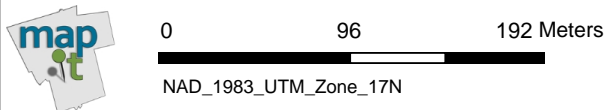


**Legend**

- Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit
- 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

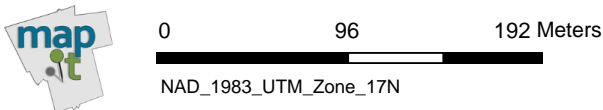
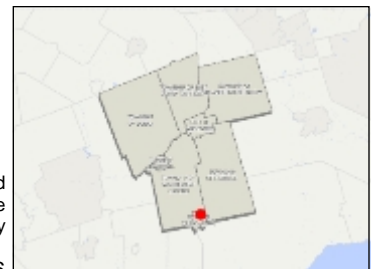
February 20, 2026



**Legend**

- Parcel Lines**
  - Municipal Boundary
  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- 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)
- Constructed Drains**
  - Open or Unknown
  - Closed/Tiled

**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

March 27, 2026

Plate 3: Applicant's Sketch  
 File Nos.: OP 26-05-7 & ZN 7-26-03 (Town of Tillsonburg Non-Profit Housing Corporation)  
 Lots 48, 48A, 49 and 49A, Plan 500; 288/296 Tillson Avenue, Town of Tillsonburg

