

Plate 1: Location Map with Existing Zoning

File Nos: OP 24-06-07; 7-24-06 (Station View Developments)

Plan 500, Block 800, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West



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

June 14, 2024



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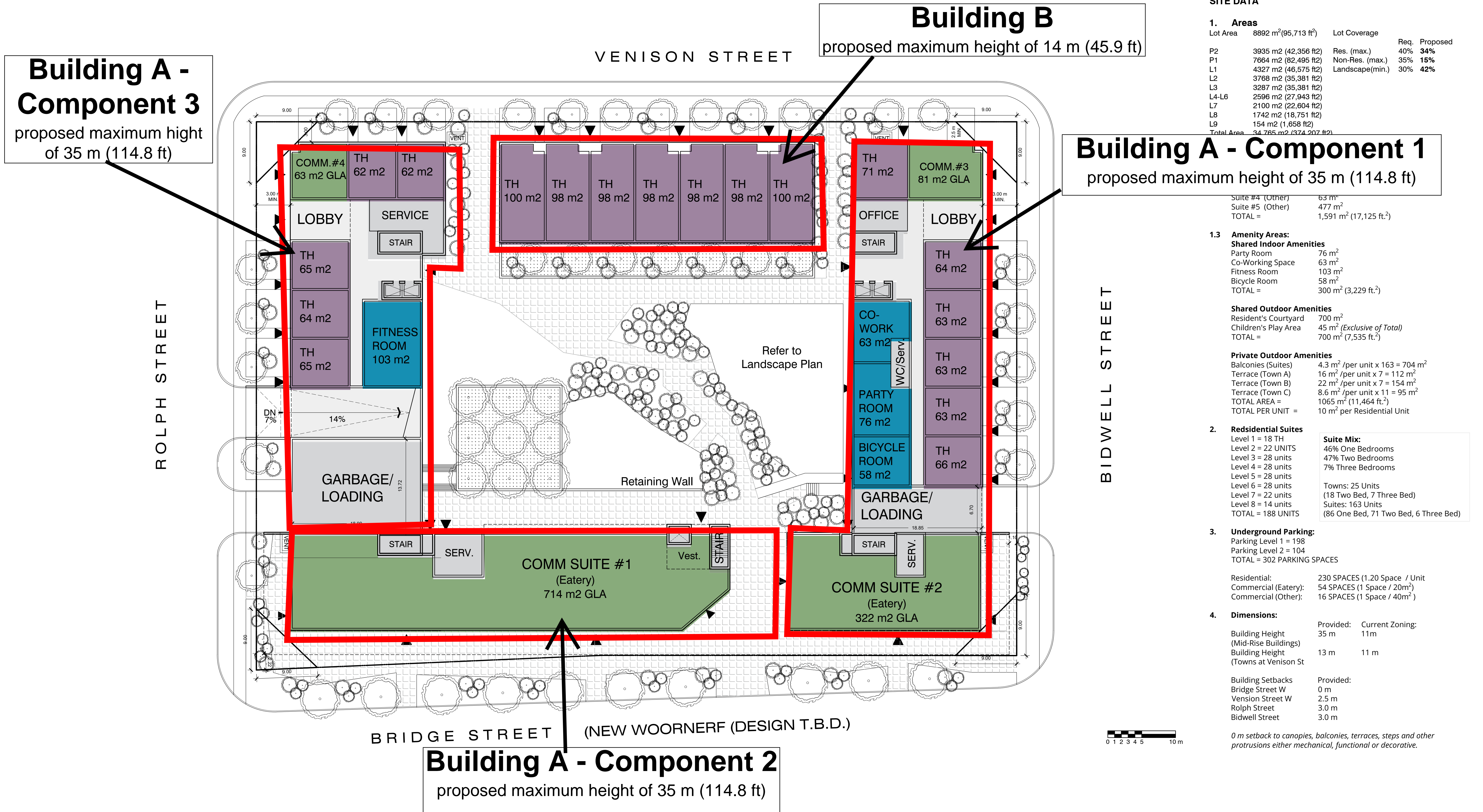
0 48 96 Meters

