

To: Mayor and Members of Tillsonburg Town Council
From: Avery Johnson, Student Development Planner, Community Planning

Applications for Consent and Easement B26-19-7 – Perovich Holdings Inc.

REPORT HIGHLIGHTS

- The application for consent proposes to create one (1) new commercial lot and retain a lot with an existing car sales and service establishment. The lot to be severed is currently vacant, the applicant is proposing a car sales and service establishment to be developed on the lot to be severed.
- The applicant is proposing reciprocating easements to be located between the proposed lot to be severed and retained for the purpose of stormwater drainage.
- Planning staff are recommending that the applications be approved as they are consistent with the policies of the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan respecting development within Service Commercial Areas.

DISCUSSION

Background

OWNER / APPLICANT: Perovich Holdings Inc. (Michael Perovich)
50 Clearview Drive, Tillsonburg, ON N4G 4G8

AGENT: David Roe, Civic Planning Solutions Inc.
61 Trailview Drive, Tillsonburg, ON N4G 0C6

LOCATION:

The subject lands are described as Part of Lot 1607, Plan 500 Part 2, 41R-3653 except 41R-7478; T/W 481999 (Tillsonburg), subject to an easement as in CO70553 in the Town of Tillsonburg. The subject lands are located on the southeast corner of Rouse Street and Young Street and are known municipally as 7 Rouse Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "T-1" Town of Tillsonburg Land Use Plan Service Commercial

TOWN OF TILLSONBURG BY-LAW NO. 3295:

Existing Zoning: 'Special Service Commercial Zone (SC-5)'

PROPOSED SERVICES:

Lot to be Retained: municipal water and municipal sanitary sewer

Lots to be Severed: municipal water and municipal sanitary sewer

ACCESS:

Lot to be Retained: paved municipal road (Rouse Street)

Lots to be Severed: paved municipal road (Young Street)

PROPOSAL:

	<u>Lot to be Retained</u>	<u>Lot to be Severed</u>
Lot Area:	1.08 ha (2.66 ac)	1.05 ha (2.59 ac)
Lot Frontage:	86.2 m (282.8 ft)	122.4 m (401.5 ft)
Average Lot Depth:	109.8 m (360 ft)	134.9 m (442.5 ft)

The purpose of the application for consent is to create one (1) new commercial lot and retain a lot containing an existing car sales and service establishment. The proposed lot to be severed is currently vacant. The applicant is proposing a car sales and service establishment to be developed on the lands to be severed.

The applicant has requested reciprocating easements between the lot to be severed and the lot to be retained for the purposes of stormwater drainage. The easement located on the lot to be retained, as shown in Plate 4, also contains stormwater pond and will need to be accessed for maintenance purposes by the lot to be severed.

Current land uses surrounding the subject property consist of low-density residential uses to the south and west, and a mix of commercial, institutional and industrial uses to the north and east.

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

Plate 2, Aerial Map (2025), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the lot to be severed and the lot to be retained, as provided by the applicant.

Plate 4, Applicant's Easement Sketch, provides the location and dimensions of the proposed easement, as provided by the applicant.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS):

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 2.3.1, General Policies for Settlement Areas, directs that Settlement Areas shall be the focus of growth and development. Further, 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 2.8, Employment, outlines that Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs. It also encourages intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.

OFFICIAL PLAN:

The subject lands are located within the 'Service Commercial' designation according to the Town of Tillsonburg Land Use Plan, as contained in the Official Plan.

Section 8.3.3 establishes that areas designated Service Commercial are intended for a broad range of commercial uses that, for the most part, are not suited to locations within the Central Area because of requirements for site area, access, or exposure, or, due to compatibility conflicts with residential development.

Uses permitted within the Service Commercial designation include: hotels, motels, hotel/conference facility, automotive sales and services, furniture warehouses, farm implement sales, personal services, convenience commercial uses, video rental establishments, automobile service stations, gas bars, car wash facilities, retail sales of automobile supplies, automated teller machines or kiosks, tourism information outlets or kiosks, recreation and entertainment uses, restaurants and fast food outlets, retail food stores, uses which require large areas for on-site

storage of goods or vehicles and other types of commercial uses that offer service to the travelling public, business and industry.

