

To: Mayor and Members of Town of Tillsonburg Council

From: Amy Hartley, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 26-04-7 and ZN 7-26-02 – The Bridges Inc.

REPORT HIGHLIGHTS

- The purpose of this report is to consider applications for Official Plan Amendment and Zone Change to facilitate a residential lot addition. It is proposed via consent application B26-06-7, that a portion of the subject lands be severed and added to the residential parcel municipally known as 55 Greenhill Drive.
- An application for Official Plan Amendment has been submitted to redesignate a portion of the lands from 'Open Space' and 'Environmental Protection' to 'Low Density Residential' and 'Environmental Protection' for the purposes of a lot addition and facilitate the construction of a single detached dwelling on the subject lands.
- The purpose of the application for zone change is to rezone the severed lands from 'Active Use Open Space (OS2)' to 'Special Low Density Residential Type 2 (R2-30)' and 'Passive Use Open Space (OS1)' to facilitate a single detached dwelling on the subject lands.
- Planning staff are recommending approval of the application as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting development in low density residential areas.

DISCUSSION

BACKGROUND

OWNERS: The Bridges Inc. (c/o Kassandra Way)
33 Clubhouse Way, P.O. Box 54, Tillsonburg, ON N4G 4H3

AGENT/APPLICANT: Tillsonburg Developments Inc. (c/o Kirby Heckford)
213 Tillson Avenue, Tillsonburg, ON N4G 3B3

LOCATION:

The subject lands are described as Part of Lot 1594, Plan 500, in the Town of Tillsonburg. The subject lands are located on the north side of Clubhouse Way lying between John Pound Road and Baldwin Street and are municipally known as 33 Clubhouse Drive, Town of Tillsonburg.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Open Space' and 'Environmental Protection'
Schedule 'T-3'	Town of Tillsonburg Leisure Resources and Schools Facilities Plan	'Open Space' and 'Environmental Protection'

Proposed:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Residential' and 'Environmental Protection'
Schedule 'T-2'	Town of Tillsonburg Residential Density Plan	'Low Density Residential' and 'Environmental Protection'

TOWN OF TILLSONBURG ZONING BY-LAW 3295:

Existing Zoning:	'Active Use Open Space Zone (OS2)'
Proposed Zoning:	'Special Low Density Residential Type 2 Zone (R2-30)' and 'Passive Use Open Space Zone (OS1)'

PROPOSAL:

The purpose of the applications for Official Plan Amendment and Zone Change is to facilitate an associated Consent application (B26-06-7) to permit a residential lot addition. The lands to be severed comprises approximately 0.32 ha (0.79 ac), the lands to be enlarged comprise approximately 0.38 ha (0.95 ac) in size. It is proposed that a single detached dwelling be constructed on the lands once consolidated. The lot to be retained is approximately 9.7 ha (24 ac) and will continue to be used for golf course purposes.

The lands to be severed is currently designated Open Space and Environmental Protection in the Official. It is proposed that the lot to be severed be redesignated to Low Density Residential and Environmental Protection to align with the lands to be enlarged.

A zone change application has been submitted to rezone the lands to be severed from 'Active Use Open Space (OS2)' to 'Special Low Density Residential Type 2 (R2-30)' and 'Passive Use Open Space (OS1)' to facilitate the above-noted Official Plan Amendment and lot addition.

The subject lands contain an Erosion Hazard and Significantly Ecologically Important Woodlands and Valleylands identified by the Oxford Natural Heritage Systems Study (ONHSS). As such, the rear of the subject lands will remain designated as Environmental Protection and zoned 'Passive Use Open Space (OS1)'. The applicant has submitted a Geotechnical Slope Assessment to support the proposed location of the dwelling on the lands.

Surrounding land uses primarily consists of low-density residential development containing single detached dwelling and townhouse dwellings, with vacant low density residential lots within the registered plan of subdivision. The Bridges Golf Course abuts the subject lands, and a commercial use is located to the south fronting on John Pound Road.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2025.

Plate 3, Applicant's Sketch, identifies the proposed severance as provided by the applicant.

