

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment – OP 26-06-7 C&A Haight Holdings Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve application OP 26-06-7 submitted by C&A Haight Holdings Inc., for lands legally described as Part of Lots 738-739 and 744, Plan 500, in the Town of Tillsonburg to permit an increase in the maximum net residential density for medium density residential development on the subject lands to allow for the construction of a 16 unit, 4 storey, apartment dwelling addition.
2. And further, that Council approve the attached Amendment Number 367 to the County of Oxford Official Plan as well as the enacting By-Law 6870-2026.

REPORT HIGHLIGHTS

- The subject lands are proposed to be further developed through the construction of 16 unit addition to an existing 12 unit apartment building. The applicant is requesting site-specific Official Plan policies to permit an increased density for medium density residential developments within the Entrepreneurial District designation.
- The proposal is consistent with the relevant policies of the 2024 Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan respecting residential intensification in the Central Area, infill within established neighbourhoods, increased supply and diversity of dwelling types.

IMPLEMENTATION POINTS

The application will be implemented in accordance with the relevant objectives, strategic initiatives, and policies contained in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

In accordance with the *Planning Act*, notice of complete application regarding this proposal was provided to surrounding property owners on April 13, 2026, and notice of public meeting was issued on August 20, 2026.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report support the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owners: C&A Haight Holdings Inc. (c/o Clay Haight)
887630 Township Road 11, Bright, ON N0J 1B0

Location

The subject lands are described as Part of Lot 738-739 and 744, Plan 500, in the Town of Tillsonburg. The subject lands are located at the corner of Hale Street and Valley View Lane and are municipally known as 75 Hale Street.

County of Oxford Official Plan

Existing:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Entrepreneurial District' with site specific policies contained in Section 8.3.2.3.2.3.
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Proposed:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Entrepreneurial District' with amended site-specific policies
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Proposal

The application for Official Plan Amendment proposes to add site-specific policies respecting subject lands to permit an increased density for medium density residential development within the Entrepreneurial Designation. The requested density for the subject lands is 72 units per hectare (30 units per acre) whereas 62 units per hectare (25 units per acre) is currently permitted for medium density residential development.

The proposed development consists of a 16 unit addition to the existing 12 unit apartment dwelling located on the subject lands, which would result in a total of 28 apartment units across both portions of the building. The proposed addition to the existing building is four-storeys in height and located in front (east) of the existing building.

The subject lands are 0.39 ha (0.95 ac) in area and contain an existing three storey apartment building containing 12 apartment dwelling units. The existing parking area contains 35 off-street parking spaces.

Surrounding land uses include residential uses consisting of single detached, duplex, and multiple unit dwellings, the Roman Catholic Episcopal Church to the north, and the Kinsmen Trail and the Veteran's Memorial Walkway to west and south.

An accompanying zone change application has also been submitted to rezone the subject lands to 'Special Entrepreneurial Zone with Holding Provisions (EC-sp (H))' to implement a number of site-specific zoning provisions to facilitate the proposed development. The Holding (H) provision requires confirmation that servicing capacity has been allocated to the development through the site plan approval process in accordance with the Water and Wastewater Capacity Allocation Protocol, prior to development being permitted.

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 general site area as provided by the applicant.

Plate 4, Architectural Drawings, provides architectural renderings of the proposal submitted by the applicant.

Comments

Provincial Planning Statement (2024)

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.

Chapter 1, Introduction, states that a prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.

Chapter 2 focuses on fostering sustainable, inclusive and competitive communities by ensuring well planned growth that meets the needs of current and future populations. Section 2.1 establishes the importance of maintaining sufficient land for housing and employment growth, supporting diverse land uses, and creating complete communities that are accessible and equitable.

Section 2.2 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 (e.g., shopping malls and plazas) 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, 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 2.8.1 - Supporting a Modern Economy, 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.

Chapter 3 Infrastructure and Facilities, establishes that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Section 3.1 outlines that planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) leverage the capacity of development proponents, where appropriate; and
- c) are available to meet current and projected needs.

Further, before consideration is given to developing new infrastructure and public service facilities;

- a) the use of existing infrastructure and public service facilities should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

Section 3.6 Sewage, Water and Stormwater, notes that planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services.

Official Plan

The subject lands are currently designated Entrepreneurial District as per Schedule “T-1” in the Official Plan. The applicant is proposing to add site-specific Official Plan policies to the subject lands to increase the permitted maximum net residential density for medium density residential development set out in Section 8.2.5 of the Official Plan.

Section 2.1 of the Official Plan sets out various Planning Principles, which indicate that growth and development will be focused within settlements and their vitality and regeneration will be promoted. Further, it states that the majority of growth will be directed to settlements with centralized wastewater and water supply facilities to minimize risks of contamination to air, land, surface water and groundwater, to preserve agricultural land and to reduce the per capita and per unit costs of public service facilities and infrastructure. The Official Plan also notes that settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources, are appropriate for, and efficiently use, existing of planned infrastructure and public service facilities, support active transportation and existing of planned transit, are freight-supportive, minimize negative impacts to air quality and climate change and promote energy efficiency.

The Official Plan indicates that intensification will be promoted in appropriate locations within settlements, particularly those serviced by centralized wastewater and water supply facilities, in accordance with the applicable policies of this Plan. The Plan includes a minimum target of 15 percent of all new residential dwelling units are to be developed through residential intensification within built-up areas of the Town.

Growth Management Policies are contained in Section 4 of the Official Plan. These policies provide that appropriate areas will be identified and designated to accommodate projected growth during the planning period of this Plan while respecting County objectives to preserve prime agricultural areas and environmental resources. County Council and Area Councils will establish sufficient servicing levels for designated growth areas to allow for a variety of land uses, promote efficient land utilization and minimize potential impacts on environmental and agricultural resources.

