REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 26-13-7 – JM Braun Inc.

To: **Warden and Members of County Council**

From: **Director of Community Planning**

RECOMMENDATIONS

1. **That Oxford County Council approve Application OP 26-13-7, submitted by JM Braun Inc., for lands legally described as Part Block 1, Plan 41M-381 in the Town of Tillsonburg to permit site specific provisions to allow approximately 45% of the subject lands to be used for outdoor sales and display of finished product as accessory to permitted use;**

2. **And further, that Council approve the attached Amendment Number 372 to the County of Oxford Official Plan as well as enacting By-Law 6893-2026.**

REPORT HIGHLIGHTS

- The purpose of the application for Official Plan Amendment is to add a site-specific policy to a portion of the subject lands to permit outdoor sales and display of finished product accessory to a permitted use. It is proposed that approximately 45% of the subject land (northeast corner) will be used as outdoor display and sales area for finished trailers.

- 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 industrial development within settlement areas, employment growth and industrial expansion which promotes economic competitiveness and efficient use of lands.

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 August 26, 2026, and notice of public meeting was issued on September 29, 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 1.2 – Sustainable infrastructure and development		

See: Oxford County 2023-2026 Strategic Plan

DISCUSSION

Background

Owners:	JM Braun Inc. 24 Clearview Drive, P.O. Box 1-12, Tillsonburg, ON N4G 4G8
Applicant/Agent:	Ryan O. Mounsey 40 King Street South, Unit 301, Waterloo, ON N2J 2W8

Location

The subject lands are described as Part Block 1, Plan 41M-381 in the Town of Tillsonburg. The subject lands are located at the southwest corner of Highway 3 and Innovation Way and are municipally known as 1 Innovation Way.

County of Oxford Official Plan

Existing:

Schedule 'T-1'	Town of Tillsonburg Land Use Plan	'Industrial'

Proposed:

Schedule 'W-1'	Town of Tillsonburg Land Use Plan	'Industrial' with site-specific policies to permit outdoor sales and display of up to 45% of lot area

Proposal

Oxford County has received an application for Official Plan Amendment to facilitate the development of an industrial trailer manufacturing facility with accessory outdoor sales and display.

The purpose of the Official Plan Amendment is to add site-specific policies to the lot to be retained to permit the outdoor display and sales of finished trailer products accessory to a manufacturing use within the Industrial Designation. The Applicant is requesting that approximately 45% of the lot area may be used for outdoor display and sales.

An associated Zone Change Application is proposing to rezone the subject lands amend the current 'Special General Industrial Zone (MG-8)' to implement the site-specific policies by permitting outdoor display and sales of finished goods on approximately 45% of the property.

There is also an associated Consent Application pertaining to the subject lands that is proposing to sever a vacant industrial parcel from the current larger industrial parcel for the future development of a multiple unit industrial building, with the retained lands to accommodate the proposed industrial trailer manufacturing facility and outdoor display and sales. The subject lands for the purposes of this Official Plan Amendment and associated Zone Change Application is the proposed retained (easterly) lot that would result from that Consent Application.

The subject lands are located at the southwest corner of the intersection of Innovation Way and Highway 3. Surrounding land uses are comprised of industrial development within the Van Norman Innovation industrial subdivision (Phase 1) to the south and east, Van Norman Innovation subdivision (Phase 2, currently seeking draft approval) to the west and existing industrial development to the north.

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, Existing Official Plan Designations, provides the Official Plan designation of the subject and surrounding lands.

Plate 4, Applicant's Sketch (with mark-up), identifies the general site area and proposed development for the subject lands and the adjacent lot to be severed, as provided by the applicant.

Comments

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 2.3 of the PPS states that settlement areas shall be the focus of growth and development and land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive and are freight supportive.

Section 2.8 of the PPS provides that planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment uses to meet long-term needs;

b) providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic

activities and ancillary uses, and take into account the needs of existing and future businesses;

c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites and seeking to address potential barriers to investment;

d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities, and;

e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

The PPS also provides in Section 2.8.2 that Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs. Planning authorities shall also protect employment areas that are located in proximity to major goods movement facilities and corridors and shall designate, protect and plan for all employment areas in settlement areas by;

a) planning for employment area uses over the long-term that require those locations in connection with manufacturing, warehousing and goods movement and associated retail and office uses and ancillary facilities;

b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;

c) prohibiting retail and office uses that are not associated with primary employment uses;

d) prohibiting other sensitive land uses that are not ancillary to uses permitted in employment areas;

e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

Planning authorities shall assess, and update employment areas identified in Official Plan to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas to maintain the long-term operation and economic viability of the planned uses and function of these areas.