Plate 4, Conceptual Sketch of Lot to be Severed by B26-06-7, shows the proposed dwelling location and severance as well as the erosion hazard limit.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.2 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

Section 4.1 of the PPS speaks to Natural Heritage, indicating that areas containing significant natural heritage shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

OFFICIAL PLAN

The subject lands are designated 'Open Space' according to the Town of Tillsonburg Land Use Plan, as contained within the Oxford County Official Plan.

Open Space areas within Settlement areas include lands identified as being regulatory flood plan areas, public lands, pathways and linkages between natural heritage features. In this instance, the open space designation reflects the historical use of the lands as a golf course and surrounding natural heritage and hazard features.

Low Density Residential Areas are those lands that are primarily developed or planned for a variety of low-rise, low-density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadraplexes, townhouses and low-density cluster development. In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended that the full range of housing will be permitted in every individual neighbourhood or development.

ZONING BY-LAW

The subject lands are currently zoned 'Active Use Open Space Zone (OS2)' according to the Town's Zoning By-law. Permitted uses within the OS2 zone include a conservation project, golf course, parking lot, public park, or public use.

The applicant is proposing to rezone the subject property to 'Special Low Density Residential Type 2 Zone (R2-30)' and 'Passive Use Open Space (OS1)' to consolidate the zoning of the lot to be severed with the lot to be enlarged. The proposed OS1 zone will align with the recommendations for the slope assessment.

The 'R2-30' zone permits a maximum lot coverage of 50%, a minimum exterior side yard width of 4.5 m (14.76 ft) and a minimum rear yard width of 6 m (19.68 ft).

Based on the proposed reference plan submitted with the applications and once the lands are consolidated as one parcel, the provisions of the R2-30 zone respecting minimum lot area, lot frontage and lot depth will be satisfied.

AGENCY COMMENTS

Town of Tillsonburg Chief Building Official noted that construction of the single detached dwelling is currently in progress. If the applications are approved a new grading and site plan will be required to reflect the new property boundaries and grading patterns.

Long Point Region Conservation Authority indicated that provided no development activity is proposed within the geotechnical setback (within the R2-30 zoned area) there are no concerns with the subject proposal. Both the severed and enlarged lands are regulated by LPRCA, any development within 15 m of the geotechnical slope area will require a permit.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on March 6, 2026, and notice of public meeting was issued on May 11, 2026, in accordance with the requirements of the Planning Act. As of the date of this report no comments have been received.

Planning Analysis

The subject applications for Official Plan Amendment and Zone Change propose to redesignate and rezone a portion of the subject lands for the purpose of a future severance to facilitate a residential lot addition.

Supporting Studies

Slope Assessment Report

Further to previous slope assessment reports provided in support of the subdivision application, the applicant provided a Slope Assessment Report due to the identification and presence of an erosion hazard within the area proposed to be rezoned for residential uses. The Slope Assessment was submitted to LPRCA for review and was found to be acceptable for identifying the location of the slope and the area to be excluded from redevelopment. The area that is proposed to be redesignated and rezoned for residential purposes is wholly contained within the area identified as having a stable slope by the slope assessment report and geotechnical engineer.

Provincial Planning Statement (PPS) 2024

It is the opinion of staff that the proposal is consistent with the relevant policies of the Provincial Planning Statement. The proposed development will provide additional amenity space for a proposed residential use and represents an appropriate use of under-utilized lands as part of the abutting private golf course, municipal services and infrastructure within a designated settlement area. The proposal does not impact any natural heritage features and has demonstrated that the lands proposed for residential use do not contain natural hazards.

Official Plan

The proposed re-designation of the subject lands from Open Space to Low Density Residential is considered appropriate as the current designation reflects the historical use of the lands for golf course purposes. The proposed re-designation is supported by technical studies and will create

more flexibility on the existing parcel that is generally considered an appropriate use of underutilized lands and facilitate development that will maintain compatibility with surrounding low density residential uses.

