

To: Chair and Members of Oxford County Land Division Committee

From: Amy Hartley, Development Planner, Community Planning

## Application for Consent B26-06-7 – The Bridges Inc.

### REPORT HIGHLIGHTS

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- The application for consent proposes a residential lot additional to add more amenity area and useable lot area to the parcel located at 55 Greenhill Drive.
- The proposed lot to be severed will be approximately 0.32 ha (0.79 ac) in area and will be added to the lands to the immediate west. A single detached dwelling is currently under construction on the lot to be enlarged, the lot to be retained will continue to be utilized as a golf course.
- Planning staff are recommending approval of the application, as the proposal is consistent with the policies of the Provincial Planning Statement and maintains the general intent and purpose of the Official Plan.

### DISCUSSION

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#### Background

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

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

LOCATION:

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

OFFICIAL PLAN:

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

TOWN OF TILLSONBURG ZONING BY-LAW 3295:

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

PROPOSED SERVICES:

Lots to be Retained and Enlarged      Municipal water and sewage services  
 Lot to be Severed                      no services

ROAD ACCESS:

Lots to be Severed and Enlarged      Paved, Town Road (Greenhill Drive)  
 Lot to be Retained                      Paved, Town Road (Clubhouse Drive)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	0.32 ha (0.79 ac)	9.7 ha (24 ac)	0.38 ha (0.95 ac)
Frontage	nil	160 m (520 ft)	32 m (105 ft)
Depth	120 m (390 ft)	160 m (520 ft)	102 m (335 ft)

The application for consent proposes a residential lot addition in order to provide additional amenity area for the residential parcel located at 55 Greenhill Drive. It is proposed that the lot to be severed will be approximately 0.32 ha (0.79 ac) in area and will be added to the lands to the immediate west.

The lot to be severed is currently vacant. The lot to be severed and enlarged will contain a single detached dwelling that is currently under construction. The lot to be retained contains a golf course (The Bridges) which is proposed to continue on the retained lands.

An associated Official Plan Amendment application has been approved to redesignate the lot to be severed to Low Density Residential and Environmental Protection to reflect the proposed use. An associated Zone Change application has been approved-in-principle to align the zoning with the lot to be enlarged and the environmentally protected areas at the rear of the property.

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

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

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

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

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

## **Application Review**

### 2024 Provincial Planning Statement

In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with the policy statements issued under the Act. The following outlines the key PPS policies that have been considered, but it is not intended to be an exhaustive list.

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 regional market 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.

Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas. Land use patterns within settlement areas should 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 5.2.2 of the PPS requires that development shall generally be directed, to areas outside of hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards.

### Official Plan

The lots to be severed and enlarged are designated Low Density Residential and Environmental Protection as per Schedule T-2, Residential Density Plan for the Town of Tillsonburg, as contained in the Official Plan. The lot to be retained is designated as Open Space and Environmental Protection as per Schedule T-1, Land Use Plan for the Town of Tillsonburg.

Section 8.2.4, indicates that Low Density Residential districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached dwellings, semi-detached, duplex and converted dwellings, townhouses and other, similar development. Within these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The subject lands have been identified as Erosion Hazard and Environmental Protection in the Official Plan. Erosion hazard means the loss of land due to human or natural processes that pose a threat to life and property. The erosion hazard limit is determined using the one hundred year erosion rate and includes allowances for toe erosion, slope stability and access during emergencies.

It is the intent of the Official Plan policies to permit development only where the effects of erosion hazards and unstable soils can be avoided or, in the case of existing development, successfully mitigated.

Further, portions the lots to be severed, enlarged and retained are designated as Environmental Protection and are intended to limit development aside from the following instances:

- activities that create or maintain infrastructure authorized under an environmental assessment process;
- minor additions to existing buildings developed and located on existing cleared land;
- a building or structure that is intended for flood or erosion control;
- passive recreation;
- established agricultural activities on exiting cleared areas;
- lot creation in agricultural areas for farming purposes, including facilities for the production of maple syrup and honey;
- harvest of timber in accordance with good forestry management practices;
- use of the area for an approved wildlife, wetland, or fishery management project;
- use of an area for passive environmental education and research.