Subsection 8.2.2.5 – RESIDENTIAL INTENSIFICATION AND REDEVELOPMENT notes that residential intensification is permitted in appropriate locations within the Residential and Central Areas of the Town, subject to complying with the policies of the associated land use designations pertaining to the density, form, and scale of residential development being proposed. It is not intended that residential intensification will occur uniformly throughout the Town. The location, form and intensity of residential intensification will be determined by the policies of the various land use designations, with the intention of permitting smaller scale developments, such as individual infill lots, in areas designated as Low Density Residential and directing larger scale projects to areas designated as Medium and High Density Residential and the Central Area.

Residential intensification and compact urban form shall be facilitated through appropriate zoning standards and Town Council may consider the use of reduced municipal infrastructure

requirements and lot standards on a site or area specific basis, provided that such standards are still in keeping with the overall objectives of the Plan.

The vision for the Central Area is articulated in Section 8.3.2.1. In the future, the Central Area of the Town of Tillsonburg will remain as the most functionally diverse area of the Town and will serve as the primary business, cultural, and administrative centre. The commercial core of the Central Area will remain a viable regional retail shopping district capable of meeting the day to day and specialty needs of residents of the Town as well as serving the southern part of Oxford County and portions of Elgin and Norfolk Counties. At the same time the Central Area will increasingly serve as a people place and will have increased day and night activity through the introduction of residential development within and near the Central Area and through better integration of the Central Area with the wider community. A strategic objective of the Official Plan is to increase the residential population living within and in the vicinity of the Central Area. The creation of mixed-use buildings and residential intensification is supported.

New buildings and spaces will reflect a human scale of development which results in a significantly enhanced pedestrian environment. The heritage resources of the Central Area will be protected through heritage conservation and enhanced through new development which respects nearby heritage buildings.

Section 8.3.2.3.2.2- POLICIES FOR REDEVELOPMENT AND NEW DEVELOPMENT OF VACANT LAND provides review criteria for new development proposals within the Entrepreneurial District, as is proposed by this application. These review criteria include:

- appropriate buffering measures shall be incorporated into the development to minimize potential incompatibilities with adjacent residential uses;
- existing municipal services and community facilities are adequate to accommodate the development;
- new development or redevelopment will comply with the Environmental Resource Protection and Environmental Constraint policies of the Plan;
- adequate off-street parking shall be provided; and
- site plan control will be applied to redevelopment and new development to ensure compatibility with adjacent residential uses. Specifically, and as a minimum, parking area and driveway locations, signage and lighting, buffering of adjacent residential uses, maintaining existing mature vegetation, and control of on-site drainage shall be evaluated and addressed prior to approval of site plans.

Residential intensification and compact urban form shall be facilitated through appropriate zoning standards and Town Council may consider the use of reduced municipal infrastructure requirements and lot standards on a site or area specific basis, provided that such standards are still in keeping with the overall objectives of the Official Plan.

Subsection 8.3.2.3.2.2 Policies for Redevelopment and New Development of Vacant Land outlines that Low and Medium Density Residential development shall be in accordance with the policies of Sections 8.2.4 and 8.2.5. and may be located throughout the Entrepreneurial District on a site specific basis subject to any restrictions as outlined within the 'Specific Development Policies' in Subsection 8.3.2.3.2.3.

Medium Density Residential areas are those lands that are primarily developed or planned for low profile multiple unit development that exceed densities established in Low Density Residential Districts. Residential uses within Medium Density Residential areas include townhouses, cluster houses, converted dwellings, and apartment buildings.

The maximum net residential density in the Medium Density Residential area is 62 units per hectare (25 units per acre), and no building shall exceed four stories in height at street elevation. Within areas of new Medium Density Residential development, the minimum net residential density shall be 31 units per hectare (13 units per acre).

Section 8.2.7 outlines Site Design Policies for Multiple Unit Residential Development which provides direction for the siting and design of buildings, driveways and parking areas, pedestrian activity, landscaping, play and recreational opportunities, utilities and operational facilities, and safety/comfort, such as:

- Section 8.2.7.1 notes that multiple unit dwellings and amenity areas will be sufficiently separated from each other and from parking areas to ensure privacy and to avoid prolonged periods of shadowing, especially during winter months. Where a multiple unit residential dwelling abuts lower density residential development, where feasible, the building will be sited to minimize visual intrusion onto neighbouring properties.
- Section 8.2.7.4 states that existing vegetation will be retained and incorporated into site plans as much as is practicable, especially where the existing vegetation will contribute to shading, screening, and noise attenuation on site or for adjacent properties and that locational priorities for landscaping will be given to provide screening of adjacent buildings, and to provide privacy of individual outdoor living areas.

Agency Comments

Oxford County Backflow By-law Compliance Officer noted that the subject property is subject to Bylaw No. 6544-2023 for Cross Connection and Backflow Prevention.

Town of Tillsonburg Chief Building Official noted that the interior side yard setbacks need to be recognized to the covered canopy on the east side of the building, the setbacks on the south side of the building do not match amongst the architectural site plan and topographic survey in the civil drawings. The CBO did note that the fire route requirements have been reviewed and can be accommodated on the site.

Canada Post indicated that the project would require a developer/owner installed Lock Box Assembly for multiple-unit buildings within a common lobby or common indoor/sheltered space. There will be no more than one mail delivery point to each unique address assigned by the Municipality.

Long Point Region Conservation Authority (LPRCA) indicated that the subject property is subject to slope stability hazards, however the existing building and proposed building will be outside of the area subject to natural hazards.

Oxford County Public Works provided the following comment:

At the time of this application for Official Plan Amendment (OPA), there is no available water servicing capacity to support the development proposed by this OPA. The Applicant should be aware that, given the volume of development currently proposed through active planning applications already under consideration and the capacity that is currently conditionally committed to, or reserved for, these existing applications, the capacity within the Tillsonburg drinking water system is currently fully allocated. Should the active planning applications that are holding conditionally committed capacity not proceed in a timely manner, there would be an opportunity for that capacity to be reviewed and potentially reallocated to other proposed development applications within Tillsonburg through the development review process.

