to strongly consider supporting this opposition based upon the community concerns that I have raised with consideration for the residents of Tillsonburg.

While I anticipate that my property will be negatively impacted in several measurable ways. I have also been advised that my property value may well go down. The sheer size of the proposed building will create several unintended consequences for our small but bustling town.

After consultation with the city planner, the planner for the developer, members of Council whom I have been able to reach over a very small-time frame and after review of all available documentation, I respectfully submit the following concerns that the proposed six-story building would create for not only the immediate neighborhood but also for the entire Town of Tillsonburg.

1. **Safety/traffic concerns:** The intersection of Quarter Town Line and North Street West already has more accidents than you may be aware of. Locals are very familiar with frequent crashes and subsequent calls for emergency responders and tow trucks. The increased danger to pedestrians, bicycles, vehicles, farm vehicles and emergency responders needs to be strongly considered. Furthermore, future needs for traffic lights and/or environmentally sound roundabouts should be considered. The developer's planner within an email to me stated "sightlines in traffic studies...to identify physical impediments to driver visions". I respectfully request that a more thorough analysis be done consideration of these potential risks. Furthermore, as accidents may be considered "unpredictable", I believe that they are measurable and with thorough review may hopefully be minimized. Therefore, I also respectfully request that any traffic review make consideration for potential future accidents.
2. **Infrastructure Maintenance:** Tillsonburg's current rapid growth necessitates adequate expansion for both water and sewage service prior to new high density builds. Is there assurance that we have the capacity to support this building. I respectfully request that any buildings be put on hold pending the appropriate assurances that we have the necessary services.

3. **Shading Concerns:** The Proposed Building Shadow Analysis that I was provided looks to me to be an amended one done for the City of Waterloo based upon the recurring City of Waterloo reference. Regardless of this remark, a walk along the area during various times of day one observes that the single-family homes abutting the proposed six-story apartment building will likely be in shade during at least two-time intervals, especially the ones to the east. The planner for the developer in an email to me indicated that my front window will be shaded for 90 minutes in the mornings during the winter solstice. I can only imagine how this longer period of shading on North Street West will impact visibility, sightlines and road icing management for much of the day. Has this been considered?
4. **Transitioning concerns:** While the developer has described transitioning within the block, there appears to be no apparent transition between the proposed building and the single-family homes directly across the street to the north and to the east. Has a building elevation drawing been provided in consideration of nearby neighbourhoods to give a clearer picture of the transition.
5. **Community Services:** If you drive along Quarter Town Line to the north in the evenings and on weekends you will find a congestion of pick-up trucks parked along the road. Parking overflow to nearby streets and more specifically North Street West and Quarter Town Line could negatively impact public services such as garbage collection, street cleaning, or snow removal. Even worse would be the slowing of emergency responders. Has this been comprehensively considered?
6. **Environmental Concerns:** With 177 surface parking spaces there will be no green space included within this block of the development. I contend that a large building with a large above ground parking lot does not make sense at this corner. Has this been comprehensively reviewed?
7. **Footprint Concerns:** A six-story building will create a massive footprint at this intersection. This structure is roughly 1.7 times the height of the adjacent telephone poles. The widest side of the building, proposed to be facing North Street West, will consume approximately two-thirds the block between Quarter Town Line and Brad Ave. An apartment building of this size may be considered acceptable in a larger city. Its presence, however, at this intersection is truly a relatively mammoth structure. This proposed building will create an unsightly corridor that is inconsistent with the feeling of our town and will adversely affect the well-being and quality of life for Tillsonburg.

As a concerned resident of Tillsonburg I believe that addressing these issues is crucial to the safety, well-being, and prosperity of our community. My goal is to promote and support a solution that meets the needs of surrounding residents, the developer and our entire Tillsonburg community.

If Council decides that the solution is to deny this by-law amendment request, then I am in favour of this.

If Council decides to defer this decision to allow for all invested parties to be given opportunity to work collaboratively then I am equally in support of this.

One possible suggestion shared with me was for Council to work towards amendment of the planned subdivision to relocate the building footprint to different location. It is my understanding that there is precedent for this in Tillsonburg. I am hopeful that this is an acceptable consideration for the developer as it appears that only the first phase of the development is underway.