Land uses that are in conformity with the underlying land use designation may be permitted and existing buildings and structures shall be recognized as permitted uses. New institutional uses or essential emergency services shall be prohibited in areas subject to erosion hazard.

### Zoning By-law

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

The applicant is proposing to rezone the subject property to 'Special Low Density Residential Type 2 Zone (R2-30)' and 'Passive Use Open Space (OS1)' to recognize the proposed designations and use of the property. The proposed OS1 zone will align with the recommendations of the slope assessment.

The 'R2-30' Zone permits site-specific provisions for a lot coverage of 50%, an exterior side yard width of 4.5 m (14.76 ft), and a rear yard depth of 6 m (19.68 ft). Once consolidation, the lot to be enlarged and severed appear to meet the 'R2-30' and 'OS1' zoning provisions.

### Agency Comments

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

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

### Public Consultation

Notice of the application was circulated to neighbouring property owners on June 18, 2026, in accordance with the requirements of the *Planning Act*. As of the date of this report, no comments or concerns have been received from the public.

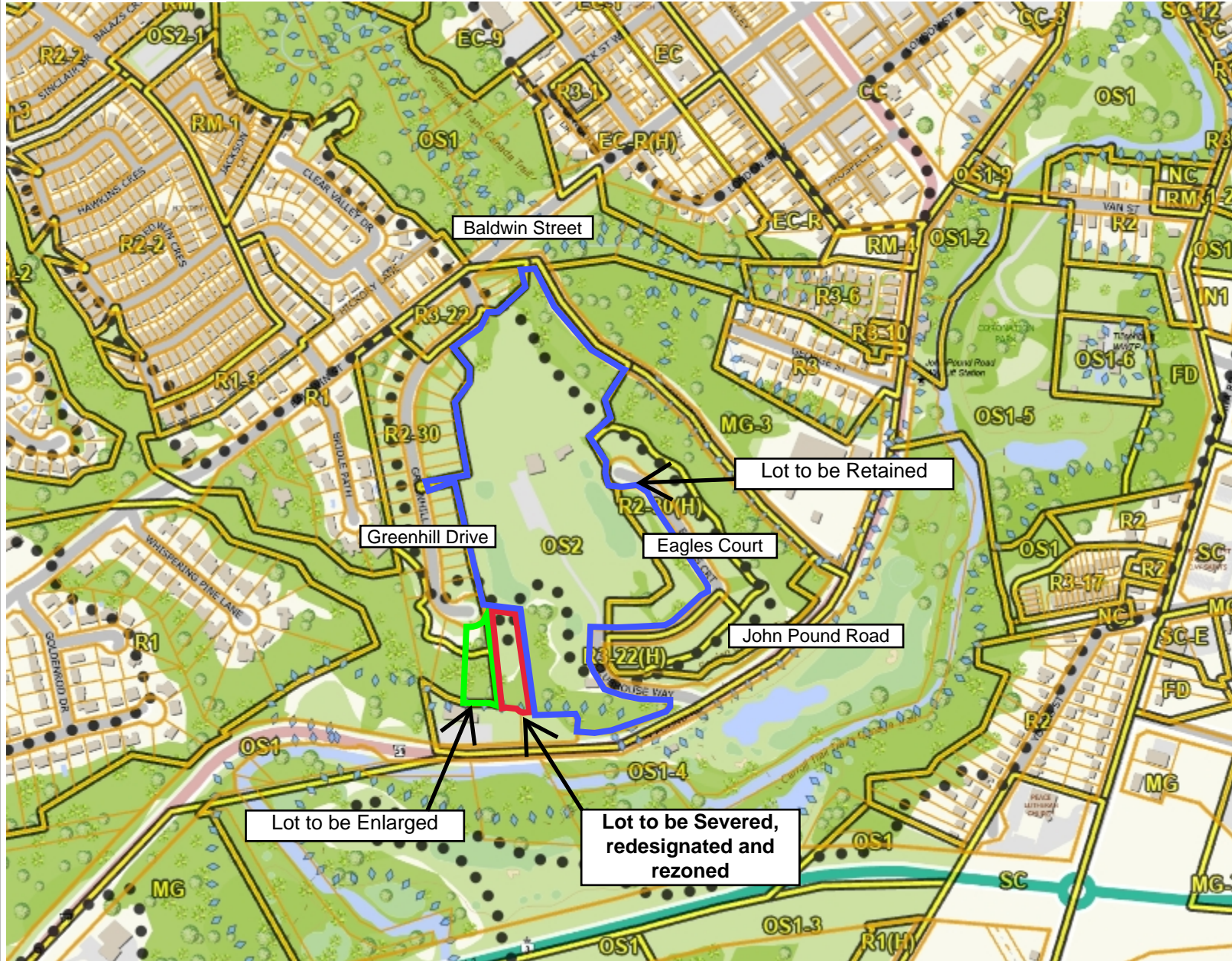
## **Planning Analysis**

The application for consent proposes to sever lands for the purpose of a residential lot addition in the Town of Tillsonburg. The proposed lot addition will provide additional amenity area for the lands to be enlarged as the majority of the existing parcel is environmentally constrained.

There are no specific policies contained in the PPS that address consent applications for lot additions within settlement areas, and it is the opinion of staff that the application does not impact matters of Provincial interest. Further, the proposal complies with Section 5.2.1 of the PPS, Natural Hazards. As per LPRCA Staff comments, the proposed development is generally directed outside of hazardous lands.

Planning staff are of the opinion that the proposal maintains the general intent and purpose of the Low Density Residential policies as set out in the Official Plan. Once consolidated, both the proposed lot frontage and proposed lot area of the enlarged and retained lands will continue to be consistent with other lots in the area, and staff are satisfied that deficiencies are not being created through this proposed conveyance of land. Due to the natural hazards and features within the area, the available rear yard area is limited, the proposed lot addition will provide additional amenity space and landscaped open space that can be utilized by the owner without impacting the natural features.





