

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 26-01-7 – 2780480 Ontario Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Official Plan Application OP 26-01-7, submitted by 2780480 Ontario Inc. for the lands described as Lots 417, 418 and 419, Plan 500, in the Town of Tillsonburg, to add site-specific policies to the Service commercial designation to allow for the development of a self-storage use.
2. And further, that County Council approve the attached Amendment Number 356 to the County of Oxford Official Plan as well as enacting By-law 6826-2026.

REPORT HIGHLIGHTS

- The application seeks to amend the Official Plan Service Commercial policies affecting the subject lands to add a self-storage facility as a permitted use, to allow for such a facility to be established on the lands.
- Planning staff support the application as the proposal is generally consistent with the relevant policies of the Provincial Planning Statement and the Official Plan with respect to development within the Service Commercial designation.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives, and policies 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 requirements of the *Planning Act*, notice of complete application regarding this proposal was provided to surrounding property owners on April 7, 2026, and notice of public meeting was issued on April 13, 2026. At the time of writing this report, no comments from the public had been received.

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 supports the following strategic goal.

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:

2780480 Ontario Inc. (c/o Ceara Huigenbois)
 10 Elm Street, Tillsonburg, ON N4G 0A4

Agent:

LandPRO Planning Solutions Inc.
 204-110 James Street, St. Catharines, ON L2R 7E8

Location:

The subject lands are described as Lots 417, 418 and 419, Plan 500, in the Town of Tillsonburg. The subject lands are located at the southeast corner of First Street and King Street, and are municipally known as 61 First Street, Tillsonburg.

County of Oxford Official Plan:

Existing:

Schedule 'T-1	Town of Tillsonburg Land Use Plan	'Service Commercial' with site-specific policies as per Section 8.3.3.4.3
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Proposed:

Schedule 'T-1'	Town of Tillsonburg Land Use Plan	'Service Commercial' with site-specific policies to permit a self- storage use
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Proposal:

The purpose of the Official Plan Amendment is to amend the existing Service Commercial policies that apply to the subject lands to add a warehouse as a permitted use to facilitate the development of a self-storage warehousing use.

An associated Zone Change application was submitted to the Town of Tillsonburg to amend the 'Service Commercial Zone' with Holding provisions (SC)(H), to remove the holding provisions which are in place to ensure that lands identified by the Ministry of the Environment as being contaminated are remediated as required. Additionally, the Zone Change would add a warehouse as a permitted use.

The lands are approximately 3,459.5 m² (37,237.7 ft²) in area and are currently vacant. The applicant is proposing to establish a self-storage warehousing facility consisting of three separate buildings, with a total ground floor area of approximately 975 m² (10,494.8 ft²). Access to the property is proposed to be from First Street.

Surrounding land uses include commercial businesses to the east and fronting onto Concession Street East to the south, the Town of Tillsonburg Fire Hall and OPP facility to the west, and medium and high density residential uses to the north.

Plate 1, Location Map and 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 plan as provided by the applicant.

Comments

2024 Provincial Planning Statement (PPS)

The Provincial Planning Statement is a policy statement issued under Section 3 of the Planning Act that applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. 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 2.3.1, 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.

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.

Section 5.3 Human-Made Hazards permits development on, abutting or adjacent to lands affected by petroleum resource operations only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

County of Oxford Official Plan

The subject lands are designated 'Service Commercial', with a special policy area which recognizes the former industrial site, rail line, and fuel distribution centre and that any redevelopment of the property will be contingent upon a determination that occupants or any commercial structure will not be subject to health or safety risks.

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.

Permitted uses within the Service Commercial Area include hotels, motels, conference facilities, automotive sales and services, furniture warehouses, personal services, convenience commercial uses, gas bars, car wash facilities, fast food outlets, retail food stores, and uses which require large areas for on-site storage of goods.

Scale-related requirements in the Service Commercial designation generally range from 3,500 square feet to 50,000 square feet. Uses of less than 3,500 square feet will be encouraged to be located in the Central Area.