Furthermore, I have been made aware that in similar situations to this one, nearby communities including Delhi and Simcoe have engaged in open planning sessions. If appropriate, Tillsonburg Council could recommend that Oxford County invite residents, developer and any other involved parties to such a collaborative, open and honest dialogue.

I look forward to presenting my concerns at the next Council meeting, scheduled for June 12, 2024.

Furthermore, please find attached a petition signed by Tillsonburg Residents in support of this opposition.

Respectfully submitted,

A black rectangular redaction box covering the signature of the sender.

Derek Vaughan

Date: June 4, 2024

Petition to Tillsonburg Town Council and Oxford County Council

We, the undersigned residents of Tillsonburg, hereby petition both the Town Council and County Council to address and support our opposition to the proposed zoning change referenced to File no: OP 23-14-7 and ZN 7-23-11. We strongly believe that the proposed change would negatively impact not only our neighborhood but also the Town of Tillsonburg by:

1. **Safety/traffic concerns:** The intersection of Quarter Town Line and North Street West will face increased danger to pedestrians, bicycles, vehicles, farm vehicles and emergency responders. Plans need to be in place to consider future needs for traffic lights and or environmental sound roundabouts. A sight line analysis should be done for these considerations.
2. **Infrastructure Maintenance:** The Town of Tillsonburg's current rapid growth necessitates adequate expansion for both water and sewage service prior to new high density builds.
3. **Shading Concerns:** Single family homes to abutting the proposed six-story apartment building will be in shade during at least two-time intervals. The provided Proposed Building Shadow Analysis is confusing as it looks like a Waterloo analysis was modified to create a Tillsonburg one.
4. **Transitioning concerns:** There is no transition between the proposed building and single-family homes directly across the street.
5. **Community Services:** Parking overflow the nearby streets and more specifically North Street West and Quarter Line Road could negatively impact public services such as garbage collection, street cleaning, or snow removal.
6. **Environmental Concerns:** With 177 surface parking spaces there will be no green space included within this block of the development.
7. **Footprint Concerns:** A six-story building is roughly 1.7 times the height of the adjacent telephone poles. The longest side of the building, proposed to face North Street West, will consume approximately two-thirds the block between Quarter Town Line and Brad Ave. This will create an unsightly corridor inconsistent with the feeling of our town which will adversely affect the well-being and quality of life in our town.

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Full Name	Address	Date	Signature
Derek Vaughan	[Redacted]		
Cheryl Vaughan	[Redacted]		
Kaylene weil	[Redacted]		
Justin weil	[Redacted]		
MICHAEL URBANSKI	[Redacted]		
Amy URBANSKI	[Redacted]		
Bob Cousineau	[Redacted]		
Darcy Debarshraue	[Redacted]		
Lob Szewco	[Redacted]		
Judy Wallis	[Redacted]		
Terry Foutre			
Janine Foutre			
Linda Neudorf			
George Neudorf			
Iara Parat			
George Trebyck			

Petition to Tillsonburg Town Council and Oxford County Council

Full Name

Address

Date

Signature

Brett Taylor

Katie Taylor

Peter Beechey

LAUREL A BEECHY

Stephanie VanBosien

Bradley Jones Larocque

Alice Hatchard

Esther Hatchard

Ian Hatchard

Nicole Delannoy

MIKE SCHONBERG

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Full Name	Address	Date	Signature
BERNIE ROBERTS CHAUDE GERSQUIERE	[Redacted]	[Redacted]	
THOMAS JAMES GREEN	[Redacted]	[Redacted]	
Jen Reece 11	[Redacted]	[Redacted]	
Ron Bates	[Redacted]	[Redacted]	
Jessica Pette	[Redacted]	[Redacted]	
Yvonne Cox	[Redacted]	[Redacted]	
Kris TOBIAS	[Redacted]	[Redacted]	
Marlene Opdecam	[Redacted]	[Redacted]	
STEVE JAUMOL	[Redacted]	[Redacted]	
Amanda Wiggers	[Redacted]	[Redacted]	
Shelly Watson	[Redacted]	[Redacted]	
Hugh Baillie	[Redacted]	[Redacted]	
Annie Klassen	[Redacted]	[Redacted]	
Abe Klassen	[Redacted]	[Redacted]	
Sue Copeland	[Redacted]	[Redacted]	