The proposal is generally in keeping with the policies of the Low Density Residential designation. The proposed use is permitted and the proposed development is generally considered to be in accordance with the residential policies of the Official Plan. The subject lands are located within an area that is adjacent to a recently draft approved plan of subdivision (SB20-02-7) consisting of 64 single detached dwelling and 24 street-fronting townhouses. The proposed lot addition is to facilitate a single detached dwelling with additional amenity space. Due to the natural hazards and features within the area, the available rear yard area is limited, the proposed lot addition will provide additional amenity space and landscaped open space that can be utilized by the owner without impacting the natural features.

While the proposed lot is larger than the abutting draft approved lots, there is opportunity for intensification of these lots for the purposes of Additional Residential Units (ARUs) or a future infill lot for an additional parcel to efficiently utilize lands surplus to the owners needs. The subject lands will be of sufficient size to provide adequate space for setbacks, stormwater run-off, parking and vehicular ingress and egress. The proposal is not expected to negatively impact any of the woodlands to the south, and the area to be re-designated and rezoned encompasses the existing cleared area and excludes the top of slope identified by Slope Assessment. As such, it is the opinion of staff that the application conforms to the policies of the Official Plan respecting low density residential developments.

Town of Tillsonburg Zoning By-law

The requested zoning amendment will facilitate a lot addition to accommodate a single detached dwelling currently under construction, if the Land Division Committee grants the proposed lot addition the subject lands will meet the provisions of the R2-30 zone with respect to lot frontage, lot depth and lot area. The use of the lands for a single detached dwelling will be consistent with other residential properties in the immediate vicinity.

Further, the subject lands will contain a portion of lands zoned 'OS1' in order to implement the recommendations of the Slope Stability Assessment. Based on the proposed area to be rezoned and the area of the existing parcel, staff are satisfied that future residential development will be located outside of the identified natural hazard area.

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the Provincial Planning Statement and is in-keeping with the strategic initiatives and objectives contained in the Official Plan. As such, staff are satisfied that the applications can be given favourable consideration.

RECOMMENDATIONS

That the Council of the Town of Tillsonburg advise County Council that the Town supports the application to amend the Official Plan (File No. OP 26-04-7), submitted by The Bridges Inc. for lands legally described as Part of Lot 1594, Plan 500, in the Town of Tillsonburg to re-designate a portion of the lands to Low Density Residential to facilitate a residential lot addition;

That the Council of the Town of Tillsonburg approve in principle the zone change application (File No. ZN 7-26-02) submitted by The Bridges Inc. for lands legally described as Part of Lot 1594, Plan 500, in the Town of Tillsonburg, to rezone the lands to 'Special Low Density Residential Type 2 (R2-30)' and 'Passive Use Open Space Zone (OS1)' to facilitate a future lot addition to accommodate a single detached dwelling currently under construction.