**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**



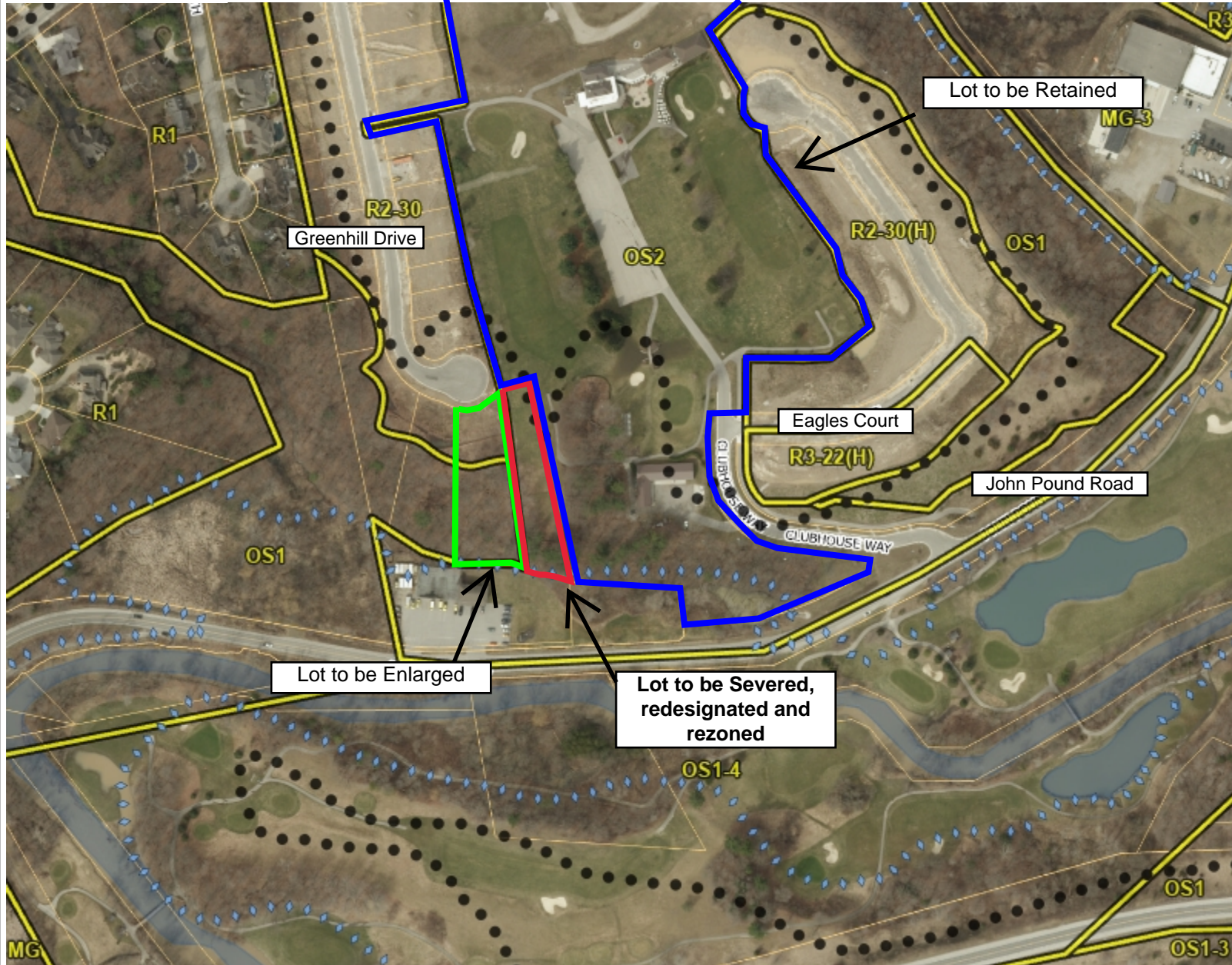
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NAD\_1983\_UTM\_Zone\_17N



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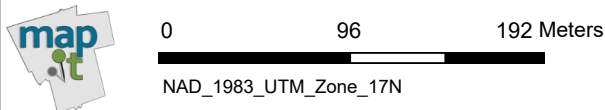
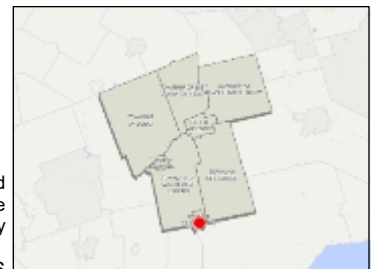
March 6, 2026



**Legend**

- Zoning Floodlines
- Regulation Limit
- ◆◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- ◆◆ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