Petition to Tillsonburg Town Council and Oxford County Council

Full Name

Address

Date

Signature

Julia Molloy

Tom Molloy

Hannah Rebellato

Albert Rendo

Nietouy

of Bap

Sophie Williams

J.R. Williams

Terry Bedford

Sandra McIntyre

Mark McIntyre

Egla Lottiglam

Kia Jansen

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Full Name Address Date Signature

John Audorf

Nancy Audorf

Kelly Wharram

Kevin Hodgson

Beth Hutchison

Pat Mooney

Peter VanBrugge

Krista VanBrugge

AUDRE BAIL

Sylvie Pail

Lynn Smith

Joanne Mackay

Louise Blake

Jane Smith

David Smith

Petition to Tillsonburg Town Council and Oxford County Council

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1. **Safety/traffic concerns:** The intersection of Quarter Town Line and North Street West will face increased danger to pedestrians, bicycles, vehicles, farm vehicles and emergency responders. Plans need to be in place to consider future needs for traffic lights and or environmental sound roundabouts. A sight line analysis should be done for these considerations.
2. **Infrastructure Maintenance:** The Town of Tillsonburg's current rapid growth necessitates adequate expansion for both water and sewage service prior to new high density builds.
3. **Shading Concerns:** Single family homes to abutting the proposed six-story apartment building will be in shade during at least two-time intervals. The provided Proposed Building Shadow Analysis is confusing as it looks like a Waterloo analysis was modified to create a Tillsonburg one.
4. **Transitioning concerns:** There is no transition between the proposed building and single-family homes directly across the street.
5. **Community Services:** Parking overflow the nearby streets and more specifically North Street West and Quarter Line Road could negatively impact public services such as garbage collection, street cleaning, or snow removal.
6. **Environmental Concerns:** With 177 surface parking spaces there will be no green space included within this block of the development.
7. **Footprint Concerns:** A six-story building is roughly 1.7 times the height of the adjacent telephone poles. The longest side of the building, proposed to face North Street West, will consume approximately two-thirds the block between Quarter Town Line and Brad Ave. This will create an unsightly corridor inconsistent with the feeling of our town which will adversely affect the well-being and quality of life in our town.

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Full Name	Address	Date	Signature
Derek Vaughan	[REDACTED]	[REDACTED]	[REDACTED]
Cheryl Vaughan	[REDACTED]	[REDACTED]	[REDACTED]
Kaylene Weil	[REDACTED]	[REDACTED]	[REDACTED]
Justin Weil	[REDACTED]	[REDACTED]	[REDACTED]
MICHAEL URBANSKI	[REDACTED]	[REDACTED]	[REDACTED]
Amy URBANSKI	[REDACTED]	[REDACTED]	[REDACTED]
Bob Cousineau	[REDACTED]	[REDACTED]	[REDACTED]
Darcy Debarshraue	[REDACTED]	[REDACTED]	[REDACTED]
Rob Szwedo	[REDACTED]	[REDACTED]	[REDACTED]
Judy Wallis	[REDACTED]	[REDACTED]	[REDACTED]
Terry Foutre	[REDACTED]	[REDACTED]	[REDACTED]
Janine Foutre	[REDACTED]	[REDACTED]	[REDACTED]
Linda Neudorf	[REDACTED]	[REDACTED]	[REDACTED]
George Neudorf	[REDACTED]	[REDACTED]	[REDACTED]
Jana Pavet	[REDACTED]	[REDACTED]	[REDACTED]
George Trebyck	[REDACTED]	[REDACTED]	[REDACTED]

-----Original Message-----

From: David Roe [REDACTED]

Sent: Thursday, May 30, 2024 11:20 AM

To: Laurel Davies Snyder <ldaviessnyder@oxfordcounty.ca>

Subject: 97 North Street West OPA ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Laurel I have been reviewing the information related to the above application. I do have some questions and concerns with respect to the Zelinka Priamo Justification Report. Has the applicant provided any elevation drawings and simulation of how the massing of the 6 story will appear from the fronting streets. Without such information it is hard to imagine how this building will transition to the low density development located north and east of proposed building. A comparison of the transition between the low density development which will be constructed within the subdivision to which this project is part of.