TOWN OF TILLSONBURG ZONING BY-LAW:

The subject property is currently zoned 'Special Service Commercial Zone (SC-5)' in the Town's Zoning By-law. Permitted uses within the 'SC-5' zone include a public garage, a service shop, a motor vehicle washing establishment, a motor vehicle sales establishment, along with over thirty (30) other commercial uses as well as site specific provisions to permit a bus service garage and yard on the subject lands.

The minimum lot frontage and lot depth provisions of the 'SC-5' Zone contained in the Town's Zoning By-Law are intended to ensure that lots are sufficiently large enough to provide an adequately sized building envelope and ensure that adequate area is provided for safe access/egress, parking, landscaping, drainage, and private amenity space.

With respect to the lot to be retained and the lot to be severed, the minimum lot frontage and minimum lot depth provisions of the 'SC-5' Zone for automobile service stations will be met.

AGENCY COMMENTS:

Oxford County Public Works commented that if approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

Town of Tillsonburg Engineering Department commented that approval from the Director of Operations and Development will be required for any required road closures, and any work being completed or equipment being parked in the Town's right-of-way will require an Encroachment Permit. If approved, the following conditions must be satisfied:

- The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg Engineering Services Department. Any work being done in the Town's right-of-way will require an Encroachment Permit and inspection by the Owners consultant. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed in accordance with the Town of Tillsonburg Development Guidelines and Design Criteria.
- The Owner(s) shall covenant and agree to enter into an Off-Site Works Agreement with the Town for all works required within the Town's right-of-way related to the extension of the sanitary sewer. The Owner shall provide securities in the amount of one hundred percent (100%) of the estimated cost of the works, to be held by the Town until the works have been completed to the satisfaction of the Town and formally accepted. Upon satisfactory completion of the off-site works and in accordance with the terms of the Off-Site Works Agreement, the Town may reduce the securities to a minimum of twenty percent (20%) of the total cost of the off-site works. The remaining twenty percent (20%) shall be retained for a minimum period of two (2) years from the date of satisfactory

completion as security against deficiencies. All costs will be at the Applicant's sole expense.

- The Owner(s) shall submit detailed design drawings for the sanitary sewer extension including plan and profile drawings complete with notes and details, and a cost estimate to the Town and County for approval prior to any work being completed. All costs will be at the Applicant's sole expense.
- The Owner shall covenant and agree that all restoration work related to the extension of the sanitary sewer must be completed as per the Tillsonburg Development Guidelines and Design Criteria. Any portion of the right-of-way affected by construction shall be fully restored to its original condition, or better, to the satisfaction of the Town of Tillsonburg, at the Applicant's sole expense
- The Owner(s) shall enter into and register any necessary and sufficient easement agreements between the severed lot and the retained lot to ensure that the retained lot continues to benefit from adequate drainage and stormwater management rights, including continued access to, discharge to, and use of the shared stormwater management pond located on the severed lot. The easement(s) shall be of sufficient size, location, and scope to accommodate all existing and proposed drainage functions serving the retained lot.
- The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for the lot to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.
- The Owner(s) must submit a Surveyors Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town
- The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot(s) to be severed as per the Tillsonburg Rates and Fees By-Law as amended.

Oxford County Backflow indicated that the property is subject to Oxford County Bylaw No. 6544-2023, any questions that the applicant may have can be directed to Oxford County Backflow.

Southwestern Public Health and Canada Post indicated no concerns with the proposal.

PUBLIC CONSULTATION:

Notice of the Applications for Easement and Consent was provided to the public and surrounding property owners on June 8, 2026, in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The purpose of the applications for easement and consent is to create one (1) new commercial lot and retain a lot with an existing car sales and service establishment, with associated reciprocating easements for stormwater drainage purposes.