Uses in the Service Commercial designation will generally be located with direct access, or access via a service road, to arterial and collector roads. Appropriate setbacks will be applied through the Zoning By-law to provide for the development of sites large enough to accommodate free-standing buildings and on-site parking.

Section 3.3.3.2 outlines the requirements for Sites of Potential Environmental Contamination whereby suspected sites of potential environmental contamination are permitted to be redeveloped where it has been determined that such development will not result in health or safety risks to citizens. Additionally, the proponent is required to undertake site assessments in accordance with the relevant provisions of the Environmental Protection Act and other applicable legislation.

Town of Tillsonburg Zoning By-law

The subject property is zoned 'Service Commercial' with a Holding Zone (SC)(H) in Town of Tillsonburg Zoning By-Law No. 3295. As noted, the applicant proposes to remove the Holding provision and redevelop the site for a self-storage business use.

The purpose of the Holding Provision on the subject lands as outlined in Section 14.3.1 of the Zoning By-law is to ensure that lands identified as contaminated are remediated in accordance with the Ministry of Environment, Conservation and Parks requirements. The Holding Provision may be removed once MECP approval of the Record of Condition is received and the owner has entered into a site plan agreement with the Town. Permitted interim uses are existing uses, buildings and structures as the legally existed at the date of adoption of the Zoning By-law. Any additions or new uses require a zoning amendment.

Agency Comments

Tillsonburg Hydro, Southwestern Public Health, Oxford County Public Works, Town of Tillsonburg Engineering Department and Canada Post had no concerns with the subject proposal.

Town of Tillsonburg Chief Building Official noted that while a Record of Site Condition is not required for the proposed use, the site should be remediated to ensure that any contaminants do not migrate into the Town's road allowances. Additionally, site plan approval is required for the proposed use.

Town of Tillsonburg Council

Town of Tillsonburg Council recommended support of the proposed Official Plan Amendment and approved 'in principle' the proposed Zone Change Application at their April 13, 2026, meeting.

Planning Analysis

The application for Official Plan Amendment proposes create a site-specific development policy area in the Service Commercial designation to enable the establishment of a self-storage facility, of approximately 975 m² (10,494.8 ft²) in area, on the subject lands.

In support of the application, a Planning Justification Report, Phase I Environmental Site Assessment Report, Servicing Drawings, Traffic Brief, and Stormwater Management Report were submitted.

Supporting Studies

Phase I Environmental Site Assessment (ESA)

The Phase I ESA, prepared by Agostinelli Consulting Inc., identified that the subject site previously operated as an Imperial Oil Bulk Petroleum Plant until approximately 2005. Based on a review of the historical uses, soil and groundwater quality and characteristics in the area, it was identified that the site is contaminated with petroleum hydrocarbons and will require further investigations and remediation. It was noted in the assessment that to develop the site for storage units, a Record of Site Condition is not required, and will require limited additional investigations. These additional investigations include groundwater conditions and mitigation controls to reduce the potential for off site groundwater impacts and/or vapour migration risks.

A follow up letter from the consultant confirmed that a monitoring well assessment to locate and decommission existing wells, ongoing groundwater monitoring, and a soil vapour assessment to evaluate potential risks associated with soil vapour will be required. The recommendations provided by the consultant will be reviewed and implemented through the site plan approval process.

Traffic Brief

A Traffic Brief, prepared by Asurza Engineers, assessed the traffic anticipated from the proposed facility. It is noted in the brief that a 'mini-warehousing' facility will typically generate 1 additional trip during weekday morning peak hour, and 2 additional trips during a typical weekday afternoon peak hour, resulting in a minor and negligible impact on local roads and current traffic operations.

Stormwater Management Report

The Stormwater Management Report prepared by MC Engineering, concluded that the stormwater will be directed to an on-site storm sewer system and discharged to the municipal stormwater sewer. The proposed on-site storage exceeds the required amount for a 100-year storm event.

[Provincial Planning Statement \(PPS\) 2024](#)

It is the opinion of staff that the proposal is consistent with the relevant policies of the Provincial Planning Statement. The proposed self-storage development will help to support an appropriate land use mix and the efficient use of land and infrastructure within a settlement area. Further, the proposed use of the lands promotes a compact commercial activity in the Service Commercial Area that will serve nearby residents.