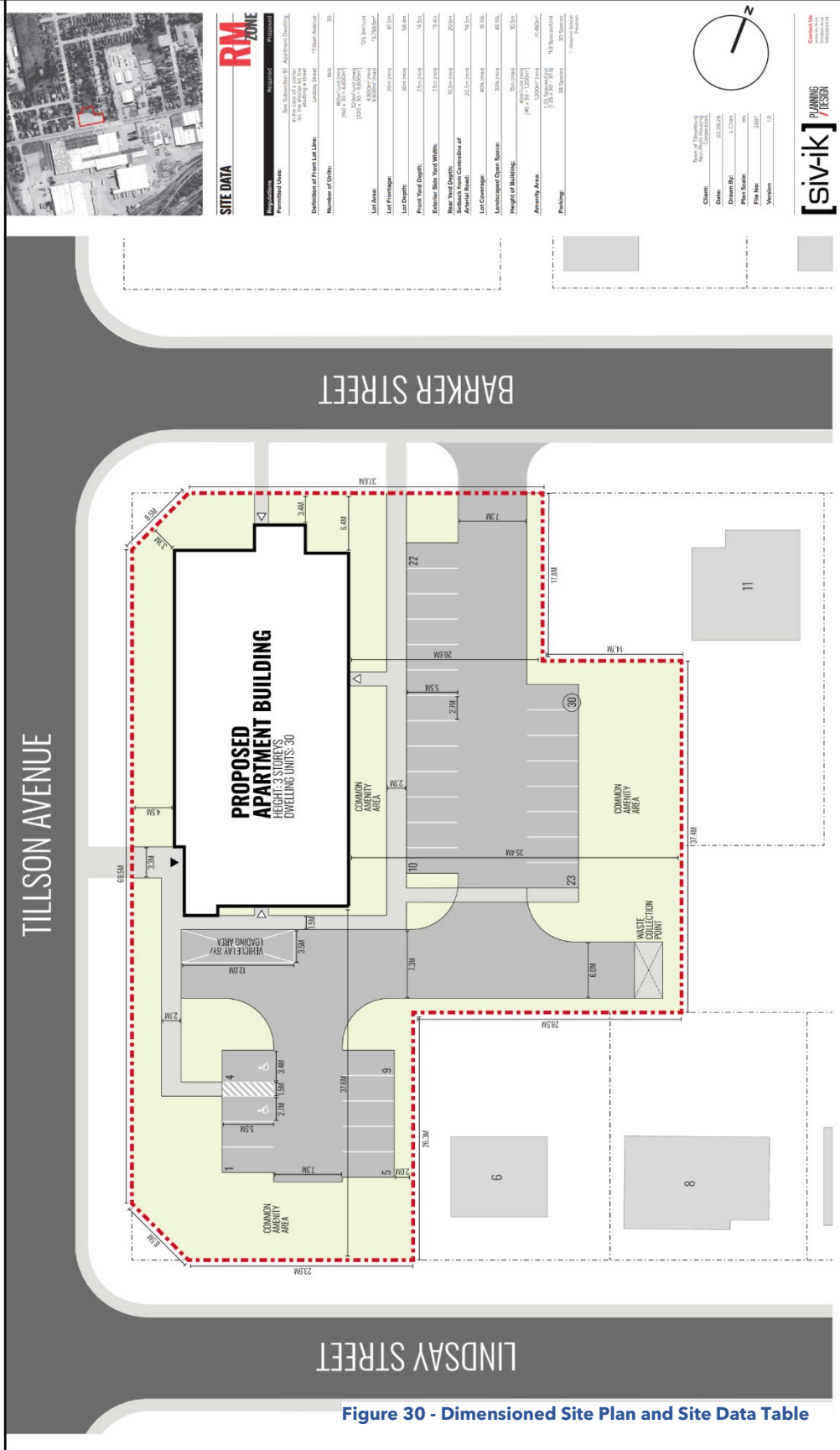


Figure 30 - Dimensioned Site Plan and Site Data Table



## SCHEDULE AND ROUTES

The T:GO In-Town Transit Service operates From Monday to Friday from 5:55 AM to 5:55 PM. Each routes takes approximately one hour to complete. One bus swaps between Blue Line and Red Line routes.