SIGNATURES

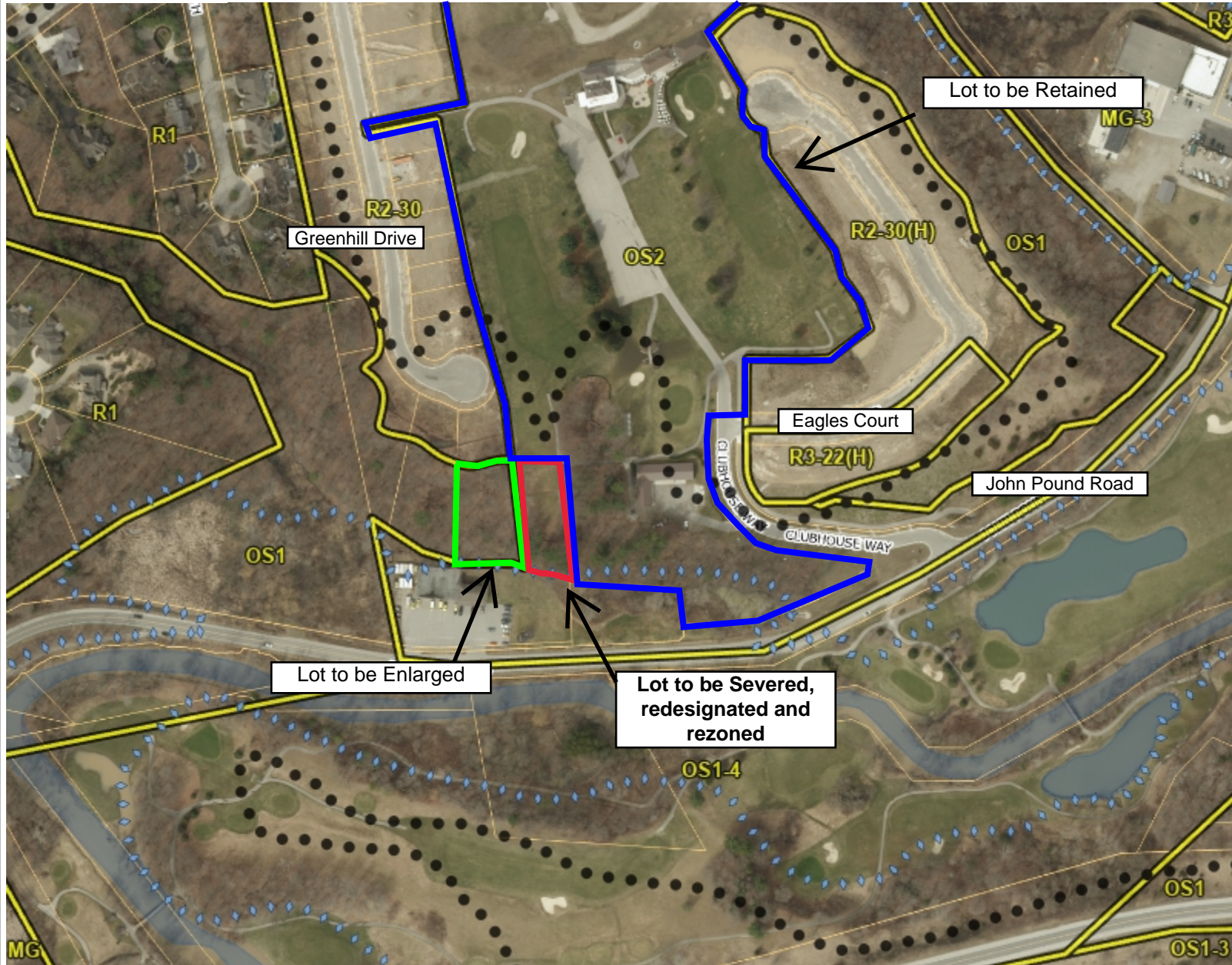
Authored by:

Original signed by

Amy Hartley
Development Planner

Approved for submission: *Original signed by*

Eric Gilbert, MCIP, RPP
Manager of Development Planning



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

May 19, 2026

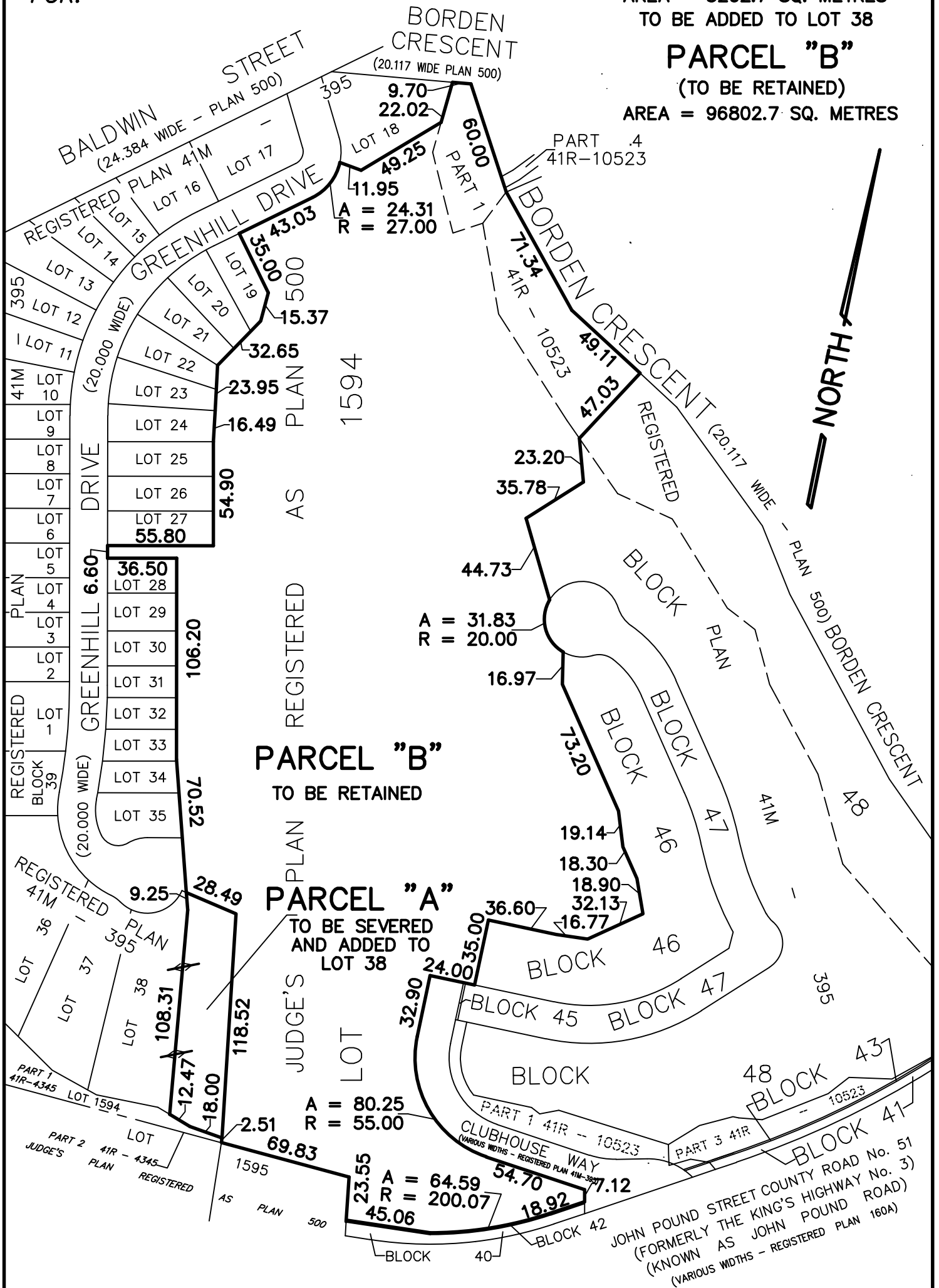
EL "A"

PREPARED ILLUSTRATING PROPOSED SEVERANCE
 FOR:

(TO BE SEVERED)
 AREA = 3202.7 SQ. METRES
 TO BE ADDED TO LOT 38

PARCEL "B"
 (TO BE RETAINED)

AREA = 96802.7 SQ. METRES



PARCEL "B"
 TO BE RETAINED

PARCEL "A"
 TO BE SEVERED
 AND ADDED TO
 LOT 38

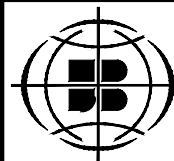
PROPERTY DESCRIPTION:
 PART OF LOT 1594
 JUDGE'S PLAN REGISTERED
 AS PLAN 500
 TOWN OF TILLSONBURG
 COUNTY OF OXFORD