My suggestion is that the OPA/ZBA and site plan approval be deferred until all three approvals are considered as one package. I would like to have discussion with you on this matter. Thanks David Sent from my iPhone

Petition to Tillsonburg Town Council and Oxford County Council

Full Name

Address

Date

Signature

Brett Taylor

[Redacted]

Katie Taylor

[Redacted]

Peter Beechey

LAUREL A BEECHY

[Redacted]

Stephanie VanBosien

[Redacted]

Bradley Jones Larocque

[Redacted]

Alice Hatchard

Esther Hatchard

Ian Hatchard

Nicole Delannoy

MIKE SCHONBERG

[Redacted]

From: Kaylene Graydon [REDACTED]
Sent: Wednesday, March 27, 2024 11:59 AM
To: Planning <planning@oxfordcounty.ca>
Subject: Applicant : zelinka primo Ltd

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

Hello I just received the planned building for the new subdivision [REDACTED]
[REDACTED] I was wondering if there is any way to protest or fight against this. I am not ok with a 6 story apartment building being built [REDACTED]
[REDACTED] I was told in earlier planning it would be residential houses. In houses most cases would put up fences and it wouldn't be much of an issues but I do not want an apartment building [REDACTED] I have owner my home for 6 years and liked the quietness of this location I would prefer residential houses not an apartment building ro be [REDACTED]. Wondering ahat I have to do to fight this.

Kaylene weil.

Letter to Tillsonburg Town Council

As a resident of Tillsonburg, I respectfully submit to Town Council this letter to share my comments regarding the construction of a six-story apartment building, found in the proposed zoning change referenced to File no: OP 23-14-7 and ZN 7-23-11 on the agenda for this month's next meeting that I am unfortunately unable to attend.

The purpose of this letter is twofold.

Firstly, I wish to express my sincere appreciation to the Tillsonburg municipal planner and equally to each and every member of council for their helpful information, their constructive guidance and respectful support.

Secondly, I wish to express my heartfelt appreciation to both the developer, Southside Group Limited and their planner, Zelinka Priamo Limited for not only listening but hearing the concerns expressed by myself and the other presenters at the June 10, 2024, council meeting.

While I and many would have preferred that the building be moved from its current proposed location the changes made in only six weeks, in my opinion, did attend to each of the planning concerns that I submitted in my previous letter to council. These changes were what I would consider thinking outside of the box by lowering the grade of the building to effectively reduce its impactful height to that of a four and one-half storey building on a location already approved for a four-story building. The improvements in sight lines and shadowing are also impactful.

From a practical perspective, it is my view that the developer did not need to make any changes based upon current legislation.

Upon reflection, everything was done according to the rules as set out in legislation. However, the time made available to respond to the public notice makes is difficult to gather the available information, obtain professional advice and correspond with the applicant. My hope is that Tillsonburg council will consider an enhanced process to allow for earlier dialogue in further developments

Respectfully submitted,



Derek Vaughan

Date: August 8, 2024

COUNTY OF OXFORD

BY-LAW NO. **6659-2024**

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

WHEREAS, Amendment Number 318 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 318 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 25th day of September, 2024.

READ a third time and finally passed this 25th day of September, 2024.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 318
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 318 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 'Medium Density Residential' to 'High Density Residential' to facilitate the development of a 105-unit apartment dwelling, a six-unit townhouse dwelling and a four-unit townhouse dwelling for a total of 115 new residential units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands located in the Town of Tillsonburg, on the southwest corner of North Street West and Quarter Town Line. The lands comprise an area of approximately 1.27 ha (3.14 ac) and are legally described as Block 38, Plan 41M-392, in the Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands from 'Medium Density Residential' to 'High Density Residential' to facilitate the development an apartment building of up to 105 units, together with a six-unit townhouse dwelling and a four-unit townhouse dwelling for a total of up to 115 new residential units.

The designation of the lands to facilitate high density residential use at this location is consistent with the relevant policies of the Provincial Policy Statement as the proposed development is an 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 as they are located at the intersection of Quarter Town Line and North Street West both of which are identified as arterial roads in the Official Plan. The site has direct access to Westwinds Gate, a local road with direct connection to Quarter Town Line and in proximity to North Street West.

The site is located in an area of predominantly low density residential development with a nearby institutional use and lands designated for Medium Density Residential use. It is the opinion of Council that the proposed use of the lands is appropriate and compatible with existing and planned development in the area.