Planning staff are of the opinion that the proposal is consistent with the policies of the PPS respecting commercial development within settlement areas. Further, adequate municipal sewage and water services will be available to service the proposed severed lot, which supports the servicing policies of the PPS. To service the proposed lot to be severed, water and sanitary infrastructure will need to be constructed to extend south on Young Street to serve the proposed lot to be severed; this has been reflected as a condition of approval. The proposed reciprocating

easements between the lot to be severed and the lot to be retained will ensure appropriate stormwater drainage and stormwater quality controls are provided in an efficient manner. Additionally, a grading and servicing plan will be reviewed prior to the issuance of a building permit to ensure that stormwater run-off is adequately controlled and will not negatively affect adjacent properties.

The subject lands are located within an area characterized by commercial and industrial uses on a range of lot sizes. The proposed lot configurations will provide suitably sized parcels for the continuation of the existing use on the lot to be retained and the proposed use of a car sales and service establishment on the lot to be severed. As such, the proposal can be considered consistent with the relevant provisions of the Service Commercial policies as contained in the Official Plan.

Staff are of the opinion that the proposed lot to be severed and proposed lot to be retained would both be of sufficient size to accommodate service commercial uses and will provide adequately sized building envelopes with adequate area for safe access/egress, parking, landscaping, drainage, and private amenity space.

It is the opinion of this Office that the Applications for Consent and Easement are consistent with policies of the PPS, maintain the intent of the Official Plan respecting efficient use of land and municipal services within a fully serviced urban area, and provide a new commercial development opportunity for the Town of Tillsonburg. As such, Planning staff recommend that the applications be given favourable consideration.

RECOMMENDATIONS

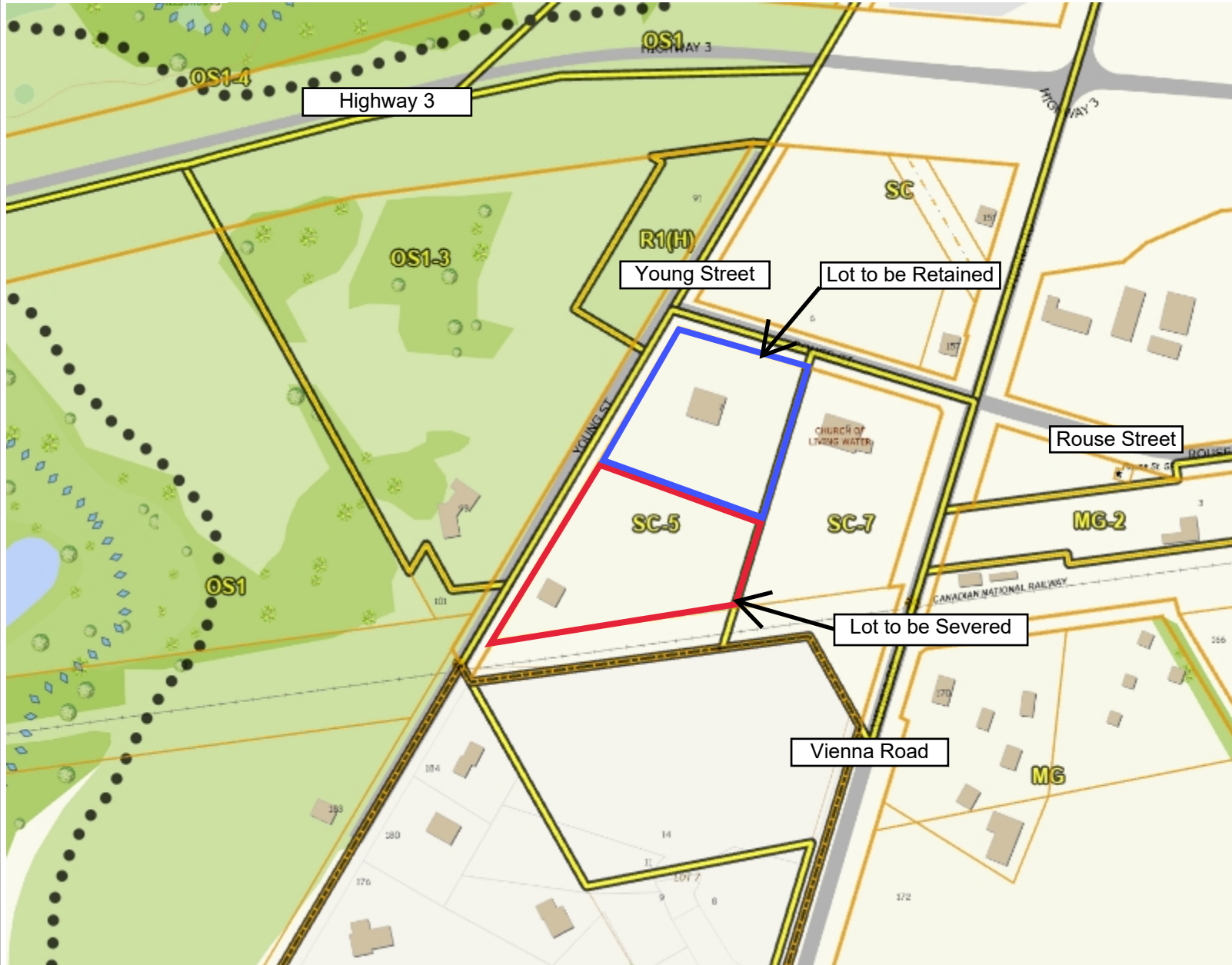
That the Council of the Town of Tillsonburg advise the Oxford County Land Division Committee that the Town supports the Applications for Easement and Consent B26-19-7, submitted by Perovich Holdings Inc. for lands described as Part of Lot 1607, Plan 500 Part 2, 41R-3653 except 41R-7478; T/W 481999 (Tillsonburg), subject to an easement as in CO70553 in the Town of Tillsonburg, subject to the following conditions:

- 1. The Owner(s) shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.**
- 2. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and inspection by the Owner(s) consultant. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.**

- 3. The Owner(s) shall covenant and agree to enter into an Off-Site Works agreement with the Town for all works required within the Town's right-of-way related to the extension of the sanitary sewer. The Owner shall provide securities in the amount of one hundred percent (100%) of the estimated cost of the works, to be held by the Town until the works have been completed to the satisfaction of the Town and formally accepted. Upon satisfactory completion of the off-site works and in accordance with the terms of the Off-Site Works Agreement, the Town may reduce the securities to a minimum of twenty percent (20%) of the total cost of the off-site works. The remaining twenty percent (20%) shall be retained for a minimum period of two (2) years from the date of satisfactory completion as security against deficiencies. All costs will be at the Applicant's sole expense.**
- 4. The Owner(s) shall submit detailed design drawings for the sanitary sewer extension including plan and profile drawings complete with notes and details, and a cost estimate to the Town and County for approval prior to any work being completed. All costs will be at the Applicant's sole expense.**
- 5. The Owner shall covenant and agree that all restoration work related to the extension of the sanitary sewer must be completed as per the Tillsonburg Development Guidelines and Design Criteria. Any portion of the right-of-way affected by construction shall be fully restored to its original condition, or better, to the satisfaction of the Town of Tillsonburg, at the Applicant's sole expense.**
- 6. The Owner(s) shall enter into and register any necessary and sufficient easement agreements between the severed lot and the retained lot to ensure that the retained lot continues to benefit from adequate drainage and stormwater management rights, including continued access to, discharge to, and use of the shared stormwater management pond located on the severed lot. The easement(s) shall be of sufficient size, location, and scope to accommodate all existing and proposed drainage functions serving the retained lot.**
- 7. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for the lot to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.**
- 8. The Owner(s) must submit a Surveyors Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town.**
- 9. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot(s) to be severed as per the Tillsonburg Rates and Fees By-Law as amended.**
- 10. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.**

SIGNATURES

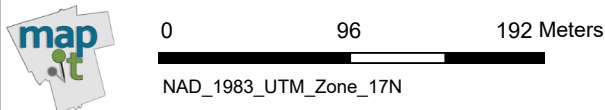
Authored by:	<i>"Original Signed by"</i>	Avery Johnson, Student Development Planner
Approved for submission:	<i>"Original Signed by"</i>	Eric Gilbert, RPP, MCIP Manager of Development Planning



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

May 7, 2026



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines Regulation Limit**
 - ◆ 100 Year Flood Line
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Notes