If available, conditional committed capacity for this development would be granted at time of site plan approval in accordance with the Oxford County Water and Wastewater Capacity Allocation Policy.

Southwestern Public Health provided comments on the subject application and has no objections. The comments are attached to this report.

Tillsonburg Hydro noted that due to the height of the building proper clearances on the north side of the building will need to be maintained and confirmed.

Town of Tillsonburg Engineering Services noted that the application indicates the subject property is served by a Municipal Drain, however there is no municipal drain within the area, and the property is serviced by municipal stormwater infrastructure.

Public Consultation

As of the date of writing this report, two letters of concern have been received by adjacent landowners noting concerns regarding privacy, traffic and safety which have been appended as Attachment 5. Additionally, an abutting landowner spoke at the Town Council meeting on June 22, 2026, noting their concerns with the proposal. The concerns noted were respecting privacy, height of the building, compatibility and character of the neighbourhood.

Town of Tillsonburg Council

Town of Tillsonburg Council recommended support for the proposed Official Plan Amendment Application and approved the related zone change application in principle at the regular meeting of Township Council on June 22, 2026.

Planning Analysis

The proposed applications to amend the Official Plan to facilitate the construction of an addition to an existing apartment building containing 16 additional apartment units for a total of 28 apartment units on the subject lands.

In support of the applications a Traffic Opinion Letter, Light Analysis, Functional Servicing Design Brief, and Geotechnical Investigation have been submitted.

Supporting Studies

Traffic Opinion Letter

The Traffic Opinion Letter was prepared by Paradigm Transportation Solutions Limited, dated February 26, 2026, estimated that the proposed development would generate an additional 5 inbound trips in the AM peak hour and 14 inbound trips in the PM peak hour and 9 outbound trips in the AM peak hour and 6 outbound trips in the PM peak hour which is not a significant addition to the existing road traffic volumes and is consistent with the carrying capacity of local roads. Additionally, upon site visit it was observed that the actual peak hour site traffic volumes are lower than the trip generation estimates provided based on the existing 12 units, it was concluded that the proposed 16 additional units will also be lower than the estimated inbound and outbound traffic volumes and will have minimal impacts on the adjacent roads.

Light Analysis

A letter and corresponding photometric plan were prepared by Paragon Engineering Services, dated February 4, 2026. The plan demonstrates that the proposed exterior lighting for new doorways and the breezeway to the existing building will not contribute any substantial light onto the adjacent properties. The recommendations of this plan would be implemented through the site plan approval process.

Functional Servicing Design

A functional servicing design brief was prepared by Co-elevate dated February 20, 2026, which provides detailed site engineering design including a Functional Site Servicing and Stormwater Management Report. The report recommended infrastructure size requirements, estimated daily flows, required sanitary servicing and storm servicing solutions for quantity and quality to connect to the municipal storm infrastructure. The recommendations and findings of this document will be implemented through the site plan approval process.

Geotechnical Investigation

A Geotechnical Investigation report was provided from Stonecain Consulting dated, February 11, 2026. The report reviewed and addressed site preparation, excavations and groundwater control, building design and construction, stormwater management considerations and geotechnical inspection and testing results. It is recommended that supplemental boreholes and additional geotechnical and hydrogeological consultation be anticipated during the detailed design stage. The recommendations of this report will be implemented through the detailed design of the project and through the site plan approval process.

Provincial Planning Statement (PPS) 2024

Planning staff are of the opinion that the proposal is consistent with the policies of the PPS, as the development is considered to be an efficient use of land and municipal services within a fully serviced settlement area. The proposal will increase the housing supply to help address the full range of housing needs and will assist the Town with providing and building homes that respond to changing market needs and local demand, to support a diverse and growing population and workforce in the Town and broader region. The development is also consistent with Sections

2.1.4, 2.2.1 and 2.8.1 of the PPS, as it: will permit and facilitate housing options required to meet the social, health, economic and well-being requirements for current and future residents; facilitate residential intensification; result in a net increase in residential units; and contribute to the provision of a range and mix of housing options. The proposal also supports the achievement of complete communities by making efficient use of land and existing infrastructure.

Official Plan

With respect to the proposed Official Plan amendment to allow for the proposed 4 storey apartment building addition and the net residential density of the site to exceed the current maximum density permitted for a Medium Density Residential development, it is the opinion of Planning staff that the Official Plan criteria respecting medium density residential development within the Entrepreneurial District have been satisfactorily addressed and are assessed below.

The Official Plan recognizes the importance of increasing the supply of housing through residential intensification, particularly in the Central Area to increase the population and vibrancy of the downtown. Within the Entrepreneurial District designation, medium density residential developments are permitted in accordance with the policies contained in Section 8.2.5 and the applicable policies of the Entrepreneurial District designation (e.g. Site Planning and Specific Development Policies). As noted, the proposed development will have a net density of 72 units per hectare (30 units per acre) which exceeds the 62 units per hectare (25 units per acre) currently permitted for Medium Density Residential development. The proposed building addition meets the height criterion for development in the Medium Density Residential designation, which does not allow buildings more than four stories in height at street elevation.

The size of the subject site is adequate and of a sufficient size to accommodate the proposed building addition. The subject lands are a total of 0.39 ha (0.95 ac) in size, are generally flat, save and except the rear portion of the property containing an erosion hazard from the valley of Stoney Creek. The subject lands are in close proximity to existing residential development, the Kinsmen Bridge and Participark Trail, and a TGO Transit stop located on Bridge Street West beside the Station Arts Centre. The lands are located within the Central Area of the Town which would provide convenient access to commercial shopping, recreation, and community facilities.

The design of the subject proposal has taken into consideration the surrounding lower density neighbourhood to mitigate impacts. The design of the site has positioned the building outside of the area designated Environmental Protection and the unstable slope area, as identified by Long Point Region Conservation Authority and the Geotechnical Investigation Report, and will be contained within an area of underutilized land on the subject site. Based on the preliminary landscaping plan submitted by the applicant, the types of trees proposed to be planted along the easterly property line typically reach a mature height of 30 to 40 feet. The specific landscaping required between the proposed building addition and neighbouring dwellings will be reviewed and secured through a site plan agreement with the Town. Additionally, the proposed building addition is situated in an east-west orientation which is anticipated to limit any potential shadow impacts on adjacent properties primarily to the afternoon and early evening period.