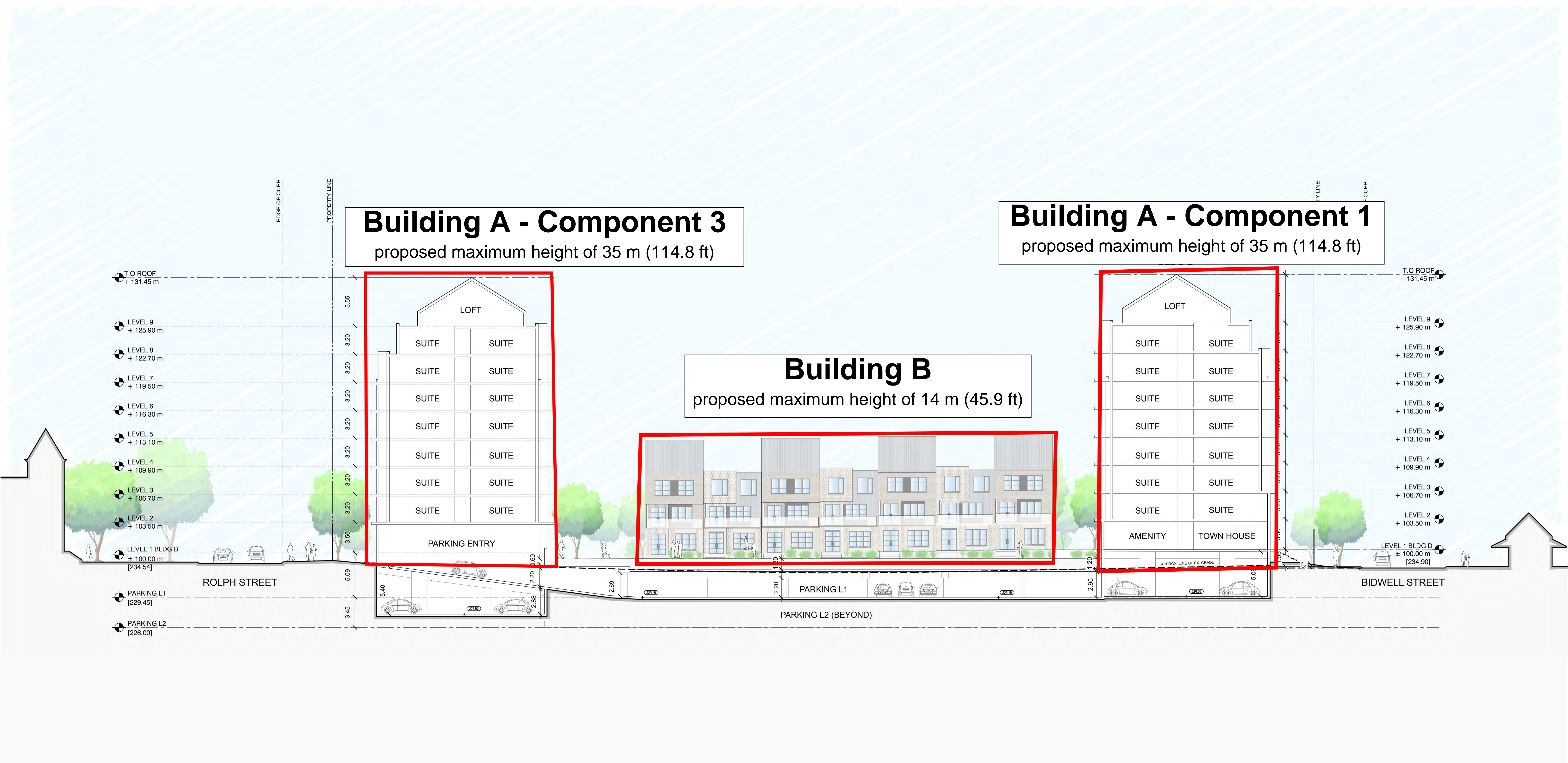
NAD_1983_UTM_Zone_17N



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June 14, 2024





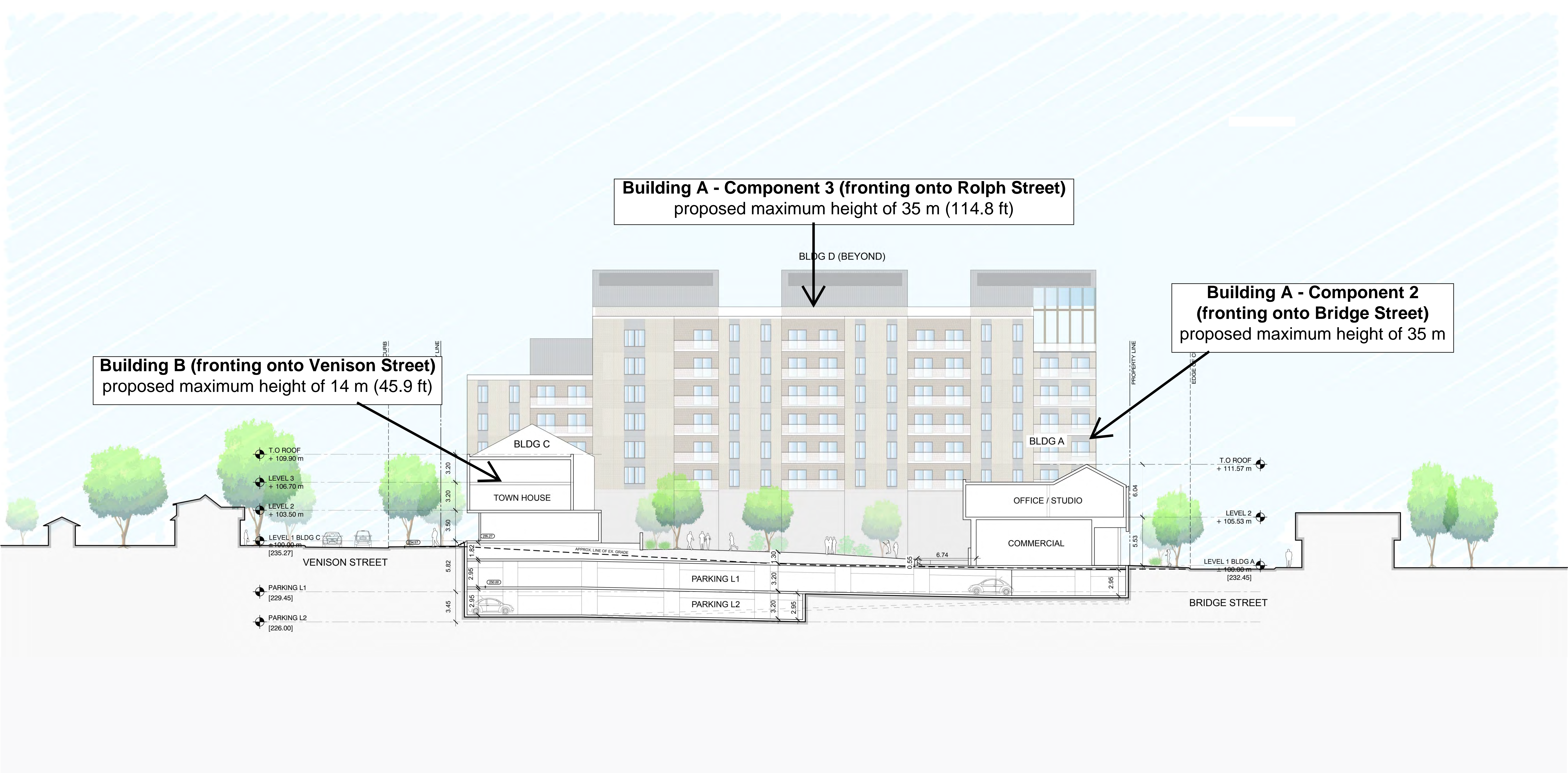



Plate 4 - Municipally-owned parking within proximity to the proposed Station View project
File Nos: OP 24-06-07; 7-24-06 (Station View Developments)
Plan 500, Block 800, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West








55 BROCK ST, TILLSONBURG, ON, N4G 1Z7


**TOWN OF TILLSONBURG
ENGINEERING DEPARTMENT**


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 Proposed Station View Project


 Public Parking on Public Roads within proximity to the proposed Station View Project


 Municipally-owned Parking Lots inside 400m radius (1107 parking spaces)

 Municipally-owned Parking Lots outside 400m radius (513 parking spaces)

 TransCanada Trail

 Existing Trail Network

 Existing Municipal Sidewalks

 400m radius (5 - 10min walkability)

Date: 2024-08-20

November 24, 2024

To Whom It May Concern,

This note is in regards to the Station View development proposed for the Town of Tillsonburg. The reasons this development is completely inappropriate for this location are as follows:

Resources and Infrastructure

This development will bring 200+ people into an already under-resourced area. Where will this new horde of people access groceries, doctors, schools, or daycares?