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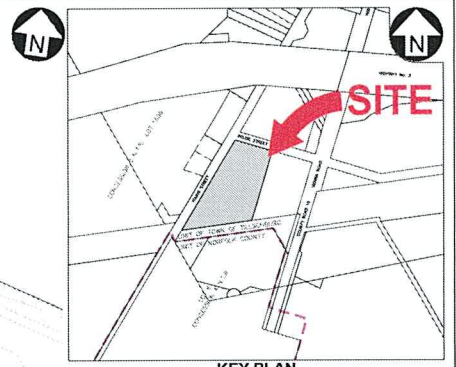
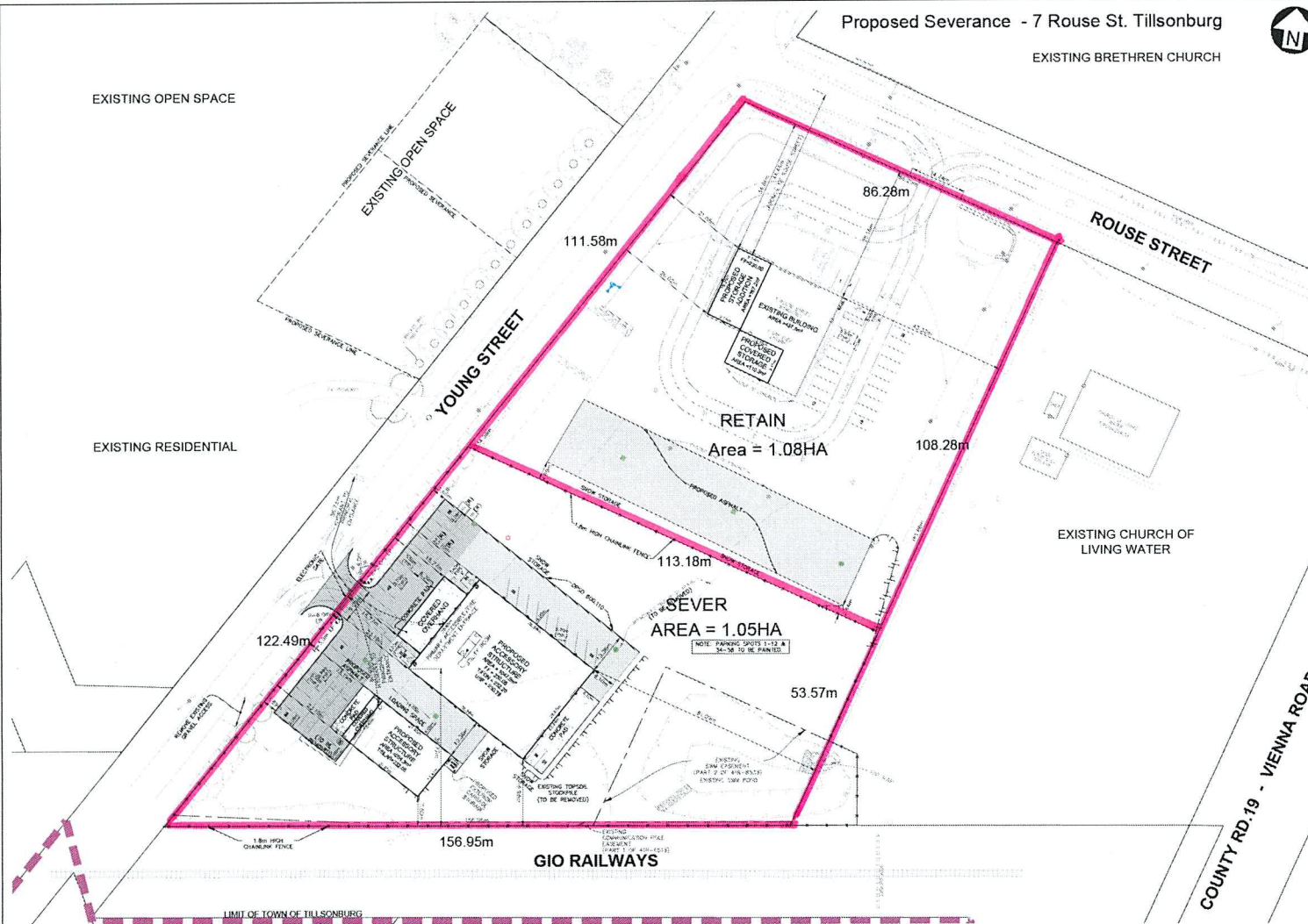
NAD_1983_UTM_Zone_17N