The applicants have submitted a Phase I Environmental Site Assessment which assessed the previous petroleum contamination and recommended mitigation controls. In consideration of the historical uses and associated environmental conditions, the proposed self-storage use is considered low risk and is an appropriate use for the site, with some remediation required as identified and recommended in the Phase I Assessment.

[Official Plan](#)

The Official Plan does not specifically permit self-storage facilities or indoor storage as standalone uses within any land use designation or zoning category. Instead, these uses are considered to be storage and warehousing (listed as permitted uses within the Industrial land use policies) of the Official Plan.

Planning staff note that a 'warehouse' is generally understood to be an industrial use where goods and merchandise are stored on a large scale and there is a considerable amount of truck movement and parking. Warehousing may also generate substantial amounts of noise and include outside storage. These types of operations may also be open on a 24/7 basis depending upon the type of goods being warehoused.

Considering that multi-unit residential uses are permitted within the surrounding area, permitting a traditional industrial warehouse use within this area could create compatibility issues whereby some lands may not be able to be developed for residential purposes without noise mitigation (if possible).

However, in contrast, indoor personal storage facilities are generally used for the temporary storage of household items and personal items within enclosed storage areas/lockers on a smaller scale. They are uses that are accessible by means of a controlled access point, do not require large parking areas or generate substantial amounts of traffic, do not have associated outside storage, and typically operate during normal daytime hours. Based on the foregoing, personal storage facilities are generally considered to be more commercially oriented as opposed to industrial in nature and, therefore, more in keeping with the types of uses typically permitted with the Town's Service Commercial area that provide service to the travelling public or nearby residential developments.

In light of the above and the property's location within the Town's Service Commercial area, Planning staff are of the opinion that it is reasonable to differentiate the proposed use (self-storage) from a warehouse to ensure a traditional industrial warehouse operation cannot establish on the subject lands as of right in the future, thereby avoiding the potential for creation of unwanted conflicts within the Service Commercial designation, and ensuring that larger warehousing developments remain concentrated in industrial areas.

With respect to compatibility, the indoor self-storage use is a low intensity land use that, as noted, does not generate significant noise, odour, or significant traffic volumes. According to the applicants, the use will not be staffed and is anticipated to operate during regular daytime work/business hours. Given the intensity of use and anticipated traffic generated relative to other uses within the Service Commercial area, the impact of the proposed facility is anticipated to be negligible.

CONCLUSIONS

In light of the foregoing, Planning staff are satisfied that the Official Plan Amendment application is consistent with the policies of the Provincial Planning Statement and is in-keeping with the strategic initiatives and objectives contained in the Official Plan. As such, staff are recommending approval of the Official Plan Amendment application.

SIGNATURES

Report author:

Original signed by _____
Amy Hartley
Development Planner

Departmental approval:

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

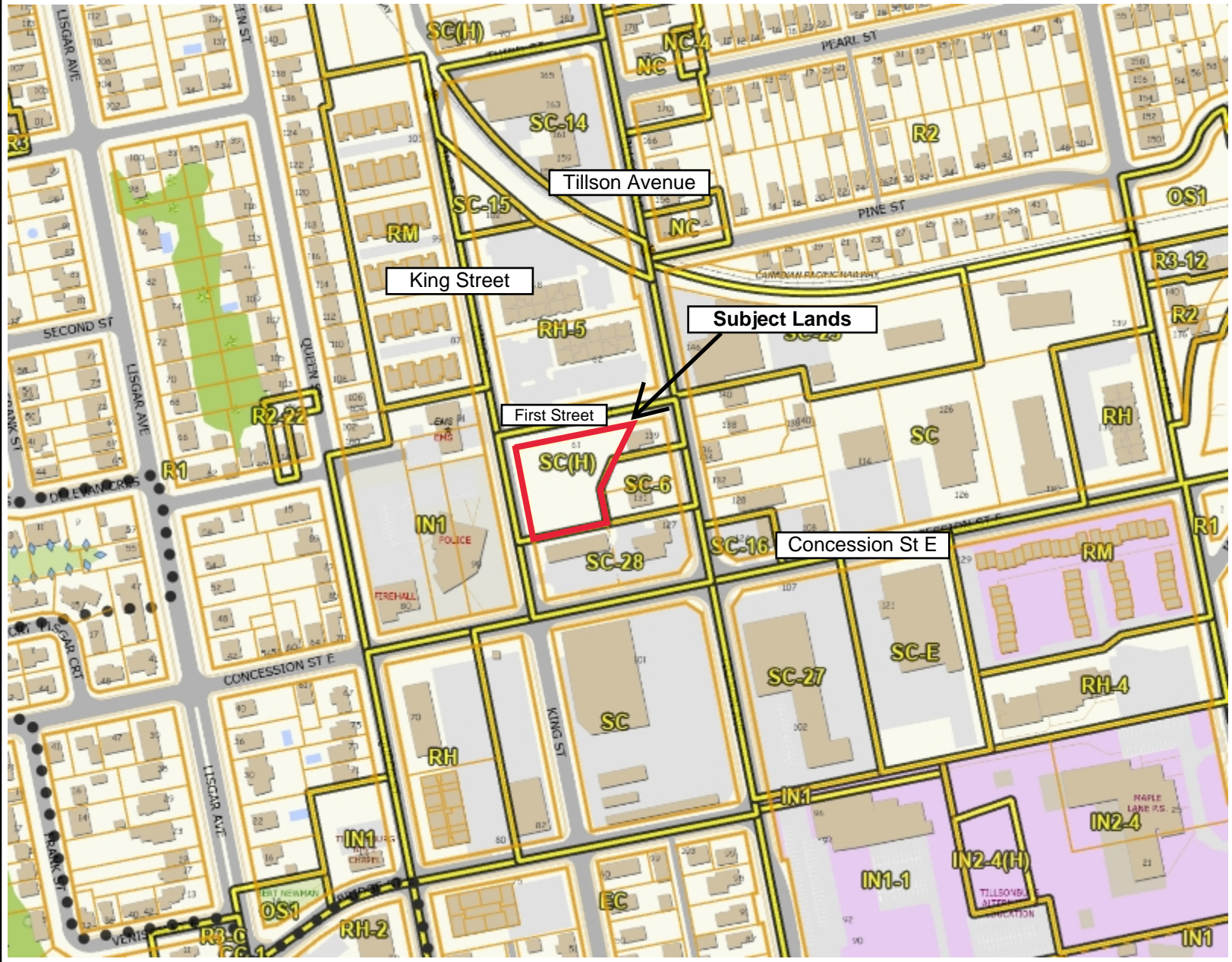
Original Signed By _____
Paul Michiels
Director of Community Planning

Approved for submission:

Original Signed By _____
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

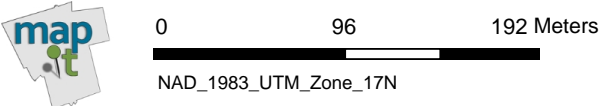
- Attachment 1 – Plate 1, Location Map with Existing Zoning
- Attachment 2 – Plate 2, Aerial Map (2025) with Existing Zoning
- Attachment 3 – Plate 3, Applicant’s Sketch
- Attachment 4 – Official Plan Amendment, OPA 356