Employment areas are defined in the PPS as those areas designated in an Official Plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office and ancillary facilities.

Official Plan

The subject lands are designated ‘Industrial’ according to the Land Use Plan for the Town of Tillsonburg, as contained in the Official Plan.

The general approach to economic development within the Town of Tillsonburg is contained within Section 8.3.1 of the Official Plan which promotes increasing employment opportunities and expanding the assessment base through:

- the efficient use of vacant and underutilized land designated for employment activity and continuing to diversify the mix of manufacturing, retail and service industries to best service the population and labour force;
- by meeting the needs of existing new and/or relocating traditional industrial uses by designating industrial areas for this purpose and ensuring that the re-designation of industrial land for non-industrial purposes is only permitted where it will not negatively impact the industrial land supply and the intended function of designated industrial areas; and
- by ensuring that office and retail uses in areas designated for industrial activity are compatible with or complementary to the Industrial Area function.

Within the Official Plan, Section 8.3.1.2 identifies employment lands as those lands that are primarily designated for industrial and commercial purposes, which may also include other land uses integral and supportive of the primary employment function. Employment lands are categorized to provide for a broad range of employment opportunities and compatibility between different employment functions. Lands designated for employment include the Central Area (Central Business District and Entrepreneurial District), Service Commercial Areas, Neighbourhood Commercial Uses and Industrial Areas.

Lands designated as Industrial are generally intended for a full range of industrial type activity including light, medium and heavy industrial uses that may generate on and off-site effects such as traffic, noise, vibration, fumes or visual appearance. Permitted uses include assembling, manufacturing, fabricating, processing, repair activities, environmental industries, wholesaling, storage and warehousing industries, construction industries, communication and utility industries, transportation and cartage industries and technological service industries. Industries will be permitted to combine technological, manufacturing or processing, office, sales, and management activities within the Industrial Areas designation.

Accessory uses permitted within the Industrial Area designation include accessory showroom, retail and sales uses operating in association with a permitted use but such uses will be restricted to a small percentage of the total floor area of the building.

In addition to the permitted uses within the Industrial Area designation, the following uses may be permitted through a site-specific rezoning:

- Service Commercial uses such as restaurants, garages and material suppliers which directly and primarily serve the industries, or employees of industry while at work, provided they are not disruptive to the surrounding industrial neighbourhood and are designed attractively; and
- Uses which have characteristics or functional requirements similar to industries, such as public utility and public works yards.

Section 8.3.5.4 outlines zoning and site plan control policies. The following criteria will be satisfied prior to permitting development or redevelopment:

- Adequate buffering between residential, open space, or institutional uses through distance, fencing, or landscaping, and building or site design;
- Existing municipal services will be adequate to accommodate the development;
- Buildings will be setback from the streetline to ensure that substantial landscaping and screening can be incorporated into yards adjacent to the streetline;
- Adequate off-street parking and loading areas will be provided;
- The effected on environmental resources and the impact of environmental constraints will be addressed and mitigated in accordance with the policies of Section 3.2.

Agency Comments

Town of Tillsonburg Engineering Services had no comments on the subject applications but provided conditions of approval for the related consent application.

Town of Tillsonburg Development Commissioner provided comments in support of the proposed use which have been appended to the report hereto.

Oxford County Public Works indicated that the existing building located at 1 Innovation Way has allocated water capacity. However, the proposed development on the lot to be severed will not have available water servicing capacity to support the development. The Applicant should be aware that, given the volume of development currently proposed through active planning applications already under consideration and capacity that is currently conditionally committed or reserved, 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. This position is consistent with Oxford County's Water and Wastewater Servicing Capacity Allocation Protocol.

Additionally, at the time of site plan approval, a Water and Sanitary Servicing Brief prepared in accordance wit the Oxford County Design Guidelines and a Site Servicing Plan will be required to be submitted.

Ministry of Transportation (MTO) had no objections to the Official Plan Amendment and Zone Change Application but noted that any outdoor display is to be located a minimum of 14 metres from the MTO property line. MTO has no objection to the severance request, however, the newly severed lot and any future development on these lands will be subject to further MTO review including the submission and acceptance of a Traffic Impact Study and applicable MTO permits.