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 1, 2026

Plate 3: Applicant's Sketch
File No.: B26-19-7 (Perovich Holdings Inc.)
Part Lot 1607, Plan 500, Part 2, 41R-3653 except 41R-7478; TW 481999, subject to an easement as in CO70553; 7 Rouse Street, Tillsonburg



KEY PLAN
SCALE 1:6,000

LIST OF DRAWINGS	
EDWG#	DRAWING TITLE
1	SITE PLAN
2	GRADING & EROSION CONTROL PLAN
3	SERVICING PLAN
4	GENERAL NOTES & DETAILS
5	LANDSCAPING PLAN

TOWN OF TILLSONBURG ZONING REQUIREMENTS

ZONING	REQUIRED		PROVIDED	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
SERVICE COMMERCIAL ZONE (SC-1)				
LOT AREA	800m ²	21,500.5m ²		
LOT FRONTAGE (MIN.)	30.0m	87.95m		
LOT DEPTH (MIN.)	45.0m	188.56m		
YARDS				
FRONT (MIN.)	9.0m	34.61m		
REAR (MIN.)	9.0m	21.89m		
INTERIOR (MIN.)	4.5m	43.32m		
REAR (MIN.)	7.5m	7.5m		
SETBACK (MIN.) FROM E. OF ROAD	20.5m	44.44m		
LOT COVERAGE (MAX.)	40%	10.3%		
LANDSCAPE OPEN SPACE (MIN.)	15%	45.8%		
BUILDING HEIGHT (MAX.)	11.0m	8.0m		
PARKING				
	BUSINESS-SERVICE SHOP - 437.5m ²			
	OTHER USES - 049.74, 284.2, 167.2, 3151.0m ²			
	OTHER USES - 1,646m ² - 36			
			REQUIRED	PROVIDED
BARBER FREE - % OF TOTAL REQUIRED PARKING SPACES	1A & 1B	2A & 1B		
TOTAL PARKING	56	56		
DEPTH (MIN.)	5.5m	5.5m		
WIDTH (MIN.)	2.7m	2.7m		
BARBER FREE DEPTH (MIN.)	5.5m	5.5m		
BARBER FREE WIDTH (MIN.)	A-2.4m	A-2.4m		
	B-2.7m	B-2.7m		
LOADING SPACE	1	7		
DEPTH (MIN.)	14.0m	14.0m		
WIDTH (MIN.)	4.0m	4.0m		

LEGEND

PROPOSED HEAVY DUTY ASPHALT	UNDERGROUND BELL LINE	MAINTENANCE HOLE	6KV WIRE UTILITY POLE	TRANSFORMER
PROPOSED LIGHT DUTY ASPHALT	UNDERGROUND CABLE LINE	CLEAN OUT	TRAFFIC SIGNAL	SURVEY BARS
PROPOSED CONCRETE	DETECTABLE FENCE	CATCH BASIN	DISK	COMPETITIVE DECIDUOUS TREE
TOWNSHIP BOUNDARY	EDGE OF GRAVEL	WATER VALVE	WATER SERVICE CLAMP STOP	SHRUB
SITE BOUNDARY	CORN CRUSHED CURB	WATER VALVE	UTILITY PEDESTAL	EDGE OF BUSH/SHRUB LINE
	EDGE OF PAVEMENT	HYDRANT	HYDRANT BOTTOM	GEOTECHNICAL BORE HOLE
	PROPOSED EXISTING TRAIL	HYDRANT BOTTOM		EXTERIOR SECURITY WALL FACH LIGHTING