As such, staff are satisfied that the proposed development area provides an adequate building envelope while respecting the slope hazards on the subject lands and will allow for appropriate integration of the addition with the existing building. Further, the site area is sufficient to allow for appropriate buffering of surrounding existing low-density development through setbacks,

landscaping and fencing and as previously noted, the site location will provide residents with convenient access to amenities in the surrounding area.

While the subject lands do not provide direct access to an arterial road, Broadway and Baldwin Streets, arterial roads on the Transportation Network Plan (Schedule T-4), are within 350 m of the subject lands. As noted, the Traffic Opinion Letter assessed the proposed developments expected impact on surrounding transportation networks and noted that the existing property is operating at less than the estimated traffic volumes and it is expected the addition will also operate at less than the estimated volumes. As such, it was concluded by the Traffic Engineer that the addition of 16 units to the existing residential building will have minimal impacts on the adjacent roads.

With respect to servicing capacity for the proposed development, it is noted by Oxford County Public Works that water capacity within the Town of Tillsonburg is limited. In this regard, Planning staff note that the approval of the subject Official Plan Amendment does not imply the reservation or allocation of water servicing capacity, and the commitment of water capacity will be evaluated during the site plan review process. There are no concerns with the wastewater system and adequate sanitary servicing capacity exists to serve the subject development. As such, Planning staff are satisfied that approval of the Official Plan Amendment could be given as any servicing allocation would be confirmed or granted through the require site plan approval process, in accordance with the Oxford County Water and Wastewater Capacity Allocation Policy. Further it is noted that the property is subject to holding zone (H) provisions which will remain in place to prevent development until such time as Servicing Capacity has been allocated to the development through the site plan approval process, in accordance with the County Water and Wastewater Capacity Allocation Protocol.

CONCLUSIONS

Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

SIGNATURES

Report Author:

Original Signed By
Amy Hartley
Development Planner

Departmental Approval:

Original Signed By
Eric Gilbert, MCIP, RPP
Manager of Development Planning

Original Signed By
Paul Michiels
Director of Community Planning

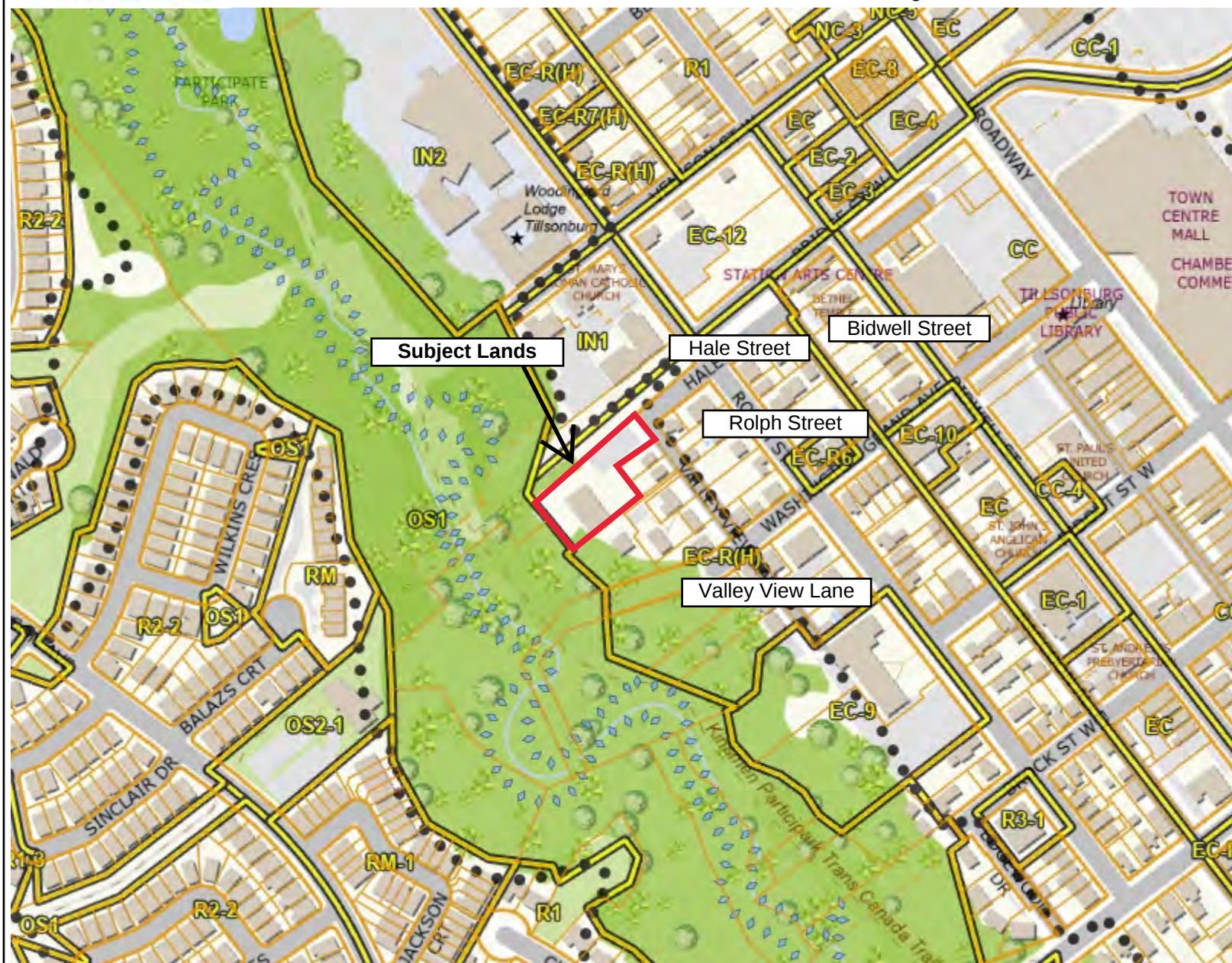
Approved for submission:

Original Signed By
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Plate 1, Location Map with Existing Zoning
Attachment 2 – Plate 2, Aerial Map (2025)
Attachment 3 – Plate 3, Applicant's Sketch
Attachment 4 – Plate 4, Architectural Drawings
Attachment 5 – Public Letters of Concern
Attachment 6 – Official Plan Amendment, OPA 367

Part of Lots 738-739 and 744, Plan 500; 75 Hale Street, Town of Tillsonburg



- Land Use Zoning (Displays 1:16000 to 1:500)

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

April 6, 2026

Plate 2: Aerial Map (2025) with Existing Zoning

File Nos.: OP26-06-7 and ZN7-26-05 (C&A Haight Holdings Inc.)

Part of Lots 738-739 and 744, Plan 500; 75 Hale Street, Town of Tillsonburg



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



0 28 55 Meters

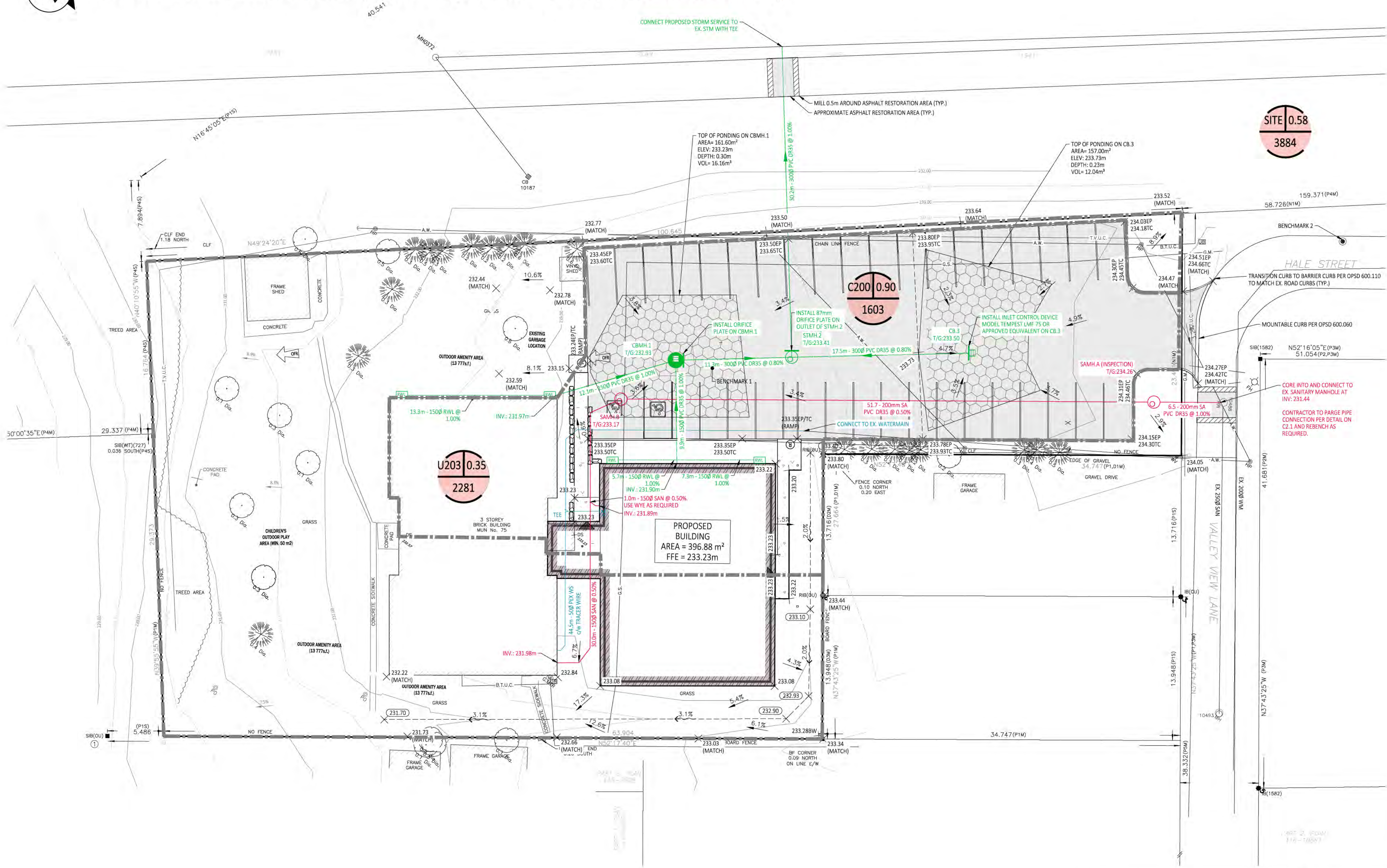
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 16, 2026

Plate 3: Applicant's Sketch
File Nos.: OP 26-06-7 and ZN 7-26-05 (C&A Haight Holdings Inc.)
Part of Lots 738-739 and 744, Plan 500; 75 Hale Street, Town of Tillsonburg



SANITARY SEWER STRUCTURES		
STRUCTURES:	DETAILS:	INVERTS:
SAMH.A (INSPECTION)	1200 mm T/G = 234.26	NE INV = 231.50 SW INV = 231.55
SAMH.B	1200 mm T/G = 233.17	NE INV = 231.81 SW INV = 231.82

STORM SEWER STRUCTURES		
STRUCTURES:	DETAILS:	INVERTS:
CBMH.1	1200 mm T/G = 232.93	NE INV = 231.79 SE INV = 231.80 SW INV = 231.85
STMH.2	1200 mm T/G = 233.41	NW INV = 231.65 SW INV = 231.70 NE INV = 231.70
CB.3	1200 mm T/G = 233.50	SW INV = 231.84