Beyond the obvious lack of resources for the newly minted citizens, this proposal is a clear burden to our already aged and crumbling infrastructure. If this development goes through, the enormous cost given for the integration and ongoing maintenance of this building will be a recurring issue for residents. In other words, to add insult to injury, the neighbours of the proposed site will have their taxes increased year over year to pay for the very thing that will reduce their quality of life.

Quality of Life

For current residents, the increase in Tillsonburg's population over the past 5 years has already been a change for quality of life. With an urban development this large the traffic, noise, pollution, and inevitable congestion caused by several hundred more daily vehicle engagements will degrade the quality of life for current citizens of the town far beyond what should be reasonably expected of them to have to bear.

Speaking with countless neighbours, none of us intended to buy our houses or build our lives next time such a busy urban development. Who would have thought something like this possible in the quiet **Town** of Tillsonburg? In fact, the proposed rezoning of this location, allowing for 10-storey developments to go through, will quite literally overshadow many parts of this residential neighbourhood. This will obviously restrict and reduce neighbours access to goods and services – and even sunlight– for many properties nearby. The Clock Tower, once a quant monument to the success and achievement of our town, will now be ironically dwarfed by something many magnitudes larger.

Why should the neighbours and residents of these long-standing districts have to lower their quality of life so that city developers can make a profit?

Location

The site in question is surrounded by a number of vulnerable populations, both young and old. Daycares, our town's EarlyOn centre, retirement homes, assisted living, outpatient clinics, and emergency hospital routes will be impacted by the enormous surge in traffic. Imagine the change to their lives and routines of current residents if 250+ cars are dropped in the middle of their neighbourhood. This is without even considering how the affected neighbourhoods are among the most historic districts in town, consisting of some of the town's oldest homes.

Does this sound like the right place to inject with a highrise?

This would completely change the character of historic, long-established neighbourhoods with dozens of century homes. The young and aged populations would have to tolerate the brunt of this as the increase in risk

and the nuisance of noise and congestion from traffic. *None of this is even considering the effect that Traffic Related Air Pollution has on these vulnerable citizens or their health.* In the place of our quiet neighbourhood will be an overcrowded, under-supported high density area centred around the tallest structure in town, Station View.

An urban highrise is a new development for the **Town** of Tillsonburg. If it must be built, much more effort should be made to locate a suitable area for such gargantuan construction. The massive influx of traffic, both of consumers and vehicles, needs to be delicately considered and not forced down the throats of a community already feeling the big city push. Maximum effort needs to be exerted to find solutions with the least amount of disruption for the current shareholders of the town, many of which will be directly impacted by this development.

Legacy

The legacy of this project will not only be felt with the ongoing maintenance costs, rising taxes, and cheapening of our quality of life. The developers are eager to redefine our town and way of life, indeed they boast on their website of how this will be, "The new standard for urban living."

We, the citizens of Tillsonburg, do not wish to be part of 'urban living'. This is exactly why many of us decided to build our lives here, in the *Town* of Tillsonburg.

To those who are in a position to resist: Do whatever is necessary for the current shareholders of Tillsonburg, who put you in care of their interests with their precious votes, to safeguard our way and quality of life. Future developments should not impact the quality of life for those who have chosen rural life, built among these quiet streets.

Thank you for your time,

Isaac Card

PETITION

To the Council of the Town of Tillsonburg:

We, the undersigned residents of the _____
petition Council and ask that you STOP the **Station View Development Inc. Proposal**

File No. OP 24-06-7, ZN 7-24-06

Name: _____ Address: _____ Contact No.: _____

No.	Name	Address	Email	Signature
1	Annie Bowie			
2				
3	John & Audrey			
4	Caleb Johns			
5	Arlene Ali			
6	Corrie Walf			
7	SHIRLEY COOK			
8	Tony Machado			
9	BETTY DAVIES			
10	JULIE DAVIES			
11	Straine Searson			
12	Lea Macdonald			
13	Alanna Smith			
14	Frank Snow			
15	Paula Snow			
16	JEFF Holman			
17	Deb Marshall			
18	Sandra J. C. Mlyn			
19	Carrie Bento			
20	Kim Pettit			

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File No. OP 24-06-7, ZN 7-24-06