CAUTION

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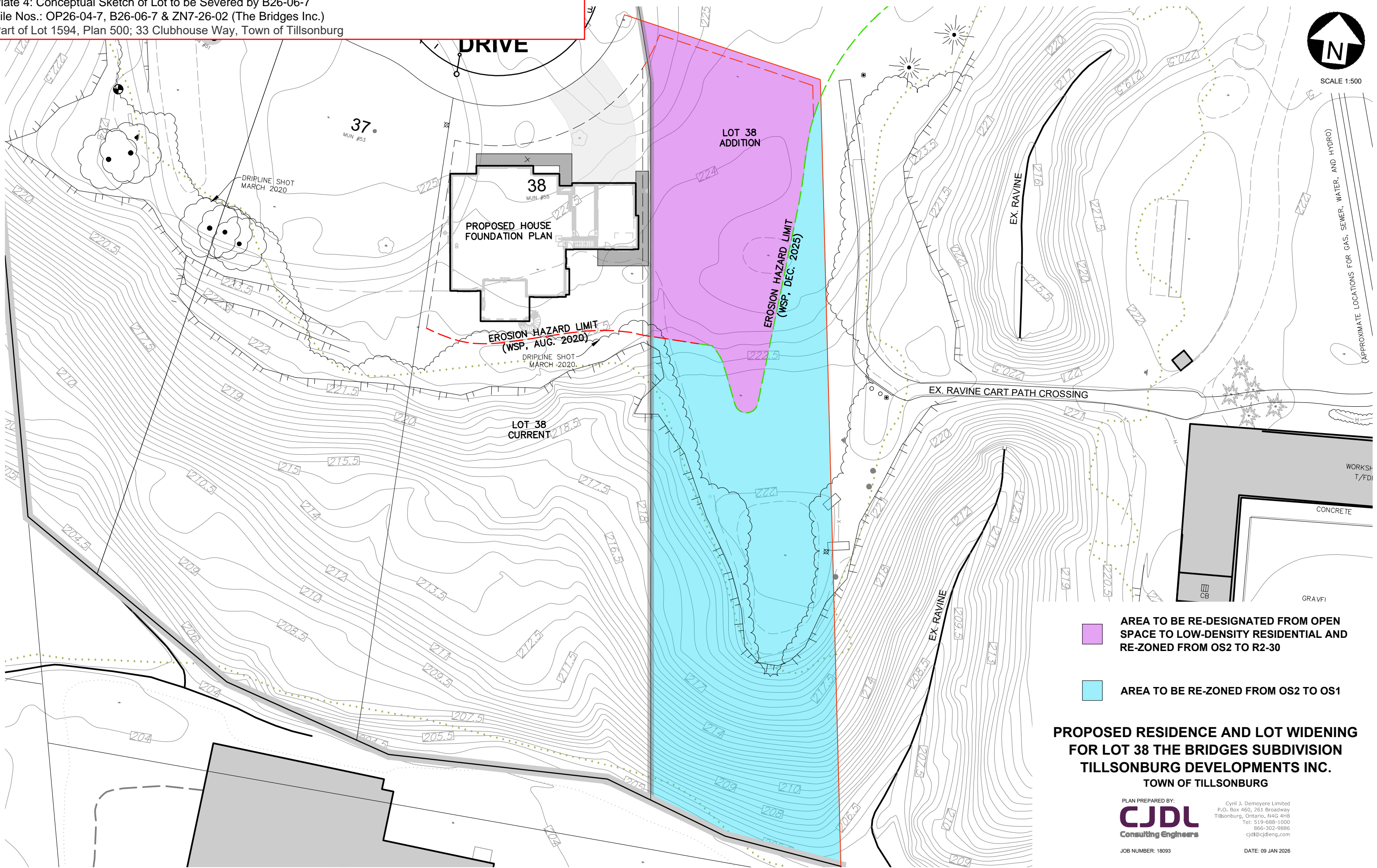
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	DATED:
11/13/25	
	Ref. No.
	25-53-1159-00

Plate 4: Conceptual Sketch of Lot to be Severed by B26-06-7
 File Nos.: OP26-04-7, B26-06-7 & ZN7-26-02 (The Bridges Inc.)
 Part of Lot 1594, Plan 500; 33 Clubhouse Way, Town of Tillsonburg



SCALE 1:500



- AREA TO BE RE-DESIGNATED FROM OPEN SPACE TO LOW-DENSITY RESIDENTIAL AND RE-ZONED FROM OS2 TO R2-30
- AREA TO BE RE-ZONED FROM OS2 TO OS1

**PROPOSED RESIDENCE AND LOT WIDENING
 FOR LOT 38 THE BRIDGES SUBDIVISION
 TILLSONBURG DEVELOPMENTS INC.
 TOWN OF TILLSONBURG**

PLAN PREPARED BY:
CJDL
 Consulting Engineers
 Cyril J. Demeyere Limited
 P.O. Box 460, 261 Broadway
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 cjd@cjdeng.com

JOB NUMBER: 18093

DATE: 09 JAN 2026