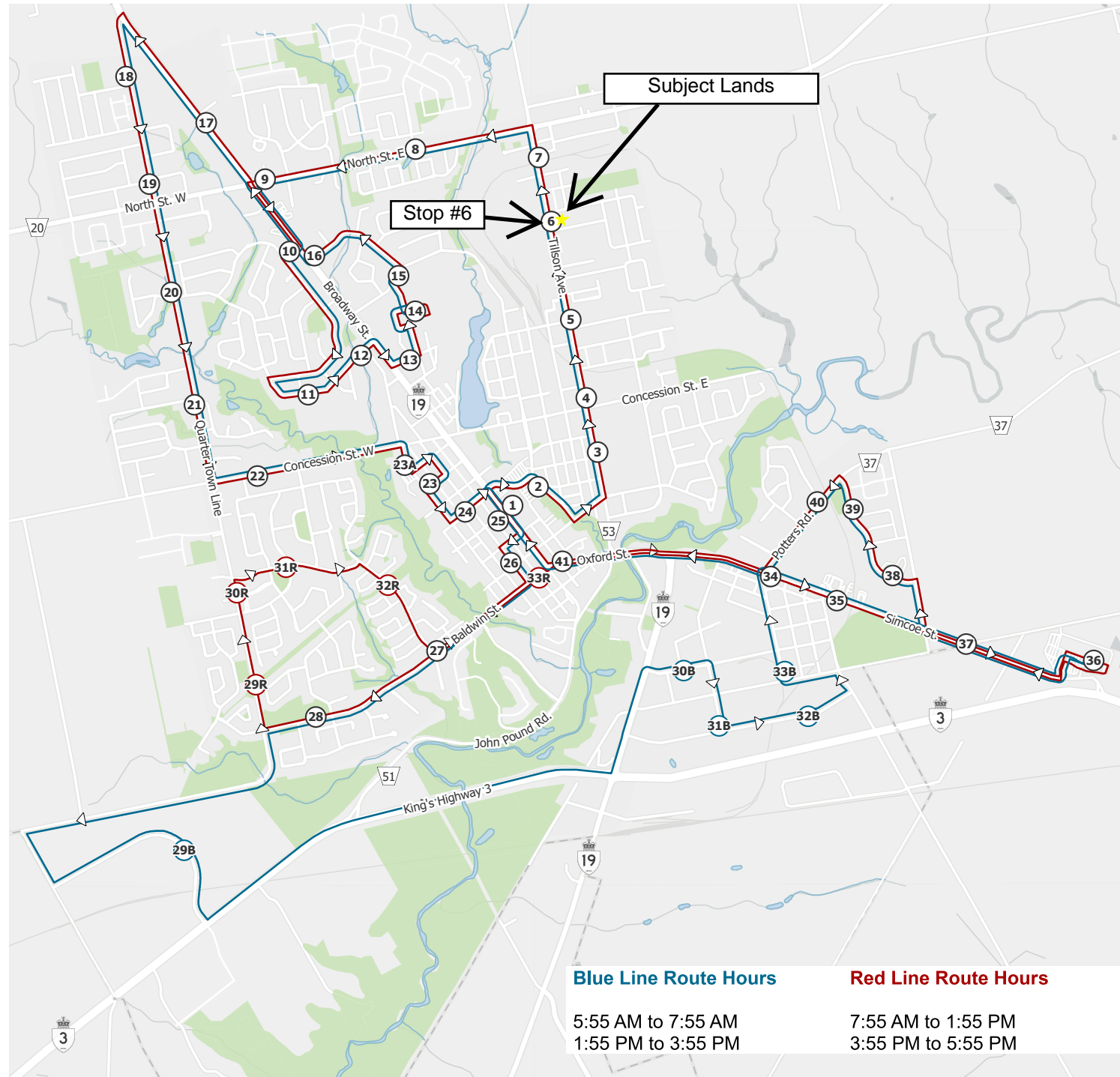
## IN-TOWN FARE INFO

|              | Adult   | Senior/Student* |
|--------------|---------|-----------------|
| Single Ride  | \$3.25  | \$2.75          |
| 10-Ride Pass | \$22.50 | \$18.25         |
| Day Pass     | \$9.25  | \$7.00          |
| Monthly Pass | \$66.75 | \$53.75         |

\*Senior: Ages 60+ Student: Ages 18 and under Veterans, support persons, and children (under 5) may ride free of charge.

Exact cash fare is required for a single ride. Drivers do not carry cash. All passes must be purchased at a vendor.

Visit [www.tillsonburg.ca/TGO](http://www.tillsonburg.ca/TGO) for ticket vendor locations and alternative transportation options.

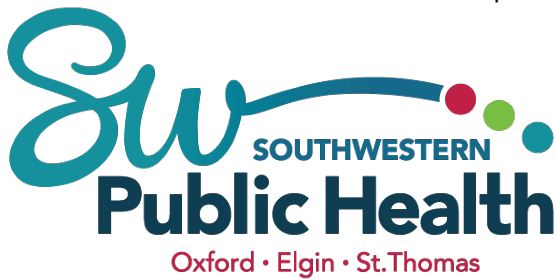


### Blue Line Route Hours

5:55 AM to 7:55 AM  
1:55 PM to 3:55 PM

### Red Line Route Hours

7:55 AM to 1:55 PM  
3:55 PM to 5:55 PM



**St. Thomas Site**  
Administrative Office  
1230 Talbot Street  
St. Thomas, ON  
N5P 1G9

**Woodstock Site**  
410 Buller Street  
Woodstock, ON  
N4S 4N2

March 11, 2026

Community Planning Office  
Box 1614, 21 Reeve St.  
Woodstock ON N4S 7Y3

Attention: Amy Hartley

RE: Applications for Official Plan Amendment and Zone Change OP26-05-7 & ZN7-26-03  
(Tillsonburg Non-Profit Housing Corporation)

This letter acknowledges receipt of the Applications for Official Plan and Zone Change Approval of February 24, 2026, with reference to the above premises/property. Public Health reviews these applications using the best available evidence regarding land use planning, zoning, and health protection.

A review of the application provides the following:

- ( ) 1. The application contains information that Public Health is not able to comment on.
- (X) 2. Public Health has no objection to the content of the application as it currently stands.
- ( ) 3. Public Health provides the attached letter for comments on the application.
- (X) 4. Built Environment and Healthy Public Policy provides the attached letter for comments on the application.

Please note that items marked with an "X" are applicable to this application as it currently stands. Should there be amendments to the application, please forward them to Public Health for further assessment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Niels Dubé'.

Niels Dubé, B.A.Sc., C.P.H.I.(C)  
Public Health Inspector  
Environmental Health

A handwritten signature in black ink, appearing to read 'Robert Northcott'.

Robert Northcott  
Health Promoter  
Chronic Disease & Injury Prevention

Disclaimer:

These comments are provided by Southwestern Public Health (SWPH) at the request of the municipality with the decision-making power over this land use planning/zoning application. SWPH is not a decision maker on this application and its comments are made solely with regard to SWPH's role as a public body with an interest in the potential public health impacts of this application and for no other purpose.