Legend

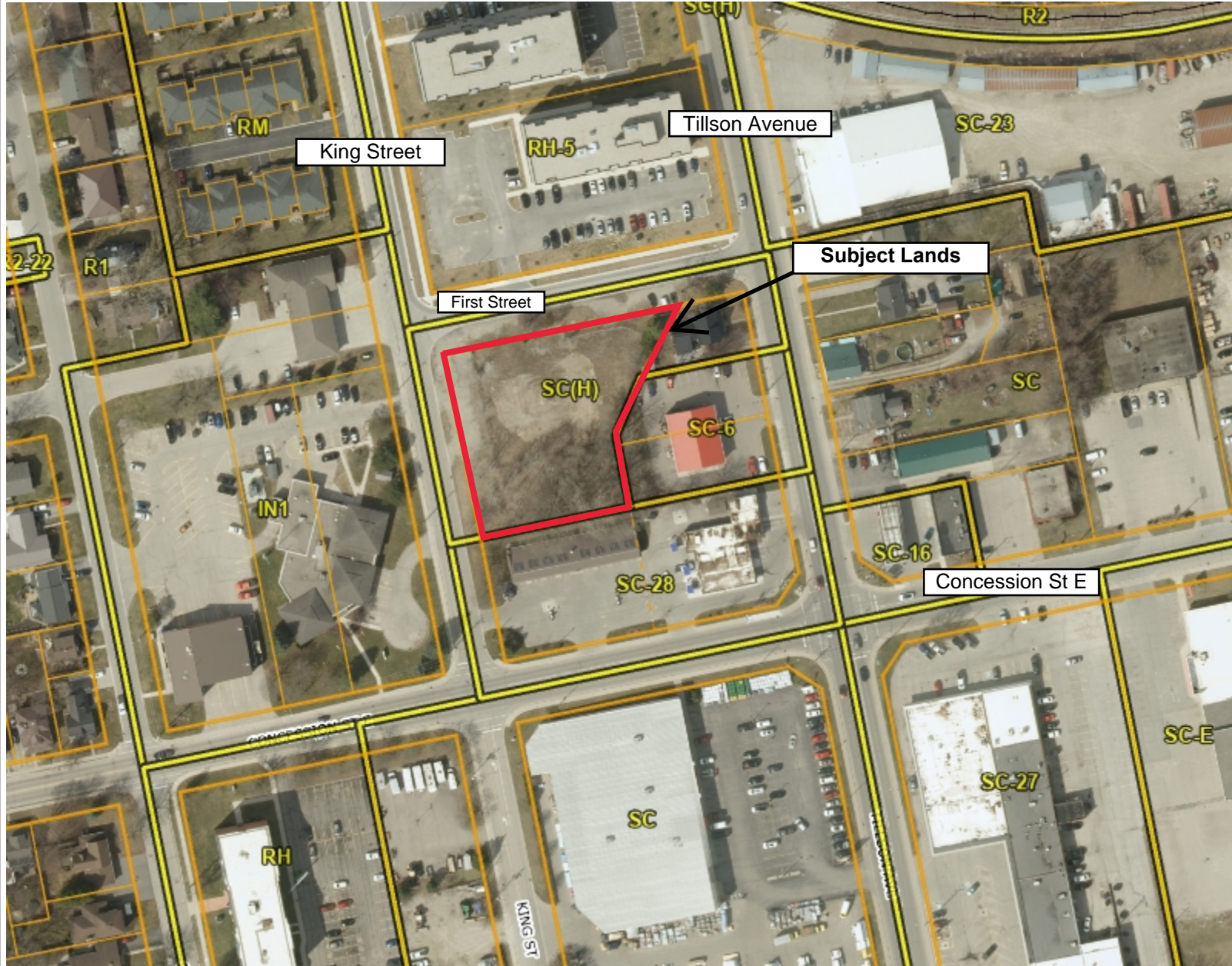
- Parcel Lines
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines
 - Regulation Limit
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 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