Public Consultation

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on August 26, 2026, and notice of public meeting was issued on September 29, 2026,

in accordance with the requirements of the *Planning Act*. As of the date of this report no concerns or comments have been received from the public.

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 and supported the associated consent application at the regular meeting of Town Council on October 13, 2026.

Planning Analysis

The proposed application for Official Plan Amendment proposes to facilitate the development of outdoor sales and display accessory to a permitted use on the subject lands.

Provincial Planning Statement (2024)

Planning staff are of the opinion that the subject proposal is consistent with the policies of the PPS as the development and proposed severance are an efficient use of land and municipal services within a fully serviced settlement area. The proposal will promote economic development and competitiveness and provide a mix and range of employment uses as well as diversifying the economic base of the Town. The proposal is consistent with Section 2.8.2 of the PPS as the development will preserve and protect employment areas and will not remove any lands for planned for future employment uses. The proposed ancillary display and sales of finished trailers are associated with a primary employment use and are considered compatible with the surrounding employment uses.

Official Plan

The proposed Official Plan Amendment would establish a site-specific development policy to allow a significant portion of the retained lot to be used for outdoor sales and display accessory to a permitted use in the Industrial Area designation.

It is the intent of the Industrial Area policies to permit a wide range of industrial activities, including accessory and ancillary uses such as office, retail, and showrooms. However, accessory and ancillary uses are to be restricted to a small percentage of the total floor area of the building through the Town's Zoning By-law, which currently permits accessory uses to be a combined total gross floor area of not more than 20% of the industrial use. In this case, the applicant is proposing to utilize 45% of the total lot area for retail uses (outdoor sales and display) accessory to the main industrial use. As such, staff are of the opinion that an amendment to the Official Plan is required to ensure that the industrial area policies have been thoroughly assessed and that the intent of the policies will be maintained.

Staff are of the opinion that the 45% of lot area that is proposed to be used for accessory retail and display uses is both a large deviation from what is currently permitted in the Town's Zoning By-law and does not represent a small percentage of the total industrial use as noted in the Official Plan policies. However, it is noted that the subject site is located adjacent to Highway 3 and at the entrance of the Van Norman Innovation Park industrial subdivision which is a high-profile location at the periphery of the industrial subdivision that provides good visibility for advertising of

the industrial products that are manufactured, produced, and stored on site for sale. The proposed use will not detract from the intended industrial nature of the subdivision or surrounding lands designated for industrial purposes and will diversify the employment opportunities within the area.

Typically, uses containing outdoor sales and display areas (such as motor vehicle sales establishments) are directed toward Service Commercial designated areas. However, in this case, given the nature of the product (industrial trailers) and the fact they are being both manufactured and stored on site, it is the opinion of staff that it is reasonable to permit a higher proportion of the site to be devoted to display and sales than would typically be appropriate for an Industrial use.

In summary, Planning staff are satisfied that permitting a larger proportion of the lot area for accessory sales and display area on a site-specific basis would still be in keeping with the general intent and nature of the Official Plan in this case, as the proposed ancillary and accessory use will not conflict with the planned function of the industrial designation, will not disrupt other industrial uses in the surrounding area, and is not anticipated to cause adverse impacts to the traffic network or create compatibility issues for surrounding industrial uses.

It is noted that the water capacity within the Town of Tillsonburg is limited and review and approval of the subject applications 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. As such, staff are satisfied that this development can be reviewed under the County's Water and Wastewater Capacity Allocation Policy at the time of site plan approval to ensure it can be serviced.

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) with Existing Zoning
Attachment 3 – Plate 3, Existing Official Plan Designations
Attachment 4 – Plate 4, Applicant's Sketch (with mark-up)
Attachment 5 – Comments from Development Commissioner
Attachment 6 – Official Plan Amendment, OPA 372

Plate 1: Location Map with Existing Zoning
File Nos.: OP 26-13-7 (JM Braun Inc.)
Part of Block 1, Plan 41M-381; 1 Innovation Way, 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 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

August 25, 2026

Plate 2: Aerial Map (2025) with Existing Zoning
File Nos.: OP 26-13-7 (JM Braun Inc.)
Part of Block 1, Plan 41M-381; 1 Innovation Way, Town of Tillsonburg