March 11<sup>th</sup>, 2026

Community Planning Office  
Box 1614, 21 Reeve St.  
Woodstock ON N4S 7Y3

Re. Applications for Official Plan Amendment and Zone Change – OP26-05-7 & ZN7-26-03 (Tillsonburg Non-Profit Housing Corporation)

Thank you for the opportunity to provide review and comments on these applications for Official Plan Amendment and Zone Change regarding 288/296 Tillson Avenue. Southwestern Public Health would like to express our support for these changes that will facilitate the future planned non-profit housing development.

Ontario is currently experiencing both a housing supply and affordability crisis, with housing and rental prices outpacing income for many people.<sup>1</sup> The proposed Official Plan Amendment and Zone Change would facilitate the development of a 3-storey, 30-unit affordable housing development intended for seniors. As such, this would be a welcome addition to the local housing supply that would help to address affordability needs of local community members. Additionally, this development would incorporate moderate density housing in the local community, which makes efficient use of municipal services, infrastructure, and available land.<sup>1</sup>

Another benefit noted regarding the location of the proposed development is its proximity to green space and park areas. Access to green spaces can be of benefit to the health of community members; for instance, by reducing the risk for diabetes, cardiovascular disease, as well as respiratory diseases among adults.<sup>2</sup> Green spaces can also be of benefit for facilitating social cohesion, physical activity, and stress reduction.<sup>3</sup>

Lastly, it was noted that the future planned development would include active transportation connections for pedestrians, and that there is an existing municipal transit stop close to the site; these components could help support active transportation use among community members. Active transportation use has a number of health benefits, some of which include reduced risk of chronic diseases and improved mental health among community members.<sup>4</sup> Given these health benefits, we encourage the inclusion of active transportation supportive infrastructure (including multi-use paths, sidewalks, and bike lanes) when feasible in developments.

Thank you again for the opportunity to provide our input on these documents.

Sincerely,

Robert Northcott, Health Promoter

#### References

x

1. Ontario Housing Affordability Task Force. Report of the Ontario Housing Affordability Task Force. [Online].; 2022 [cited 2026 February 26. Available from: <https://files.ontario.ca/mmah-housing-affordability-task-force-report-en-2022-02-07-v2.pdf>.
2. Ige-Elegbede J, Pilkington P, Orme J, Williams B, Prestwood E, Black D, et al. Designing healthier neighbourhoods: a systematic review of the impact of the neighbourhood design on health and wellbeing. ; 2022.
3. Hartig, T.; Mitchell, R.; de Vries, S.; Frumkin, H. Nature and health. Annual Review of Public Health. 2014; 35, 207-28.
4. Tam T. The Chief Public Health Officer's Report on the State of Public Health in Canada 2017; Designing Healthy Living. Ottawa: Public Health Agency of Canada; 2017.

x

COUNTY OF OXFORD

BY-LAW **6820-2026**

**BEING** a By-Law to adopt Amendment Number 354 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 354 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 354 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 22<sup>nd</sup> day of April, 2026.

READ a third time and finally passed this 22<sup>nd</sup> day of April, 2026.

\_\_\_\_\_  
MARCUS RYAN, WARDEN

\_\_\_\_\_  
LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 354  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto, constitute  
Amendment Number 354 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to re-designate certain lands in the Town of Tillsonburg from ‘Service Commercial’ to ‘Medium Density Residential’ with special development policies, to facilitate the development of a three storey, 30-unit apartment development.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Lots 48, 48A, 49 and 49A, Plan 500 in the Town of Tillsonburg. The lands front on the east side of Tillson Avenue, lying between Lindsay Street and Barker Street and are municipally known as 288 and 296 Tillson Avenue, Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from ‘Service Commercial’ to ‘Medium Density Residential’ with special development policies to facilitate the development of the lands for a three storey, 30 unit apartment building containing affordable housing units.

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 fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of 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 affordable housing for low- and moderate-income households is available in the Town of Tillsonburg.

Council is further satisfied that the Official Plan criteria respecting the designation of the lands for Medium Density Residential purposes have been satisfactorily addressed.

The Official Plan recognizes the importance of increasing the supply of affordable housing within Tillsonburg and directs that the Town Council may consider the use of reduced municipal infrastructure requirements and lot standards on a site-specific basis to facilitate the delivery of affordable housing provided that the use of such measure continues to meet the overall objectives of the Plan.