January 28, 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

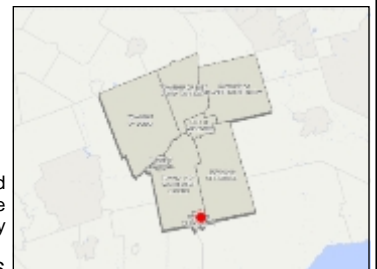
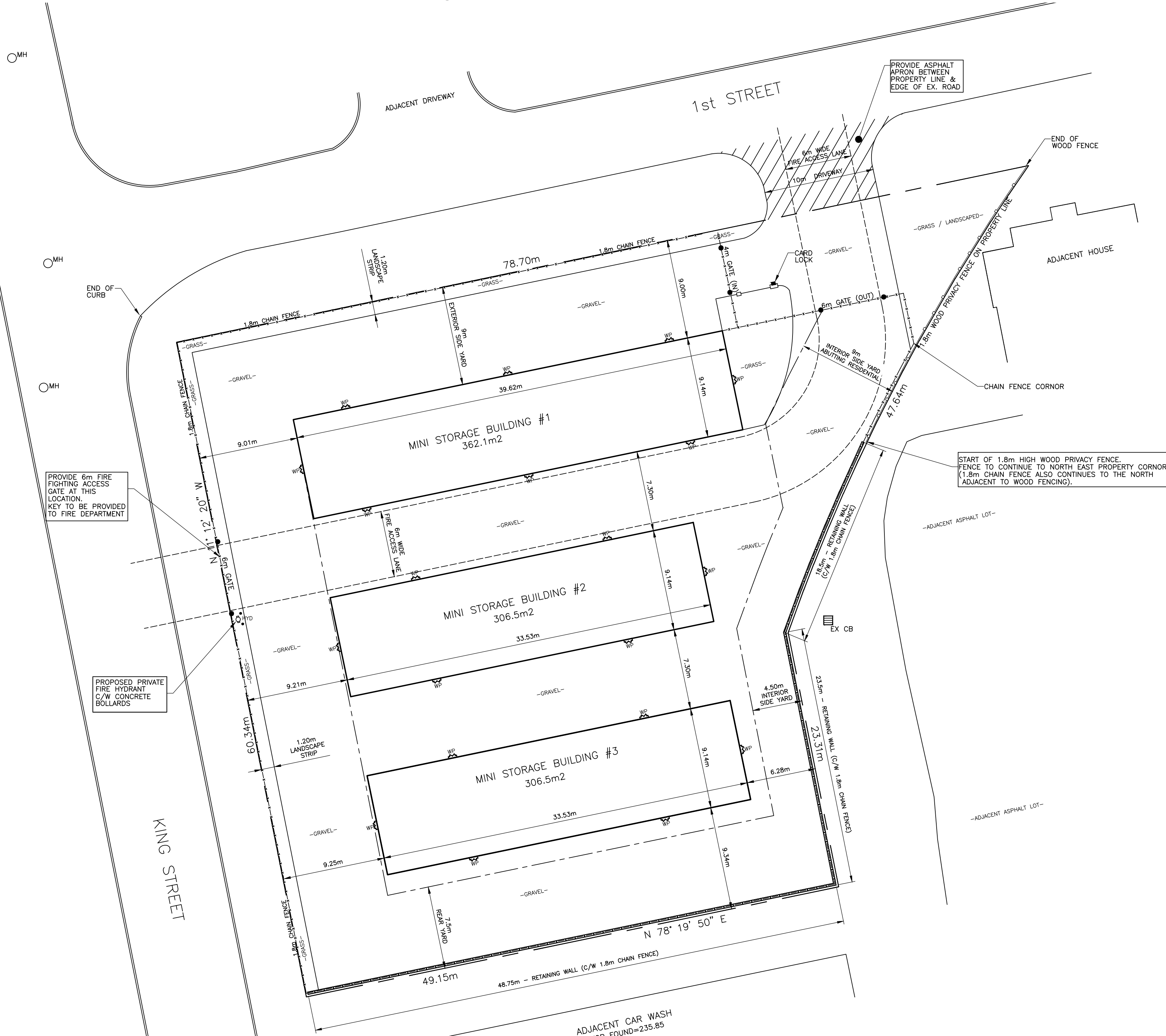


Plate 3: Applicant's Sketch

File Nos.: OP 26-01-7 & ZN 7-26-01 (2780480 Ontario Inc.)