Name: _____ Address: _____ Contact No.: _____

No.	Name	Address	Email	Signature
1	Mary Carr			
2	GERARD CHALEYSSIN			
3	JOHN DUNCAN			
4	Perry Wood			
5	Shawn Podlesky			
6	RODGARON			
7	Naggu Classen			
8	Margaret Beebe			
9	Yvonne Hill			
10	Heather Card			
11	ISAAC CARD			
12	Stephanie Harry			
13	Melissa Bailey			
14	Kyla Driedger			
15	DAN BOUQUIE			
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File No. OP 24-06-7, ZN 7-24-06

Name: _____ Address: _____ Contact No.: _____

No.	Name	Address	Email	Signature
1	Connie Davies			
2	LORI DAVIES			
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petition Council and ask that you STOP the **Station View Development Inc. Proposal**

File No. OP 24-06-7, ZN 7-24-06

Name: _____ Address: _____ Contact No.: _____

No.	Name	Address	Email	Signature
1	KEXANNE CARD			
2	Larry Ostrowencha			
3	CHRIS PIER			
4	JOHN WELMAN			
5	Annanda Williams			
6	ISRAEL MCINISC			
7	Beverly Pyper			
8	ISAAC CARD			
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COUNTY OF OXFORD

BY-LAW NO. **6730-2025**

BEING a By-Law to adopt Amendment Number 337 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 337 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 meeting 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 337 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 14th day of May, 2025.

READ a third time and finally passed this 14th day of May, 2025.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 337
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto,
constitute Amendment Number 337 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to re-designate portions of a site within the Town of Tillsonburg to Entrepreneurial District. The amendment would also introduce a Special Policy Area for the entire site that would allow for increased residential density and a broader range of commercial uses than is currently permitted within the Entrepreneurial District. This amendment would facilitate the construction of a proposed mixed-use commercial/residential development on the subject site.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to land in the Town of Tillsonburg identified as Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-5113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West, Town of Tillsonburg. The lands are an entire block of land in the downtown area of Tillsonburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street.

3.0 BASIS FOR THE AMENDMENT

The site is comprised of lands currently designated Entrepreneurial District with site specific policy area 8.3.2.3.2.3 (applicable to the westerly portion of the subject lands), and Community Facility (applicable to the easterly and northern portion of the subject lands), according to the Land Use Plan for the Town of Tillsonburg as contained on Schedule T-1 of the County Official Plan.

The site-specific amendment would designate the entirety of the subject lands Entrepreneurial District and amend the existing site specific policy area in Section 8.3.2.3.2.3, to provide for a broader range of commercial uses than is currently permitted in the Entrepreneurial District and permit an increased maximum net residential density of 215 units per hectare (87 units per acre) on this site.

Council is of the opinion that the increased residential density can be accommodated on the site and sufficient amenities (including commercial, recreational and leisure) are available in the Central Area and in close proximity to accommodate the proposed increased residential density. Portions of the subject lands are already designated for High Density Residential use and the proposed use and scale and nature of the development will further support the planned function of the Central Area as the first destination for retail and office uses and increased residential development. The development will also provide for a mix of housing types and tenure, providing additional choice for Town residents, and represents appropriate intensification that will efficiently use existing municipal services and infrastructure.

Council is also of the opinion that the additional commercial uses sought for the subject lands are appropriate as they will both serve the residents of the proposed development and provide a greater diversity of commercial uses that will help to further support the vitality and vibrancy of the Central Area.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 8.3.2.3.2.3 - *Specific Development Policies* be amended to replace the policy pertaining to “NORTH OF BRIDGE STREET BETWEEN ROLPH AND BIDWELL STREETS” with the following:

“Notwithstanding any other provision of this Plan to the contrary, for those lands comprising an entire block of land in the downtown area of Tillsonburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street, more specifically described as:

Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-5113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129,135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West;

a mixed use residential/commercial development shall also be permitted, with a maximum *net residential density* of 215 units per ha (87 units per acre) and a maximum height of 9 storeys.

On this site, additional commercial uses, including an art gallery, assembly hall, automated banking machine, bakeshop, bar or tavern, convenience store, bank of financial institution, eating establishment excluding a drive-thru facility, a market (including an outdoor patio/terrace and pop-up style food vending as part of the market), farm produce retail outlet, fitness club, liquor, beer or wine store, retail food store and retail store shall also be permitted“

- 4.2 That Schedule “T-1”- Town of Tillsonburg Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Community Facility” to “Entrepreneurial District”.