Legend

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

Environmental Protection Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

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



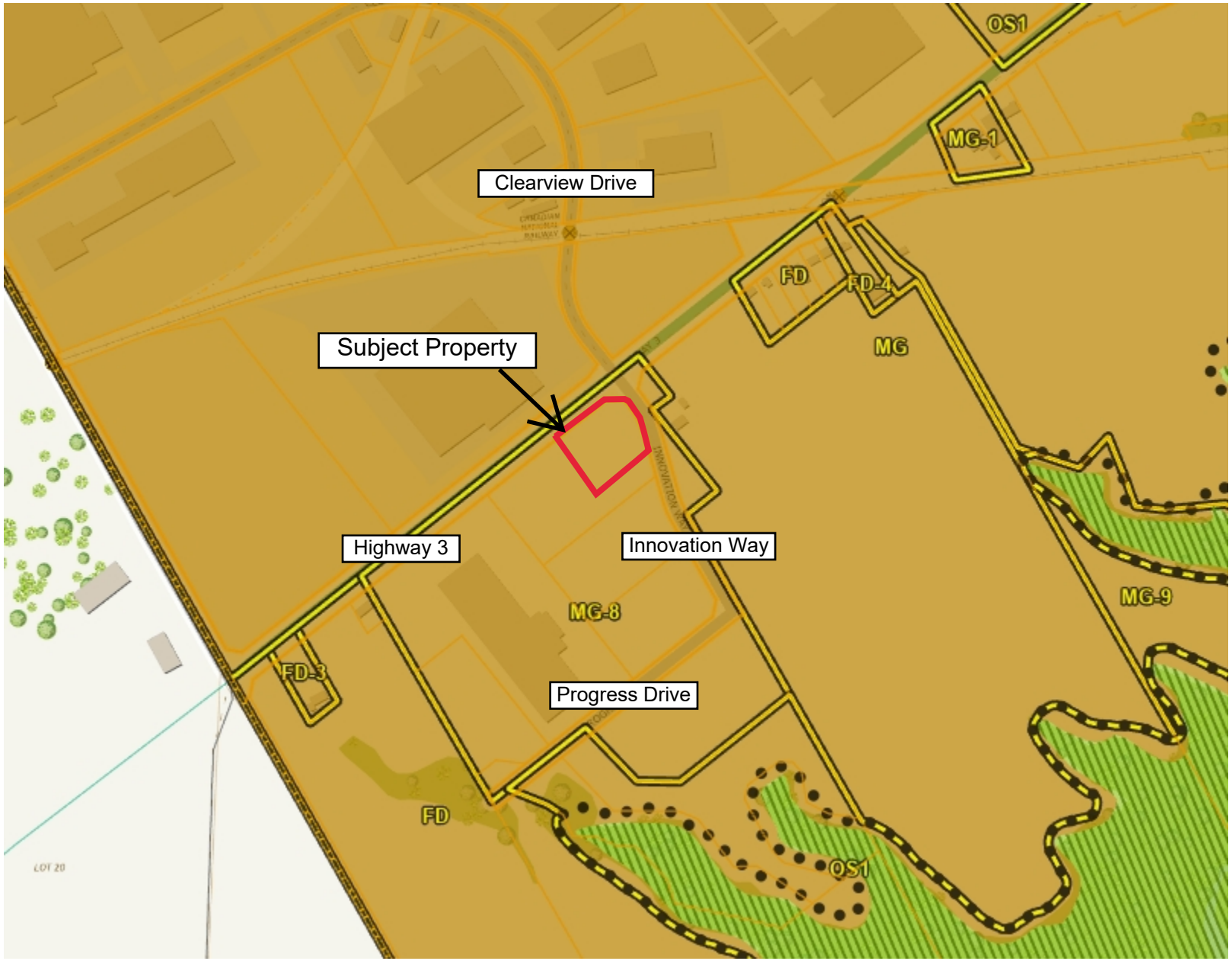
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October 6, 2026

Plate 3: Existing Official Plan Designations
File Nos.: OP 26-13-7 (JM Braun Inc.)
Part of Block 1, Plan 41M-381; 1 Innovation Way, Town of Tillsonburg



Legend

- Parcel Lines
  - Municipal Boundary
  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- Environmental Protection Flood Overlay
  - Flood Fringe
  - Floodway
  - Environmental Protection (EP1)
  - Environmental Protection (EP2)
- 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)
- 100 Metre Buffer Ingersoll
- Site Specific Policy Areas
- Village Land Use Designation
  - Village Core
  - Service Commercial
  - Low Density Residential
  - Medium Density Residential
  - Industrial
  - Minor Institutional
  - Major Institutional
  - Future Urban Growth
  - Open Space
  - Environmental Protection
  - School
  - Requiring Secondary Planning