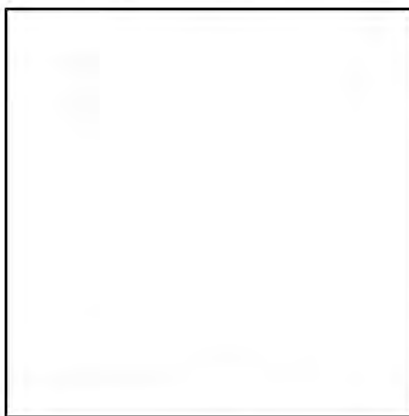


REVISIONS		No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01		2026-02-19

PROJECT No.	DESIGNED BY	DRAWN BY	SCALE	DATE
4657			1:200	2026-02-19

THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND VOLUMES ON THE DRAWINGS AND VERIFY ALL DIMENSIONS ON THE PROJECT DISCREPANCIES ARE TO BE PROCEEDING WITH ANY CONSTRUCTION WORK.

DRAWINGS ARE NOT TO BE SCALED.



CLAY HAIGHT - 75 HALE STREET

TILLSONBURG ON

75 HALE STREET

SITE GRADING AND SERVICING

C2.1

BENCHMARK (SITE) -
RIB ON NORTH SIDE OF HALE STREET, 15.4m EAST OF THE NORTHEAST CORNER OF THE 3 STOREY BRICK BUILDING, AS SHOWN ON THE FACE OF THIS PLAN.
ELEVATION: 233.791m

BENCHMARK (SITE) -
RIB ON NORTH SIDE OF HALE STREET, 49.8m EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THIS PLAN.
ELEVATION: 233.417m

LOT INFORMATION
PART OF
LOT 738, 739 AND 744
JUDGE'S PLAN 500
IN THE
TOWN OF TILLSONBURG
COUNTY OF OXFORD

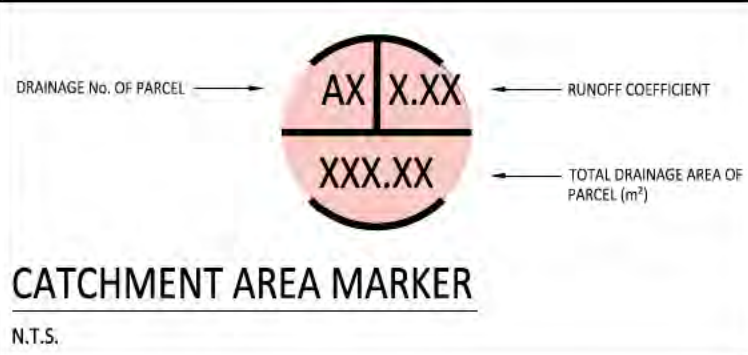
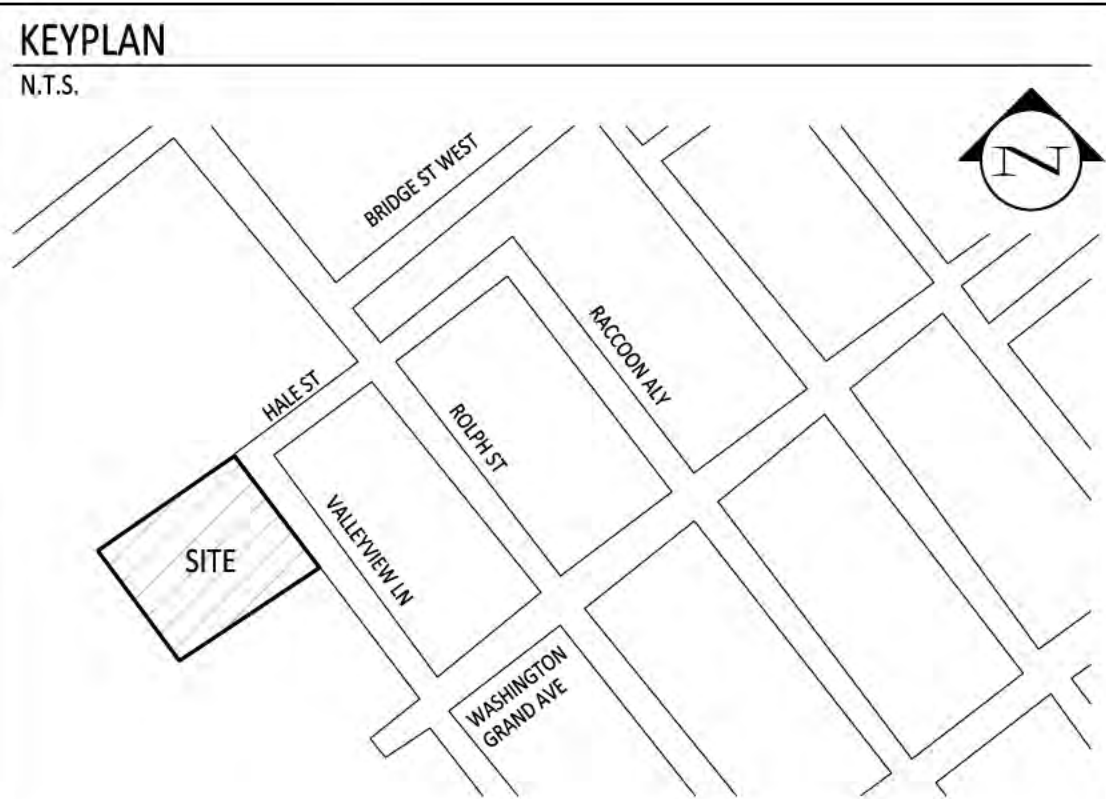
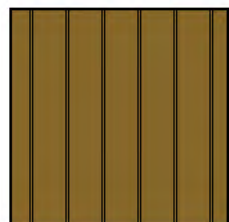
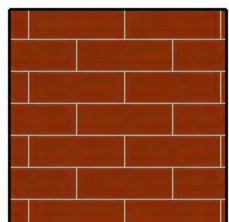
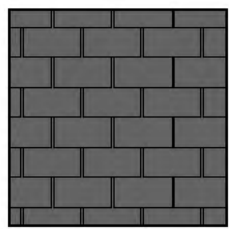