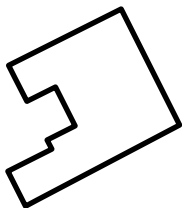
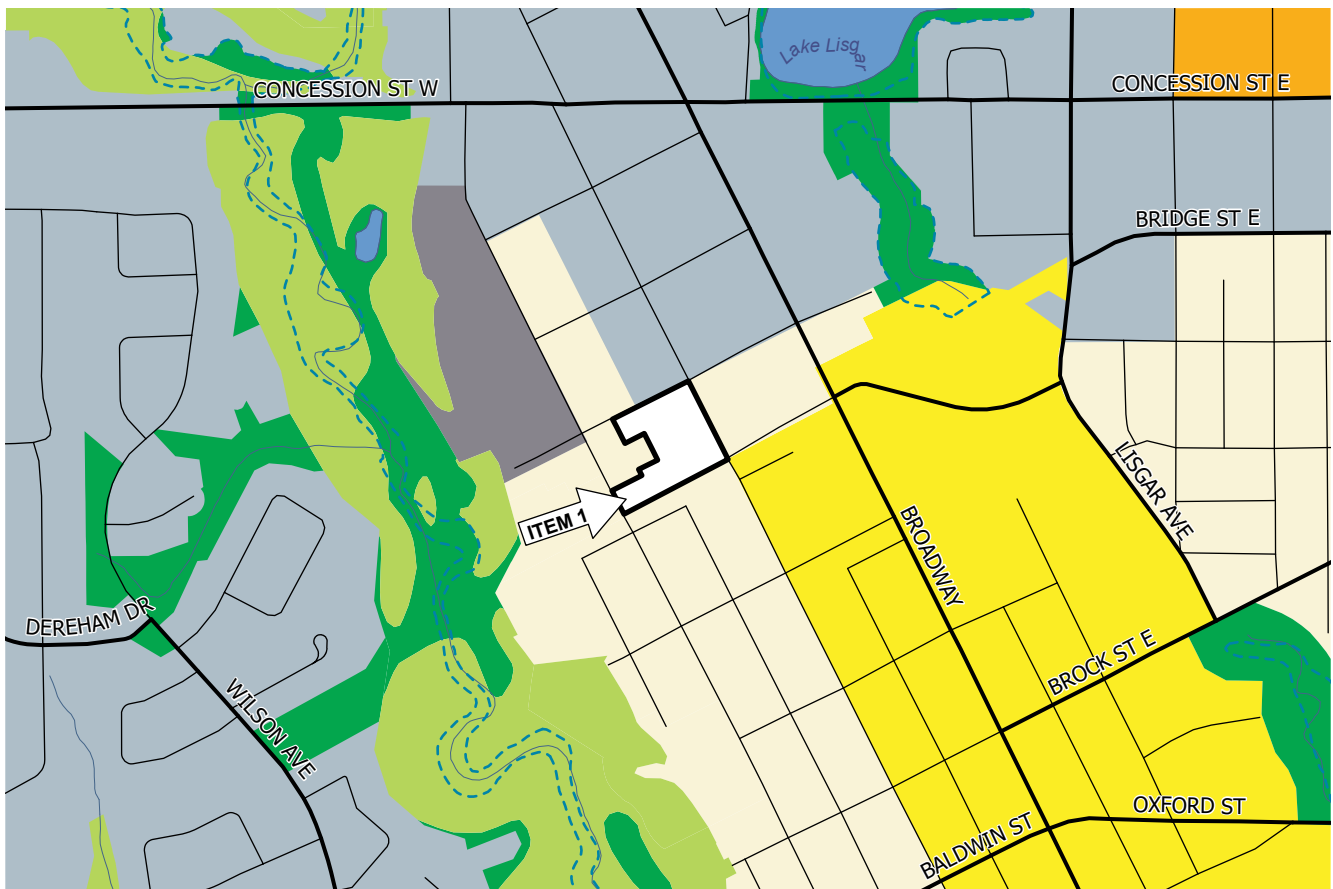
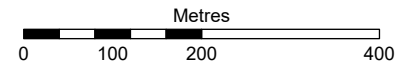
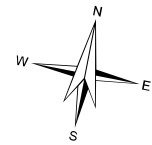
5.0 IMPLEMENTATION

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. 337
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-1"
TOWN OF TILLSONBURG
LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM COMMUNITY FACILITY
 TO ENTREPRENEURIAL DISTRICT

**LAND USE PLAN
 LEGEND**

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