STAMP

METRIC H. SCALE 1:500

No	ISSUED FOR SITE PLAN APPLICATION	03 MAR 2026	PJP	DESIGN BY: ZDR	DRAWN BY: AK	CHECKED BY: PJP
No	REVISION	DATE	BY	PROJECT NO 25029	SURVEY BY: TPM	DATE: 03 MAR 2026

TOWN OF TILLSONBURG

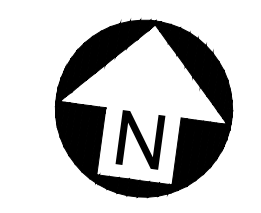
CJDL Consulting Engineers

7 ROUSE STREET
 TILLSONBURG, ONTARIO N4G 4B8
 TEL: 519-888-1000
 FAX: 519-888-1000
 cjd@cjdl.com

MYMOTORS
 7 ROUSE STREET
 PART OF LOT 1607, JUDGE'S PLAN
 REGISTERED AS PLAN 000
 COUNTY OF OXFORD
SITE PLAN

SEE DRAWING NO. 4 FOR GENERAL NOTES

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EXISTING OPEN SPACE

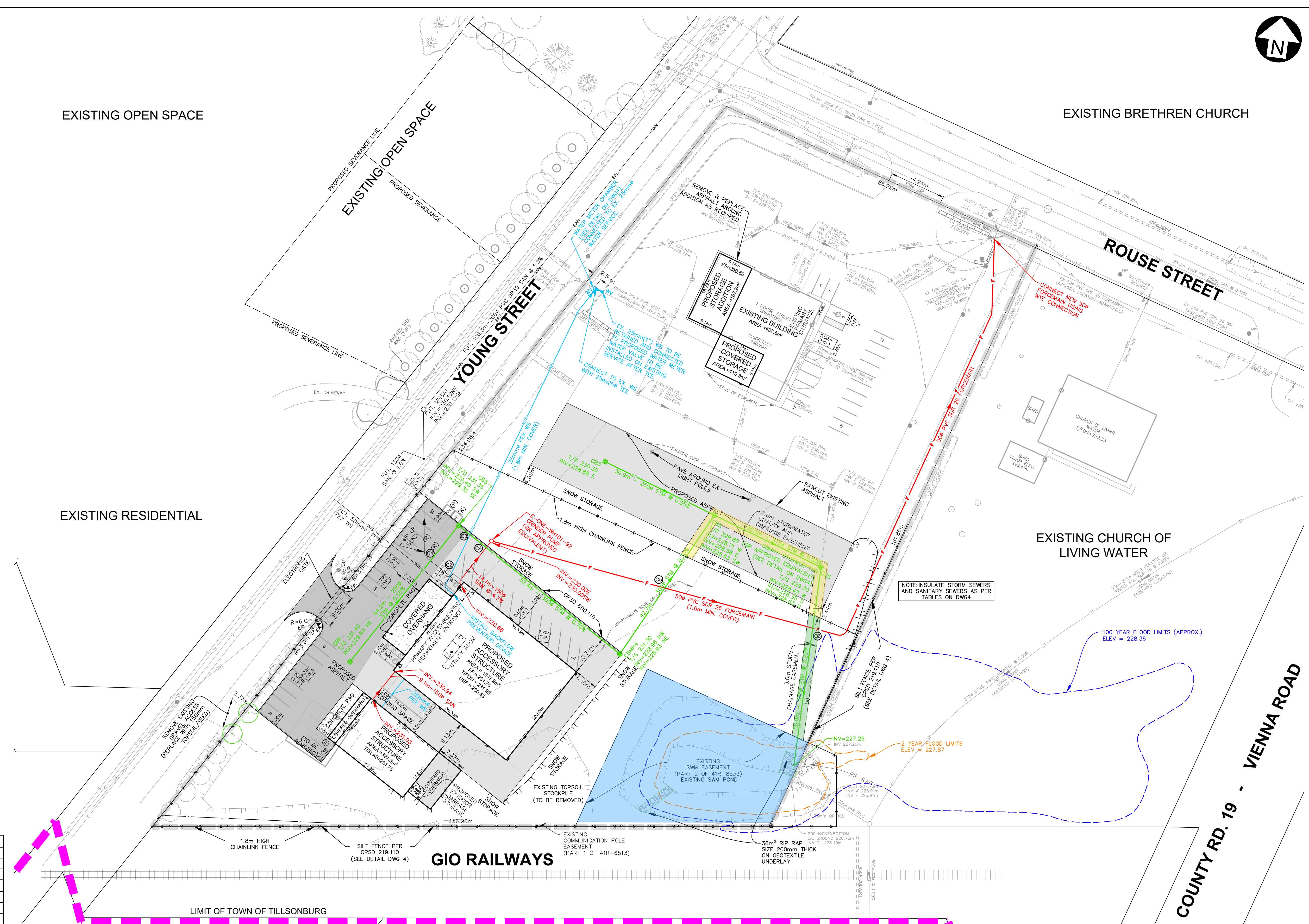
EXISTING BROTHERN CHURCH

EXISTING RESIDENTIAL

EXISTING CHURCH OF LIVING WATER

GIO RAILWAYS

VIENNA ROAD
COUNTY RD. 19



PIPE CROSSING TABLE				
CROSSING NO.	WM	STM	SAN	CLEARANCE
⊙ CROSSING 1	-	250# T/STM=29.76	150# INV.=30.56	0.80m
⊙ CROSSING 2	25# T/WS=29.65	-	150# INV.=30.62	0.97m
⊙ CROSSING 3	25# T/WS=28.82	300# B/STM=29.32	-	0.50m
⊙ CROSSING 4	-	300# T/STM=29.58	150# INV.=30.14	0.57m
⊙ CROSSING 5	-	300# INV.=28.80	50# T/FM=28.30	0.50m
⊙ CROSSING 6	-	375# INV.=28.04	50# T/FM=27.54	0.50m

LEGEND

<ul style="list-style-type: none"> PROPOSED HEAVY DUTY ASPHALT PROPOSED LIGHT DUTY ASPHALT PROPOSED CONCRETE SITE BOUNDARY TOWNSHIP BOUNDARY 100 YEAR PONDING LIMITS 2 YEAR PONDING LIMITS 	<ul style="list-style-type: none"> EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING WATERMAIN EXISTING WATER SERVICE PROPOSED STORM SEWER PROPOSED WATER SERVICE PROPOSED SANITARY FORCEMAIN FUTURE SANITARY SEWER FUTURE WATER SERVICE 	<ul style="list-style-type: none"> MAINTENANCE HOLE CLEAN OUT CATCH BASIN WATER VALVE WATER SERVICE CURB STOP HYDRANT CURB, DROPPED CURB EDGE OF PAVEMENT DITCH/SWALE FENCE TO BE REMOVED 	<ul style="list-style-type: none"> TRANSFORMER GUY WIRE, UTILITY POLE LIGHT STANDARD, STREET LIGHT TRAFFIC SIGNAL SIGN GAS VALVE UTILITY PEDESTAL SILT FENCE EDGE OF GRAVEL PROPOSED/EXISTING T/BANK 	<ul style="list-style-type: none"> SURVEY BARS CONIFEROUS, DECIDUOUS TREE SHRUB EDGE OF BUSHDRIP LINE GEOTECHNICAL BORE HOLE NATURAL GAS LINE UNDERGROUND POWER LINE OVERHEAD POWER LINE UNDERGROUND FIBRE OPTIC LINE UNDERGROUND BELL LINE UNDERGROUND CABLE LINE
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STAMP:

METRIC H. SCALE 1:500

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPLICATION	03 MAR 2026	PJP

TOWN OF TILLSONBURG

CJDL
Consulting Engineers

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tiltsburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
cjd@cjdeng.com

MYMOTORS
7 ROUSE STREET
PART OF LOT 1607, JUDGE'S PLAN
REGISTERED AS PLAN 500
COUNTY OF OXFORD
SERVICING PLAN

DESIGN BY: ZDR
DRAWN BY: AK
CHECKED BY: PJP

PROJECT NO. 25029
SURVEY BY: TPM
DATE: 06 FEB 2026

DRAWING No. 3

SEE DRAWING No. 4 FOR GENERAL NOTES