Notes



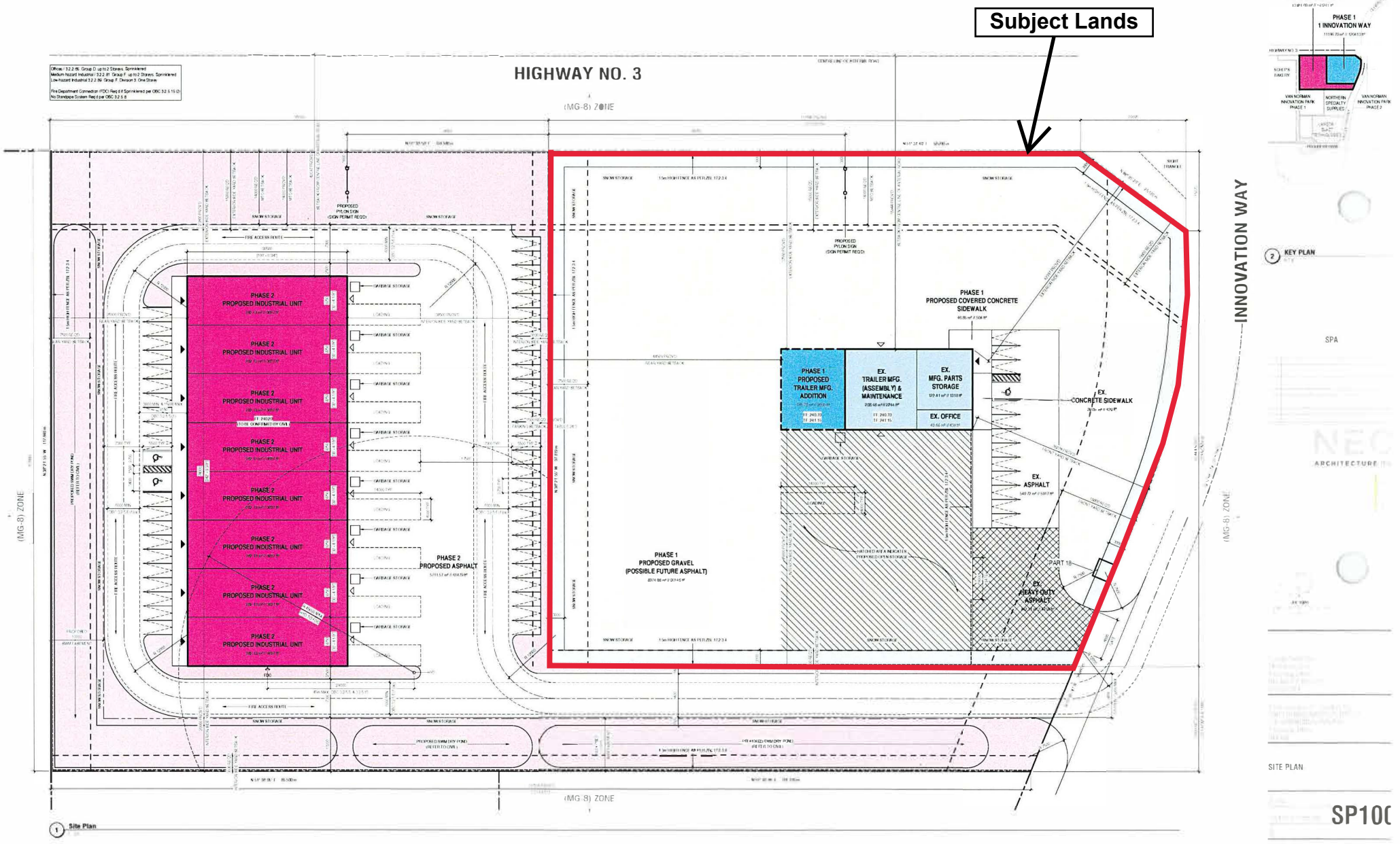
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NAD_1983_UTM_Zone_17N

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October 6, 2026

Plate 4: Applicant's Sketch (with mark-up)
File Nos.: OP 26-13-7 (JM Braun Inc.)
Part of Block 1, Plan 41M-381; 1 Innovation Way, Town of Tillsonburg



Amy Hartley

From: Cephas Panschow <CPanschow@tillsonburg.ca>
Sent: Monday, September 14, 2026 1:02 PM
To: Planning
Cc: Cephas Panschow
Subject: RE: Applications for Official Plan Amendment, Consent and Zone Change - OP 26-13-7, B26-37-7 & ZN 7-26-11 (JM Braun Inc.)