Lots 417-419, Plan 500; 61 First Street, Town of Tillsonburg



SITE LIGHTING:
 *THERE IS NO PROPOSED EXTERIOR FREESTANDING LIGHTING. (WALL PACKS ONLY).
 REFER TO ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING, LIGHT FIXTURE TYPES, WIRING, UTILITY POLES ETC., LOCATIONS AND SPECIFICATIONS. ALL EXTERIOR LIGHT FIXTURES TO BE DARK-SKY COMPLIANT: NO EXTERIOR LIGHTING ARRAY TO BE DIRECTED OFF PROPERTY TO ROAD ALLOWANCE OR ADJACENT PROPERTIES. ALL LIGHTING ARRAY DIRECTIONS TO SHINE INTERNALLY TOWARD SUBJECT PROPERTY.

BUILDING / ARCHITECTURAL:
 REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING EXTERIOR AND INTERIOR DIMENSIONS, INTERIOR ROOM LAYOUT AND ROOM NAMES, WALL TYPES AND CONSTRUCTION AND SPECIFICATIONS.

GARBAGE / REFUSE STORAGE:
 REFUSE STORAGE (GARBAGE) TO BE INSIDE PROPOSED ONSITE CONTAINERS / PRIVATELY COLLECTED

HYDRO ELECTRIC/COMMUNICATIONS:
 REFER TO ELECTRICAL DRAWINGS FOR BUILDING/ SITE ELECTRICAL AND COMMUNICATIONS (BELL/ROGERS ETC.) CONDUIT SERVICES, LOCATIONS, EQUIPMENT, FIXTURE TYPES AND SPECIFICATIONS. (TO BE SUBMITTED AT BUILDING PERMIT STAGE)

BUILDING INTERIOR PLUMBING:
 NO PROPOSED WATER OR SANITARY SERVICING (NO WASHROOMS)

FROST PROTECTION:
 RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER DOES NOT EXCEED 1.2M.

TEMPORARY SILT SACKS:
 TEMPORARY SILTATION CONTROL MEASURES, BY WAY OF SILT SACKS, ARE REQUIRED TO BE INSTALLED IN ALL DRYWELLS. REFER TO GENERAL EROSION AND SEDIMENT CONTROL NOTES THIS PAGE AND SILT SACK DETAIL 4 ON SP3.

- GENERAL NOTES:**
1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
 2. PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS. [REFER TO REFER TO OPSD 219.130].
 3. ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P.ENG.
 4. REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
 5. ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
 6. EXACT LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, ELEVATIONS, INVERTS, ETC. TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
 7. ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTER DENSITY.
 8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 -ROAD CUT PERMITS
 -SEWER PERMITS
 -RELOCATION OF SERVICES
 9. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
 10. RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER DOES NOT EXCEED 1.2M.
 11. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
 12. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF GRADING PLAN.
 13. ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF TILLSONBURG & OXFORD COUNTY.

ZONING CHART

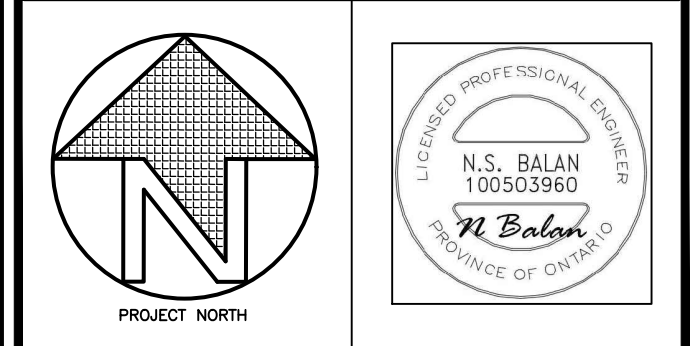
ZONING: SC(H) - SERVICE COMMERCIAL

	REQUIRED	PROPOSED
MIN. LOT AREA	900m ²	3438m ²
LOT FRONTAGE	20m MIN	78.70m
LOT DEPTH	45m MIN	60.34m
FRONT YARD	9m	9m
REAR YARD	7.5m	9.34m
INTERIOR SIDE YARD	4.5m/9m	4.5m/9m
EXTERIOR SIDE YARD	9m	9m
SETBACK FROM CL ROAD	20.5m	20.56m
LOT COVERAGE	40% MAX	28.37%
LANDSCAPED OPEN SPACE *(NON CONFORMING)	15% MIN	9.5%
MAX. BUILDING HEIGHT	11m	3.6m