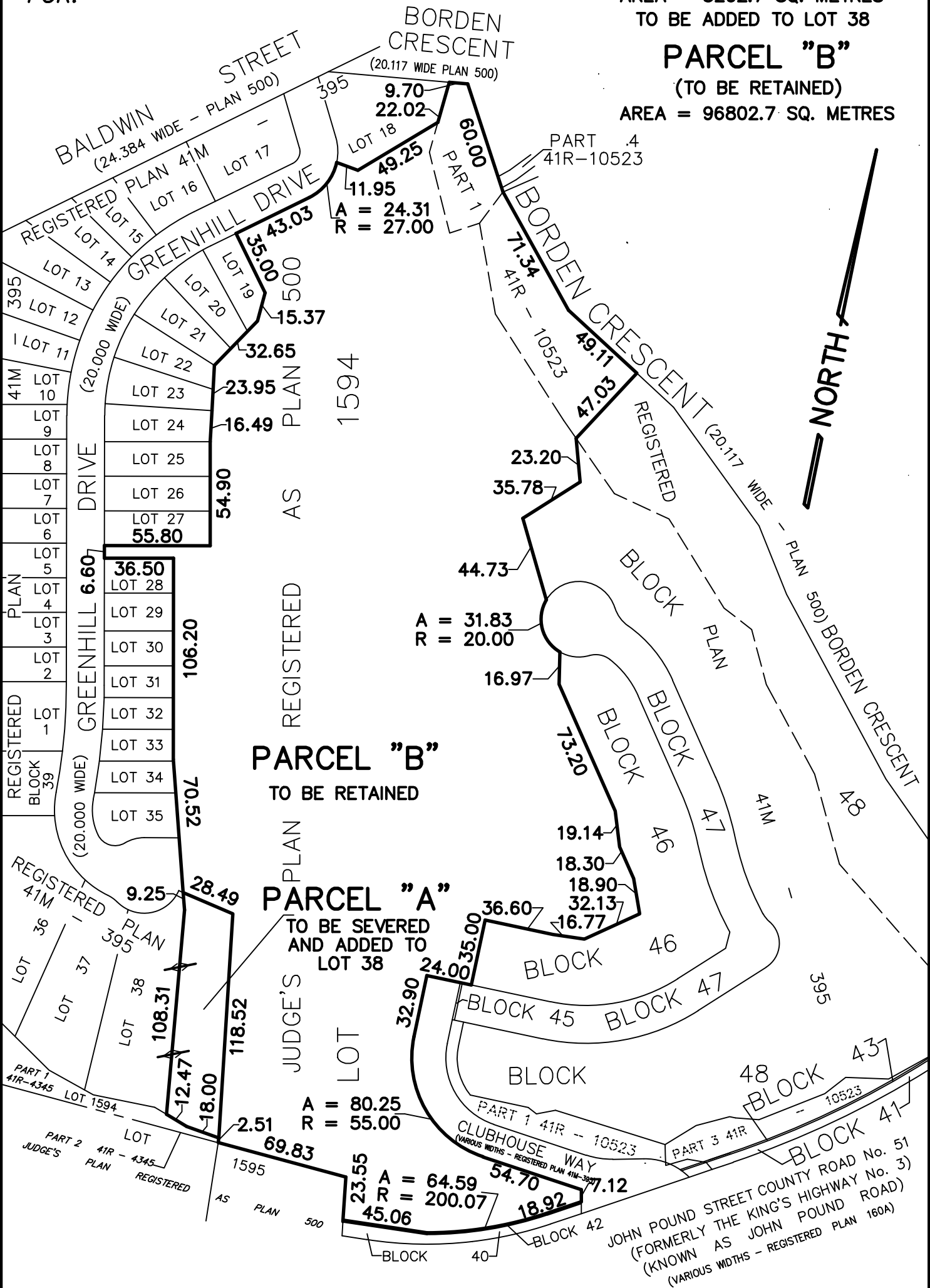
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May 19, 2026

**PREPARED ILLUSTRATING PROPOSED SEVERANCE FOR:**

**PARCEL "A"**  
 (TO BE SEVERED)  
 AREA = 3202.7 SQ. METRES  
 TO BE ADDED TO LOT 38

**PARCEL "B"**  
 (TO BE RETAINED)  
 AREA = 96802.7 SQ. METRES



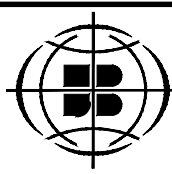
**PROPERTY DESCRIPTION:**  
 PART OF LOT 1594  
 JUDGE'S PLAN REGISTERED  
 AS PLAN 500  
 TOWN OF TILLSONBURG  
 COUNTY OF OXFORD