While no designated shopping, community facilities are within the immediate area, shopping opportunities exist 1 km south on Tillson Avenue, and recreational opportunities exist nearby with Gylveszy Park, the Trans Canada Trail, and Lake Lisgar to further to the west. A TGO Transit stop is located in front of the subject property on Tillson Avenue. Both the red and blue line transit routes stop immediately in front of the subject property which will utilize existing infrastructure (municipal transit) to support residential intensification. Council is satisfied that the

subject property being located on an arterial road (being Tillson Avenue) and having direct access to municipal transit service will allow the residents to access shopping and amenities within the Town that are in close proximity accessed by vehicle or public transit. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to site plan approval, where matters related to servicing, landscaping, fencing, grading, access and parking will be addressed to the satisfaction of the Town and County.

The proposed net residential density of the site is higher than what is contemplated by the Medium Density Residential designation, however, the height (3 storeys) and built form (low rise apartment) of the proposed development is consistent with the housing type and built form permitted in the Medium Density designation and the presence of affordable housing units will contribute to the County's target goal for affordable housing.

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 Section 8.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 8.2.5.2 – *Special Development Policies*:

“8.2.5.2.4 East side of Tillson Avenue, between Lindsay Street and Barker Street, Town of Tillsonburg (288 Tillson Avenue).

**Location** Lots 48, 48A, 49 and 49A, Plan 500 in the Town of Tillsonburg, east side of Tillson Avenue, south side of Lindsay Street and north side of Barker Street, Town of Tillsonburg.

**Policies** Notwithstanding Section 8.2.5, *Medium Density Residential*, or any other relevant policies of the Official Plan to the contrary, the maximum net residential density in the Medium Density Residential designation on this site shall not exceed 80 units per hectare (33 units per acre), and the minimum net residential density shall be 31 units per hectare (13 units per acre).”

4.2 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 “Service Commercial” to “Residential”.

4.3 That Schedule “T-2” – Town of Tillsonburg Residential Density Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto to “Medium Density Residential”.

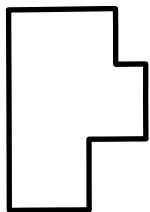
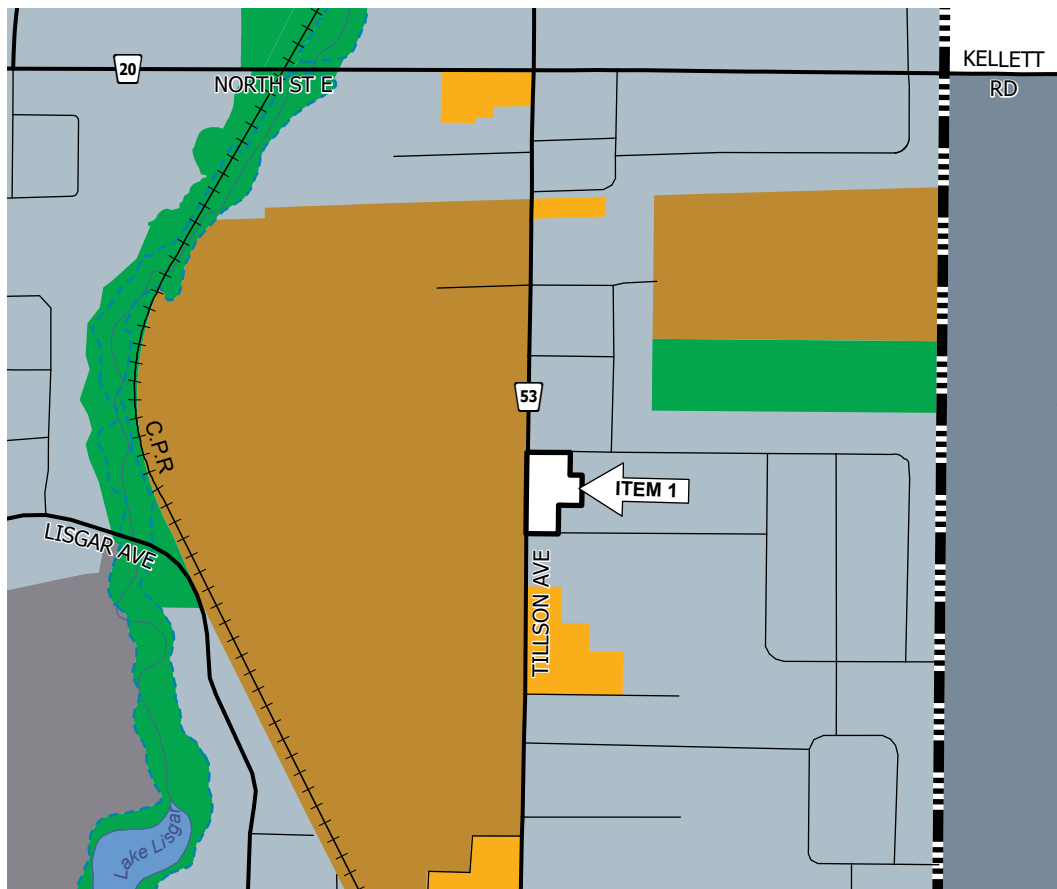
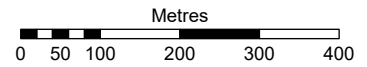
5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