Please find below comments for review and inclusion in the Planning report for this application.

In reviewing the application and related information, it is my opinion that the requirement for an Official Plan Amendment to permit an accessory "Outdoor Display and Sales Area" is an onerous requirement considering that Manufacturing, Warehousing, Open Storage and Accessory uses are already permitted within the General Industrial (MG) zone, which permits a "full-range" of industrial activity. I could see that being a requirement if more than 50% of lot area was being requested, but the applicant has only requested up to 45% of the lot area be permitted to be used for outdoor display area. It appears that, perhaps because some of these trailers are being picked up by Triumph Trailers customers, instead of being shipped to the customer, the interpretation is being made that this is a commercial use and Oxford Planning is viewing this application as if a commercial use is being introduced within an industrial area when that is not the case as evidenced by the fact that the trailers are proposed to be manufactured and finished across both the 24 Clearview Dr and 1 Innovation Way properties.

Further, the requirement for an OPA seems to be conflating *Outdoor Display and Sales area* with *Open Storage*, the latter of which is not permitted in the front and exterior side yards. The rationale appears to be that, since Open Storage is not permitted in the front and exterior side yards, Outdoor Display and Sales area should also not be permitted in front and exterior side yards, whereas that is exactly where Outdoor Display and Sales areas would be located.

There are a number of examples in the Town and area where finished products are stored and displayed in a visible location on an industrial property so a reasonable interpretation of the Official Plan and Zoning Bylaw would be that this use is accessory to the four permitted uses indicated above with no applications being required. It is my opinion that, at most, a zoning bylaw amendment (ZBA) would be the appropriate planning process to capture the introduction of a single use; namely, the Outdoor Display and Sales Area", to the industrial zoning.

As an aside, the Industrial zone already permits a "Public Garage", which definition allows for motor vehicles to be "washed, cleaned, serviced, painted, or otherwise repaired and/or ***leased, rented, sold or kept for hire***". Considering a Public Garage is clearly a commercial use already permitted with the Town's industrial zone, this further illustrates that an Official Plan Amendment is not required for this quasi-industrial use which is clearly accessory to permitted industrial uses.

As demonstrated above and considering that a number of the Town's zoning uses allow for the varied uses proposed by Triumph Trailers, the imposition of the requirement for such high order planning approvals appears to be punitive to Triumph Trailers and I find that, from an Economic Development perspective, to be inappropriate especially considering the current economic

situation. In my estimation, the operations and processes of a manufacturing business should not be subject to scrutiny other than to confirm that the overall use is permitted within the industrial zone.

In terms of the company's background, Triumph Trailers is a spinoff company from Xcel Fabrication and Design who established their operations in the Town of Tillsonburg in 2016 with the purchase of 6 acres of land from the Town for the construction of a 53,000 square foot industrial building. At that time, their main products were metal racking for automotive parts. Due to the impact of COVID on their business, they successfully shifted to focusing on trailer manufacturing, which has become a significant driver of revenue and growth for both companies. In response to the current focus on Defence, they have been able to win contracts with the Federal Government in that regard, which is resulting in more growth as well.

Historically, Xcel Fabrication and Design's investment in Tillsonburg, along with Wise Line Metal/Tools around that same time, was the start of increasing industrial attraction and growth for the Town. Up to that time, most of economic development effort has been, out of necessity, supporting the tenanting of existing buildings vacated during the 2009 recession.

The expansion of Triumph Trailer's operations to the Innovation Way property will enable them to streamline their operations at 24 Clearview Dr as well as support a proposed 30,000 square foot expansion at that location! The effect of not, in my opinion, correctly scoping the current planning applications is resulting in significant delays to development at both of Triumph Trailer properties, thereby delaying growth and investment at a time when, due to tariffs and economic headwinds, we should be expediting growth and development. Hence, my request is that the application be re-scoped to eliminate the Official Plan Amendment requirement and proceed with either an appropriately scoped zoning bylaw amendment or a variance application, both of which should be expedited for approval.

In terms of the proposed severance, I can confirm, as the person responsible for the development/lotting of Phase 1 of the Van Norman Innovation Park, that I have no concerns with the proposed severance, which will enable the development of a 20,000 to 25,000 industrial plaza, thereby further contributing to the growth and development of our local economy.

Let me know if there are any questions or clarifications required.