Plate 4: Architectural Drawings
File Nos.: OP 26-06-7 and ZN 7-26-05 (C&A Haight Holdings Inc.)
Part of Lots 738-739 and 744, Plan 500; 75 Hale Street, Town of Tillsonburg

PRELIMINARY DESIGN

MATERIALS

- ALUMINUM SIDING WITH
BATTENS • WOOD FINISH
- BRICK VENEER
- SMOOTH HARDIE PANEL WITH REVEALS
• CHARCOAL GREY FINISH
- ASPHALT SHINGLES



PRELIMINARY DESIGN

COMMENTS

- THE PROPOSED IS A 4 STOREY ADDITION, CONSISTING OF (4) - 2 BEDROOM UNITS PER FLOOR, 2 STAIRCASES, & 1 ELEVATOR.
- THE PROPOSED 16 UNIT ADDITION, ALONG WITH THE EXISTING 12 UNITS, WOULD CREATE 28 TOTAL UNITS, WHEREAS THE MAXIMUM ALLOWABLE UNITS ARE 28.
- THE EXISTING PARKING LOT WILL NEED TO BE LENGTHENED TOWARDS HALE ST, ALONG WITH THE REMOVAL OF THE EXISTING ROUND-ABOUT IN FRONT OF THE EXISTING BUILDING. THIS WOULD ALLOW FOR 37 PARKING SPACES.

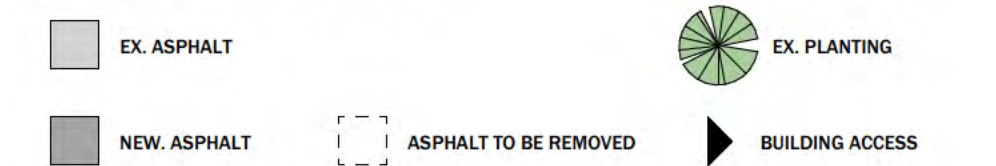
ASSUMPTIONS & LIMITATIONS

- THE PROPOSED SITE IS TAKEN FROM OXFORD COUNTY (GLIMR) MAPPING.



SITE INFORMATION			
TOWNSHIP OF TILLSONBURG ZONING BY LAW NO. 32/95			
ITEM	REQ'D & PERMITTED	EXISTING	PROPOSED
ZONE	EC-R	EC-R(H)	EC-R
USE		APARTMENT DWELLING	APARTMENT DWELLING
LOT AREA (MIN.)	1883.7 SF (175.00 m ²) PER UNIT	41570.0 SF (3861.98 m ²)	41570.0 SF (3861.98 m ²)
LOT FRONTAGE (MIN.)	65' - 7" (20.0)	76' - 3" (23.2)	76' - 3" (23.2)
LOT DEPTH (MIN.)		329' - 1" (100.3)	329' - 1" (100.3)
LOT COVERAGE	40.0% 19628.00 SF (1544.79 m ²)	11.0% 4580.00 SF (425.90 m ²)	20.6% 8566.00 SF (795.81 m ²)
AMMENITY AREA (MIN.)	0.00 SF 0.00 m ²	33% 13777.00 SF 1279.93 m ²	33% 13777.00 SF 1279.93 m ²
LANSAPED OPEN SPACE (MIN.)	30.0% 12471.00 SF (1158.59 m ²)	93.8% 38991.43 SF (3622.42 m ²)	84.9% 35291 SF (3278.64 m ²)
HEIGHT (MAX.)	11.0 m (PER UNIT)	10.5 m	14.5 m
SETBACKS			
C.I. ROAD (MIN.)	20.5m	65.6m	45.4m
FRONT YARD	ESTABLISHED BUILDING LINE	60.9m	40.7m
INT. SIDE YARD (MIN.)	6.0m	7.1m & 13.1m	5
REAR YARD (MIN.)	12.5m	21.6m	21.6m
EXT. SIDE YARD (MIN.)	N/A	N/A	N/A
DENSITY			
UNITS	22	12	28
PARKING (max.)			
SPACES	1.25 Per Unit	35	37
COVERAGE (max.)	N/A		N/A
NOTES	-		

SITE PLAN LEGEND



Amy Hartley

From: Amy Hartley
Sent: Thursday, April 30, 2026 10:08 AM
To: Planning
Subject: FW: OP26-06-7 - 75 Hale Street proposal

From: Vanessa Reis [REDACTED]
Sent: Tuesday, April 28, 2026 12:40 PM
To: Amy Hartley <ahartley@oxfordcounty.ca>
Subject: Re: OP26-06-7 - 75 Hale Street proposal

Hi Amy, thank you for taking the time to speak with me last week.

Dave and I are getting married at the end of May and are deep in those preparations. When do we need to have our concerns to you by?

We also spoke to the neighbour(s) at 113. They aren't very happy about the proposed new building either. Patty, wrote out her concerns the best she could articulate and asked me to pass them along for her. Find that attached.

Also, I'm assuming the new owner is potentially a man in his mid thirties to 40s. If so, I was sitting in the back yard on Sunday and he showed up parked directly at my back fence and never introduced himself (if that is the new owner). Very doubtful he will introduce himself at your recommendation. This also shows me he clearly does not care about those around him or the community very very disappointing (again if that is the new owner).

Also, I've been trying to take some photos of our backyard at varied times to show how much shadow will be cast on our yard and the fact well basically have no sunlight for majority of the day as a result of the height of the proposed building. I'm not sure if including those photos are helpful. Or even inviting yourself and some others from council to see your property and where the proposed build will be and its impact. Let me know and Dave and I will discuss it if it's something you are interested in.

Please let us know when we should get back our full list of concerns, questions and requests to you.