**CAUTION**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

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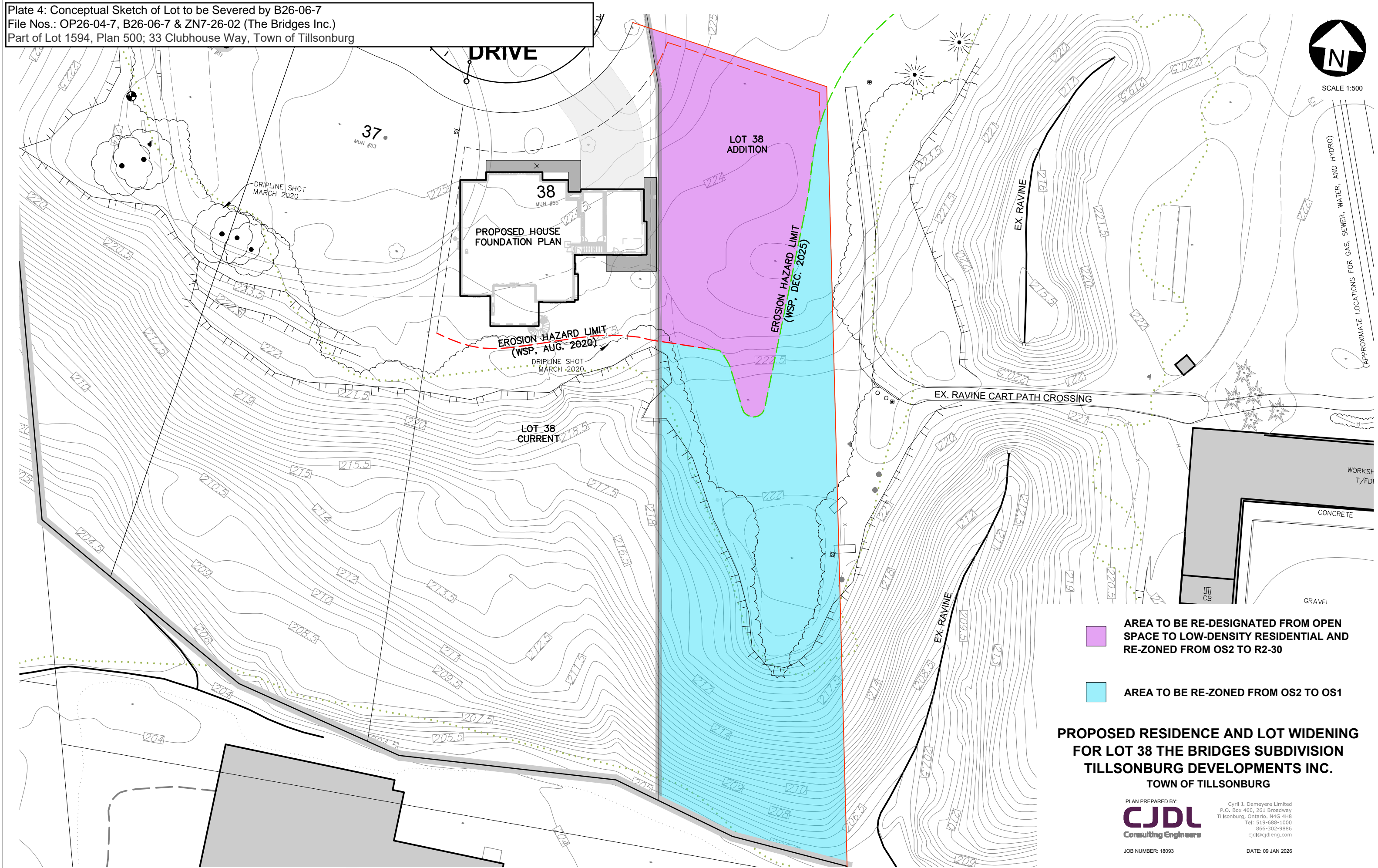
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GMS	DRAWN
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DATED:	
11/13/25	
Ref. No.	
25-53-1159-00	



SCALE 1:500



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

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

PLAN PREPARED BY:  
**CJDL**  
 Consulting Engineers  
 Cyril J. Demeyere Limited  
 P.O. Box 460, 261 Broadway  
 Tillsonburg, Ontario, N4G 4H8  
 Tel: 519-688-1000  
 866-302-9886  
 cjd@cjdeng.com

JOB NUMBER: 18093

DATE: 09 JAN 2026