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








SCHEDULE "A"  
 AMENDMENT No. 354  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



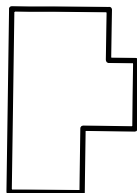
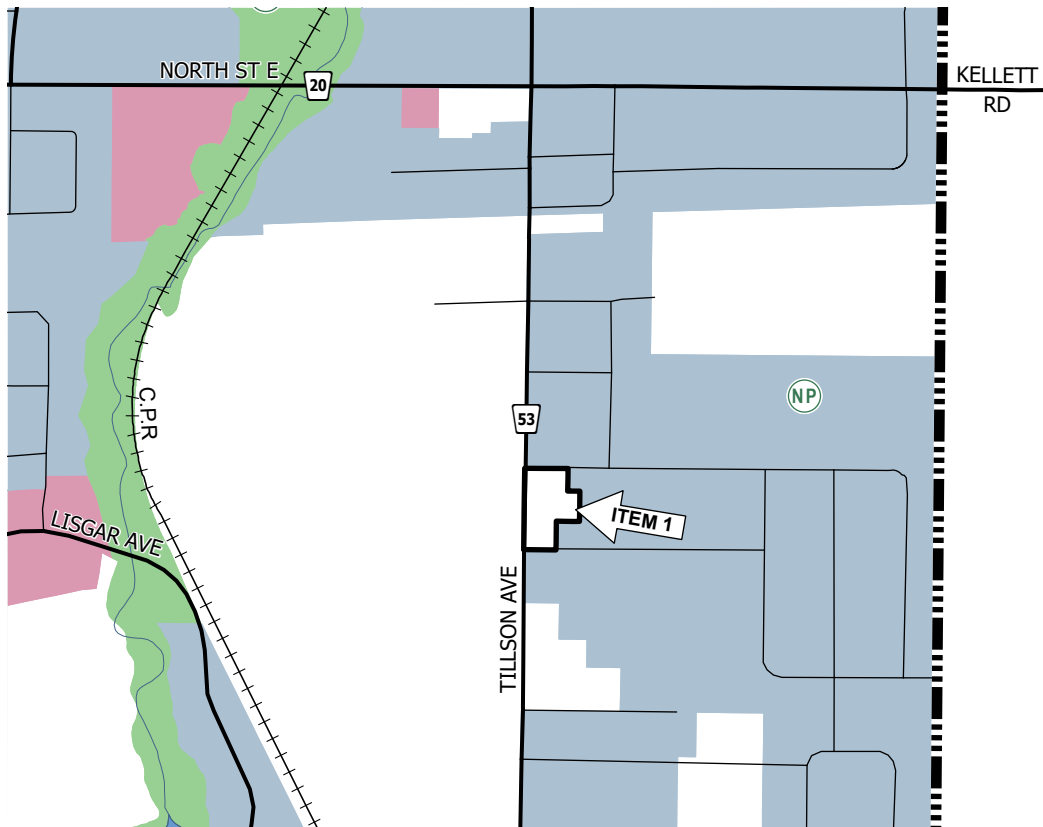
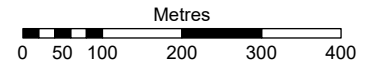
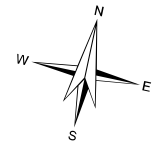
**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM SERVICE COMMERCIAL  
 TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

-  RESIDENTIAL
-  SERVICE COMMERCIAL
-  COMMUNITY FACILITY
-  INDUSTRIAL
-  OPEN SPACE
-  FUTURE URBAN GROWTH
-  FLOODLINE





SCHEDULE "A"  
 AMENDMENT No. 354  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  NEIGHBOURHOOD PARK