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 building and townhouse dwellings are considered to be a compatible form of development with existing and planned uses in the area, as noted above. Council is satisfied that the lands are of suitable size and configuration to support the development including the provision of parking and amenity space to meet the needs of the use.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, as amended, is hereby further amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from 'Medium Density Residential' to 'High Density Residential'.

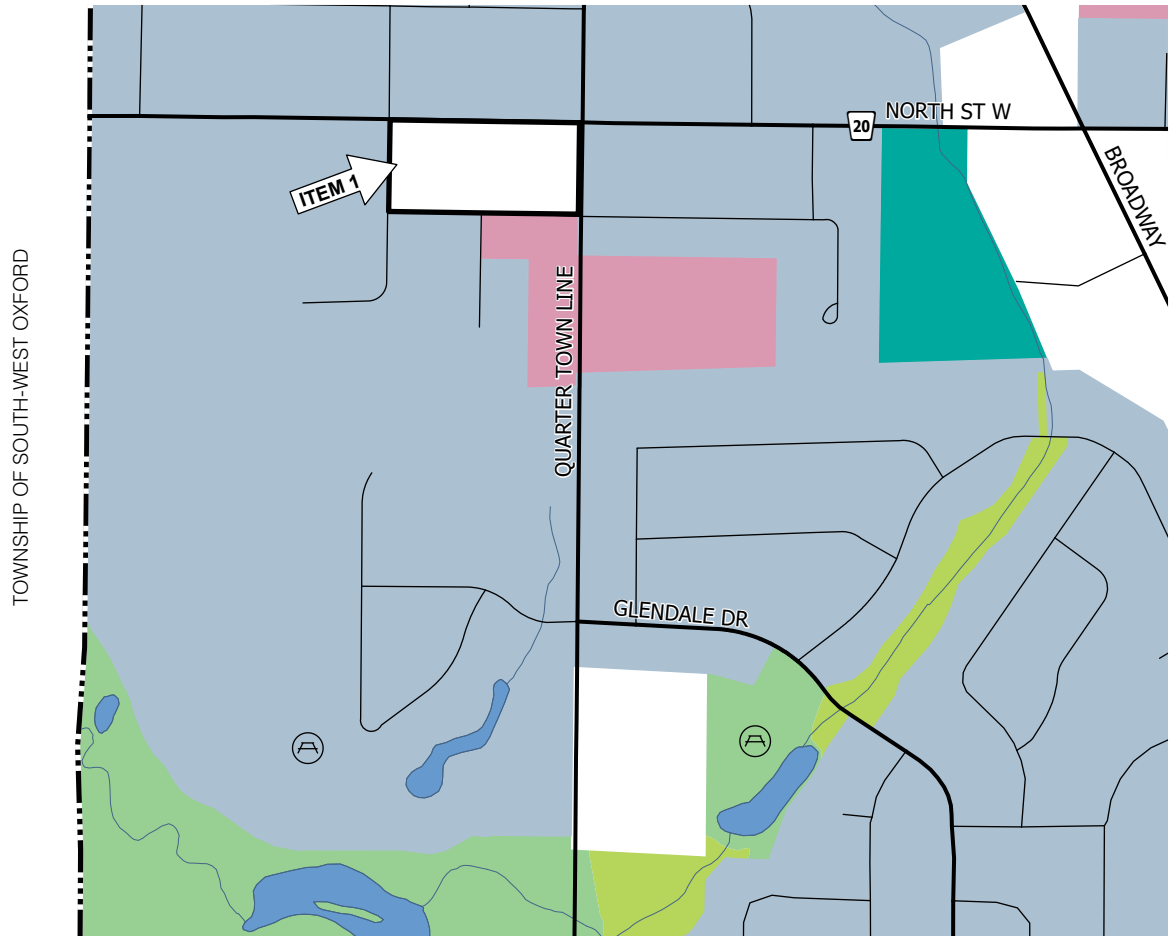
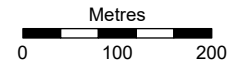
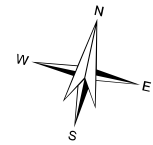
5.0 IMPLEMENTATION

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. 318
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-2"
TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL
 TO HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
 LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MOBILE HOME PARK
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  PROPOSED PARK