Thank you for your time.
Vanessa

On Mon, Apr 20, 2026 at 11:10 AM Amy Hartley <ahartley@oxfordcounty.ca> wrote:

Good Morning Vanessa,

As per our discussion please see attached a more detailed sketch provided by the applicant and the landscaping plan which shows large trees being planted along your rear property line, the sketch shows a board fencing being installed along this property line as well to beef up the mitigation from the development. The owner noted that these types of trees have been chosen on purpose as they provide more coverage and density. I'll also outline below the process of these applications and what to expect.

1. Notice of Complete Application – this is what you would have received in the mail. We are required by law to notify adjacent neighbours when a development application has been received.
2. Staff and agency circulation – the applications are circulated to staff and agencies (LPRCA, Canada Post, school board etc.). Staff are able to comment on the proposal.
3. Application is scheduled for a public meeting – as an Official Plan Amendment application is actually decided on by Oxford County council, there will be two meetings. The first is held in Tillsonburg where the local council provides their recommendation to County council on whether they support the application. The second is held in Woodstock at the County building and this is where the final decision is made.
4. Staff report – a report is prepared by myself weighing the planning merits of whether to approve the application or not. This report includes any staff/agency comments received and public comments as well.
5. Public Meetings are held – the local Tillsonburg meeting is held on Mondays at 6:00 pm, the County meeting is held on a Wednesday at 9:30 am.
6. Decision is made – there is a 20 day appeal period required after the application is decided upon, however, as we discussed the Province has essentially stripped the ability for third-party persons/neighbours to appeal to the Ontario Land Tribunal.
7. Once the decision is final the owner's are required to receive Site Plan Approval. This is not a public process but is reviewed by staff and any impacts to neighbouring properties are addressed at this stage through design, buffering, landscaping, lighting plans, fencing etc.
8. After the site plan application is approved they can apply for their building permit.

I'll just note that the new building cannot be located at the rear of the existing building due to the naturalized area in the rear and some erosion concerns over time.

Hopefully this helps ease some concerns slightly, but I do look forward to corresponding about this further.

Amy Hartley

Development Planner

Community Planning | County of Oxford

[21 Reeve Street, Woodstock, ON, N4S 7Y3](#)

Direct: 519-539-9800 ext. 3204 | Fax: (519) 421-4712

ahartley@oxfordcounty.ca

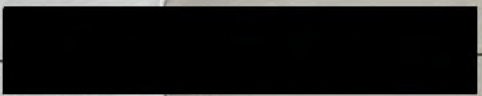
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Think about our Environment. Print only if necessary

we would not want a new
apartment building build
so close close to our
house due to lack of
parking and privacy.
We like lived on Valley View
Lane for many and the
quite street we live on.
There would be more
traffic on our street
and concern for children
safty. Patty & mi

April 26/26



COUNTY OF OXFORD

BY-LAW **6870-2026**

BEING a By-Law to adopt Amendment Number 367 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 367 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 367 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 9th day of September, 2026.

READ a third time and finally passed this 9th day of September, 2026.

MARCUS RYAN, WARDEN

TENA MICHIELS, DEPUTY CLERK

AMENDMENT NUMBER 367
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 367 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to include special development policies to facilitate the construction of a 16 unit, 4 storey apartment dwelling addition to an existing apartment building containing 12 apartment units, to provide a total of 28 apartment units. Special development policies are required to limit the form of development to what is being proposed and to allow for a higher net residential density than is currently permitted for Medium Density Residential development in the Entrepreneurial District designation.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Part of Lot 738-739 and 744, Plan 500, in the Town of Tillsonburg. The lands front on the west side of Hale Street and are located at the corner of Hale Street and Valley View Lane and are municipally known as 75 Hale Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to add special development policies to the subject lands. The special development policies will facilitate the construction of a 16 unit, 4 storey, apartment dwelling addition to an existing apartment building containing 12 apartment units, to provide for a total of 28 apartment dwelling units. Special development policies are required to limit the form of development to what is being proposed and to allow for a higher net residential density than is currently permitted for Medium Density Residential development in the Entrepreneurial District designation.

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 underutilized 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.

The Official Plan recognizes the importance of increasing the supply of housing through residential intensification and allows for Medium Density Residential development on a site specific basis within the Entrepreneurial District designation to assist in achieving that objective. In this regard, Council is satisfied that the Official Plan criteria with respect to Medium Density Residential development in the Entrepreneurial District designation have been appropriately addressed.

The subject lands are within proximity to Broadway and Baldwin Street, which are identified as arterial roads on the Transportation Network Plan (Schedule T-4), which are within 350 m of the subject lands. A Traffic Opinion Letter was submitted

to assess the proposed developments expected impact on surrounding transportation networks and noted that the existing property is operating at less than the estimated traffic volumes and it is expected the addition will also operate at less than the estimated values. As such, it was concluded by the Traffic Engineer that the addition of 16 units to the existing residential building is appropriate and will have minimal impacts on the adjacent roads.

The design of the subject proposal has taken into consideration the surrounding lower density neighbourhood and how to mitigate potential impacts. The design of the site has positioned the building outside of the Environmental Protection designation and unstable slope area, as identified by Long Point Region Conservation Authority and the Geotechnical Investigation Report, and will be contained within an area of underutilized land on the subject site. Council is satisfied that the developable lands provide an adequate building envelope, while respecting the slope hazards on the subject lands, that the design provides for appropriate transitioning to the surrounding existing low-density development, and that the site is located in reasonable proximity to a range of services and amenities.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 8.3.2.3.2 – *Entrepreneurial District*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 8.3.2.3.2.3 – *Special Development Policies*:

“Location Part of Lot 738-739, 744, Plan 500 in the Town of Tillsonburg, at the corner of Hale Street and Valley View Lane and are municipally known as 75 Hale Street.

Policies Notwithstanding the policies of Section 8.2.5, *Medium Density Residential* and Section 8.3.2.3.2 *Entrepreneurial District* to the contrary, an apartment dwelling not exceeding 4 storeys in height and a total of 28 dwelling units, with a maximum *net residential density* of 72 units per hectare (30 units per acre), shall be permitted on the site”

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.