Regards, Cephas

Cephas Panschow
Development Commissioner
Town of Tillsonburg
Phone: 519.688.5651

From: Amy Hartley <ahartley@oxfordcounty.ca>
Sent: August 25, 2026 3:14 PM
To: Bell Canada - Consents & MVs <circulations@bell.ca>; Bell Canada Circulations <planninganddevelopment@bell.ca>; Carlos Reyes <CReyes@tillsonburg.ca>; Cephas Panschow <CPanschow@tillsonburg.ca>; CN Rail (proximity@cn.ca) <proximity@cn.ca>; David Rizzuto <DRizzuto@tillsonburg.ca>; Trisha Voth <tvoth@tillsonburg.ca>; Enbridge Gas

(formerly Union Gas) <ontlands@enbridge.com>; Josh McFadden <jmcfadden@tillsonburg.ca>; LDCSB <ldcsb.planning@watsonecon.ca>; Ontario Infrastructure (IO) <NoticeReview@infrastructureontario.ca>; Ontario Power Generation <executivevp.lawanddevelopment@opg.com>; GIS <gis@oxfordcounty.ca>; Public Works Development <PublicWorksDevelopment@oxfordcounty.ca>; Kyle Pratt <kpratt@tillsonburg.ca>; Geno Vanhaelewyn <GVanhaelewyn@tillsonburg.ca>; Rocio <rocio@tillsonburgchamber.ca>; Clerks <Clerks@tillsonburg.ca>; Emily Xuereb <EXuereb@Tillsonburg.ca>; Economic Development Advisory Committee <EconomicDevelopmentAdvisoryCommittee@tillsonburg.ca>; Fire <fire@tillsonburg.ca>; Graig Pettit <Gpettit@tillsonburg.ca>; Tim Crandall <TCrandall@tillsonburg.ca>; Derek Schonewille <DSchonewille@Tillsonburg.ca>; Logan Vandevyvere <lvandevyvere@tillsonburg.ca>; Andrea Greenway <agreenway@tillsonburg.ca>; Planning <planning@tillsonburg.ca>; TVDSB - Planning (planning@tvdsb.ca) <planning@tvdsb.ca>; Connie Richarson <connie.richardson@canadapost.ca>; Neil Mazey <neil.mazey@canadapost.postescanada.ca>; Ian Stevens <ian.stevens@execulinktelecom.ca>; Quinten Wilson <quinten.wilson@execulinktelecom.ca>; Davide Barnabie <davide.barnabi@opp.ca>; Rafal Schubert <rafal.schubert@opp.ca>; Alexandra Shier <alexandra.shier@rci.rogers.com>; Hazim Shobokyh <Hazim.Shobokhy@rci.rogers.com>; newdevelopment@rci.rogers.com; Ricardo Porto <Ricardo.Porto@rci.rogers.com>; Rishav Sabharwal <rishav.sabharwal@rci.rogers.com>; Rogers <swogr.permits@rci.rogers.com>
Cc: Planning <planning@oxfordcounty.ca>
Subject: Applications for Official Plan Amendment, Consent and Zone Change - OP 26-13-7, B26-37-7 & ZN 7-26-11 (JM Braun Inc.)

Re: Applications for Official Plan Amendment, Consent and Zone Change
JM Braun Inc. – OP 26-13-7, B26-37-7 & ZN 7-26-11
Part Block 1, Plan 41M-381
1 Innovation Way
Town of Tillsonburg

Good Day,

The County of Oxford, Land Division Committee and Town of Tillsonburg have received applications for Official Plan Amendment, Consent and Zone Change.

The purpose of these applications is to facilitate the creation of a vacant industrial parcel with frontage on Innovation Way, and to permit outdoor display and sales of trailers and related equipment accessory to a manufacturing use on the retained lands.

The Official Plan Amendment is requesting site-specific policies to permit the outdoor display and sales of finished trailer products accessory to a manufacturing use on the subject property within the Industrial Designation. The applicant is requesting that approximately 45% of the lot area of the lot to be retained be used for outdoor display and sales.

The associated Zone Change application will facilitate implementing the site-specific policies by permitting outdoor display and sales of finished goods. Specifically, the applicant is requesting to amend the existing 'Special General Industrial Zone (MG-8)' to allow relief from Section 17.2.2 to permit the front and exterior side yards to be utilized for an outdoor display area and relief from Section 17.2.3.4 to not require fencing around the proposed outdoor storage and open storage on the subject lands.