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:
 -ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO M C ENGINEERING PRIOR TO COMMENCEMENT OF WORK.
 -DIMENSIONS ARE METRIC
 -PROPERTY BOUNDARIES ARE ASSUMED AND ARE TO BE VERIFIED FOR ACCURACY BY AN ONTARIO LAND SURVEYOR

NO.	REVISION	DESCRIPTION	DATE	BY
0		ISSUED FOR PRE CONSULT	OCT 30 2025	RM

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
 Tel: 519-428-6790 Fax: 519-428-8960
 E-mail: mail@mcengineering.net
 A DIVISION OF 392583 ALTA. LTD.

PROJECT NAME
 SITE PLAN
 PROPOSED MINI STORAGE
 61 1st STREET
 TOWN OF TILLSONBURG

SHEET TITLE:
 ARCHITECTURAL SITE PLAN

SCALE	1:500 METRIC	PROJECT NO.	7505
DRAWN BY	R MORRISON	DWG. NO.	SP1
CHECKED BY	C.E.	REV. NO.	0
DATE	SEPT 2025		
FILE NAME	7505		

LEGEND

	PROPERTY LINE
	STORM SEWER
	SANITARY SEWER
	WATER SERVICE / WATER MAIN
	SILT FENCE, REQUIRED LOCATION
	PROPOSED GRADE ELEVATION
	EXISTING GRADE ELEVATION
	WALL PACK LIGHTING
	FIRE HYDRANT

COUNTY OF OXFORD

BY-LAW **6826-2026**

BEING a By-Law to adopt Amendment Number 356 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 356 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 356 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 13th day of May, 2026.

READ a third time and finally passed this 13th day of May, 2026.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 356
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 356 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 allow a self-storage business as a permitted use on certain lands in the Town of Tillsonburg, in addition to other uses currently permitted within the Service Commercial designation.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Lots 417, 418 and 419, Plan 500, in the Town of Tillsonburg. The lands comprise of an area of approximately 0.35 ha (0.85 ac). The lands front onto First Street, west of Tillson Avenue, and east of King Street, and are municipally known as 61 First Street.

3.0 BASIS FOR THE AMENDMENT

The subject lands are currently designated Service Commercial according to the Land Use Plan for the Town of Tillsonburg, as contained in the Official Plan. Further, Section 8.3.3.4.3 contains site-specific policies have been applied to the subject lands which recognize the use of the lands and surrounding area as a former industrial site, rail line, and fuel distribution centre. The Official Plan amendment is proposing to add an additional site-specific policy to permit the proposed self-storage use on the subject lands.

Council is of the opinion that the proposed self-storage use is generally compatible with surrounding residential and commercial land uses and will not detract from the planned function of the Industrial Area with respect to accommodating small-scale warehousing uses, as it would not represent a traditional warehousing use found in the Industrial designation.

Council is further satisfied that the proposed self-storage facility on the subject lands is appropriate given the size of the buildings and the nature and location of the property and is unlikely to cause compatibility issues with neighbouring properties, as it is a low intensity land use that does not generate significant noise, odour, or traffic volumes.

Council is additionally satisfied that the proposed use represents an appropriate and low-risk use of the subject lands, having regard for their historical uses and associated environmental conditions.

In light of the foregoing, Council is of the opinion that the proposed Official Plan Amendment is consistent with the policies of the PPS and generally maintains the strategic initiatives and objectives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 8.3.3.4 – Specific Development Policies, as amended, is hereby further amended by adding the following specific development policy at the end of this section:

“8.3.3.4.9 Lots 417, 418 and 419, Plan 500 (61 First Street)

In addition to the uses permitted in Section 8.3.3, on lands legally described as Lots 417, 418 and 419, Plan 500, located on south side of First Street, west of Tillson Avenue, east of King Street, a self-storage business may also be permitted on those lands identified as being subject to this subsection.

Further development of the site shall also comply with the policies contained in Section 8.3.3.4.3.”

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.