The Consent application submitted is intended to facilitate the creation of a vacant industrial parcel that is intended to be developed for the purposes of a multiple unit industrial building. The lot to be severed is proposed to be approximately 1.3 ha (3.2 ac) in size, with 20 m (65.6 ft) of frontage onto Innovation Way and is currently vacant. The lot to be retained will be approximately 1.1 ha (2.7 ac) with 82.7 m (271 ft) of frontage onto Innovation Way and contains a recently constructed industrial building for trailer manufacturing. A blanket easement has also been requested for the purposes of stormwater overland flow.

The subject lands are described as Part Block 1, Plan 41M-381 in the Town of Tillsonburg. The subject lands are located at the southwest corner of Highway 3 and Innovation Way and are municipally known as 1 Innovation Way.

We would appreciate receiving your comments and suggestions prior to **September 11, 2026,** in order that we may respond to the applications. As always, email responses are preferred and acceptable. **Please ensure your responses are sent to planning@oxfordcounty.ca.**

Below is a copy of the applications including proposed plans and supporting reports. Additional information relating to the proposed Official Plan Amendment, Consent and Zone Change is available upon request.

If you have any questions, please contact Amy Hartley at (519) 539-9800, ext 3204, or by email at ahartley@oxfordcounty.ca.

Official Plan Amendment Application	op26-13-7_appl-20260807.pdf (3483Kb)
Consent Application	b26-37-7_appl-20260807.pdf (2299Kb)
Zone Change Application	7-26-11_appl-20260807.pdf (2429Kb)
Applicant's Sketch (OPA/ZBA)	op26-13-7_7-26-11_appl-sketch-20260807.pdf (519Kb)
Applicant's Sketch (Consent)	b26-37-7_appl-sketch-20260820.pdf (602Kb)
Plate 1	Plate 1.pdf (1596Kb)
Planning Justification Report	op26-13-7_7-26-11_PJR-20260807.pdf (15383Kb)

Sincerely,

Amy Hartley
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COUNTY OF OXFORD

BY-LAW **6893-2026**

BEING a By-Law to adopt Amendment Number 372 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 372 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 372 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 12th day of November, 2026.

READ a third time and finally passed this 12th day of November, 2026.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 372

TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes Amendment Number 372 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to include site-specific policy to permit an expanded outdoor display and sales area accessory to the primary industrial use on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to land in the Town of Tillsonburg comprising an area approximately 1.1 ha (2.7 ac), which is legally described as Part of Block 1, Plan 41M-381, in the Town of Tillsonburg. The lands are located at the southwest corner of Highway 3 and Innovation Way and are known municipally as 1 Innovation Way.

3.0 BASIS FOR THE AMENDMENT

The subject lands are currently designated as Industrial according to the Land Use Plan for the Town of Tillsonburg, as contained in the County Official Plan. The Official Plan amendment is proposing to include site-specific Industrial policy area applying to the subject lands to permit an expanded outdoor display and sales area accessory to a permitted use.

Council is of the opinion that the expanded outdoor display and sales area is compatible with the surrounding industrial uses and will not detract from the planned function of the Van Norman Innovation Park and adjacent industrial uses along Clearview Avenue. The proposed use and outdoor display and sales represent an opportunity to diversify the Town's economic base.

Based on the size of products that are produced on site (commercial-grade utility trailers) staff are of the opinion that the outdoor display and sales is an appropriate accessory use for the primary manufacturing uses that exists on the subject site. The outdoor display and sales area, and associated manufacturing use would not be appropriate within a Service Commercial area and therefore is not anticipated to cause adverse impacts to the industrial area within the Town.

In conclusion, the request for an expanded outdoor display and sales area on the subject lands will complement the existing manufacturing use of utility trailers and will allow for inventory staging, customer inspection and custom fabrication to continue as part of the industrial use on site and support a wide range of economic activities and ancillary uses within the Town.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 8.3.5.5 – *Specific Development Policies,* as amended, be further amended by adding the following specific development policy at the end of Section 8.3.5.5.2 – *Specific Development Policies*:

"**LOCATION** Part of Block 1, Plan 41M-381, in the Town of Tillsonburg, at the corner of Highway 3 and Innovation Way, and municipally known as 1 Innovation Way.

POLICIES In addition to the uses permitted in Section 8.3.5, an accessory outdoor display and sales area for trailers shall be permitted to a maximum of approximately 45% of the lot area.

The permitted size and scale of the outdoor display and sales area shall be specially implemented through a site-specific zone change and site plan application."

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.