

To: Mayor and Members of Town of Tillsonburg Council

From: Amy Hartley, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 26-06-7 and ZN 7-26-05 – C&A Haight Holdings Inc.

REPORT HIGHLIGHTS

- The subject lands are proposed to be developed to permit a building addition to the existing building to facilitate 16 additional apartment units. 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 zone change application proposes to rezone the subject lands to remove the Holding Provision and include site-specific provisions to facilitate the development. The site-specific provisions requested are to permit an increased maximum height and to reduce the interior side yard width to permit a four-storey addition to the existing apartment building.
- Planning staff support the applications as they are generally consistent with the PPS direction and Official Plan policies respecting residential intensification in the Central Area, infill within established neighbourhoods, increased supply and diversity of dwelling types.

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'
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Proposed:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Entrepreneurial District' with site-specific policies to permit an increased density for medium density developments
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TOWN OF TILLSONBURG ZONING BY-LAW 3295:

Existing Zoning: 'Residential Entrepreneurial Holding Zone (EC-R(H))'

Proposed Zoning: 'Special Entrepreneurial Zone (EC-sp)'

Recommended Zoning: 'Special Entrepreneurial Holding Zone (EC-sp(H))'

PROPOSAL:

The applications for Official Plan Amendment and Zone Change propose to add site-specific policies respecting subject lands to permit an increased density for medium density residential developments 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 permitted for medium density residential developments.

The zone change proposes to remove the Holding Provision from the subject lands and permit the following site-specific provisions:

- to permit an increased maximum height of 14.5 m (47.5 ft), to permit a four-storey apartment building; and
- to reduce the interior side yard setback from 6 m (19.6 ft) to 5 m (16.4 ft).

The proposed development consists of 16 additional apartment units 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 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 apartment dwelling unit containing 12 apartment units. The existing parking lot contains 35 off-street parking spaces.

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

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.

APPLICATION REVIEW

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.

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 proposes to add site-specific policies to the subject lands to permit an increased density for medium density residential developments above what is permitted in Section 8.2.5 of the Official Plan. The proposed density for the subject lands is 72 units per hectare (30 units per acre).

Section 2.1 of the Official Plan speaks to Planning Principles and outlines 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 which will allow 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 contemplated by this application. Review criteria include:

- compatibility-appropriate buffering measures are incorporated into the development to minimize potential incompatibilities with adjacent residential uses;
- existing municipal services and community facilities are adequate to accommodate the development;
- adequate off-street parking shall be provided;
- site plan control will be applied to redevelopment and new development to ensure compatibility with adjacent residential uses.

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.

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).

In addition to areas predominantly composed of existing or planned Medium Density Residential development as identified on Schedule T-2, any further designations will be consistent with the following location criteria:

- Sites which abut arterial or collector roads or which are situated such that movements from the site do not flow through any adjoining Low Density Residential area;
- Sites which are close to shopping, recreation, cultural and community facilities;
- Sites which are adjacent to commercial areas, Community Facilities or High or Medium Density Residential Areas.

Any lands proposed for Medium Density Residential development not identified on Schedule “T-2” will require an amendment to the Official Plan. In addition to the location policies identified, when considering proposals to designate lands for Medium Density Residential development, Town Council and County Council will be guided by the following site-specific criteria:

- the size, configuration and topography of the site is such that there is sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on Town streets has been assessed and is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is, or will be, available to accommodate the proposed development;
- off-street parking and outdoor amenity areas can be provided;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed *development* will be addresses and mitigated as outlined in Section 3.2.

Further Section 8.2.7 outlines Site Design Policies for Multiple Unit Residential Development which provides direction for the situating and design of buildings, driveway and parking areas, pedestrian activity, landscaping, play and recreational opportunities, utilities and operational facilities, and safety/comfort. Specifically, 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 longer 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.

ZONING BY-LAW

The subject lands are currently zoned 'Residential Entrepreneurial District with Holding Provision (EC-R(H))' in the Town's Zoning By-law. The 'EC-R' Zone permits an apartment dwelling, bed and breakfast, boarding or lodging house, business or professional office, duplex dwelling, group home, converted medical clinic, multiple unit dwelling, semi-detached dwelling, single detached dwelling and street fronting townhouse dwelling. The purpose of the Holding Provisions within this zone is to ensure the development of lands and the adequate provisions of municipal services, and the holding provisions shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation.

Within the 'EC-R' Zone, a maximum height of 11 m (36.1 ft) is permitted, and an interior side yard width of 6 m (19.7 ft) is required. The applicant has requested that the permitted height of the proposed development be increased to 14.5 m (47.5 ft) to permit the four-storey building addition, and to reduce the required interior side yard to 5 m (16.4 ft).

Based on review of the drawings, there is an overhanging canopy on the eastern side of the proposed addition, as such, the interior side yard is technically 2.5 m (8.3 ft) when accounting for the canopy.

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

Notice of complete application and notice of public meeting regarding this application were circulated to surrounding property owners on April 13, 2026, and June 8, 2026, respectively, in accordance with the requirements of the Planning Act. As of the writing of this report, a letter of concern has been received by adjacent landowners noting concerns regarding privacy, traffic and safety.

Planning Analysis

The Town of Tillsonburg and the County of Oxford have received applications to amend the Official Plan and the Town's Zoning By-law 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. The applicant has further requested site-specific zoning provisions to increase the permitted maximum height and reduce the required interior side yard width.

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 does 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 recommendation 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 Sotrmwater 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 Stonecairn 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, represents the development and introduction of new housing options within previously developed areas and redevelopment, which results in a net increase in residential units and supports a modern economy by providing broader mixed uses to support the achievement of complete communities.

Official Plan

With respect to the proposed Official Plan amendment to provide an increased density above the maximum permitted density for a Medium Density Residential development, it is the opinion of Planning staff that the Official Plan criteria respecting medium density residential developments 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. As noted, the proposed development will have a net density higher than what is permitted being 72 units per hectare (30 units per acre) whereas 62 units per hectare (25 units per acre) is permitted. The Medium Density Residential designation does not allow buildings more than four stories in height at street elevation, the proposed building addition at 4 storeys meets this criterion.

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, a TGO Transit stop is 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 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. The applicant is proposing significant landscaping between the proposed building addition and neighbouring dwellings which will be reviewed and secured through a site plan agreement with the Town. Additionally, the building is situated in a manner that shadowing on adjacent properties is anticipated to be expected during the afternoon when the sun is setting but no impacts during the morning hours or mid-day.

As such, staff are satisfied that the proposed developable lands provide an adequate building envelope while respecting the slope hazards on the subject lands and integrating the addition with the existing building, appropriate buffering through landscaping and fencing to surrounding existing low-density development and provide adequate access to amenities in the surrounding area.

While the subject lands do not provide direct access to an arterial road, Broadway and Baldwin Street, arterial roads on the Transportation Network Plan (Schedule T-4), is 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 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. Additionally, Planning staff anticipate that traffic entering and exiting the site can be expected to utilize Rolph Street rather than traversing down Valley View Lane.

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, and no capacity is currently available for the proposed development. 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, 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.

Town of Tillsonburg Zoning By-law

The applicant has requested to reduce the minimum interior side yard width from 6 m (19.7 ft) to 5 m (16.4 ft) at the eastern property line; however, it was noted during staff review that a covered canopy is proposed which needs to be accounted for through the side yard reduction. As such, the required reduction is 2.5 m (8.3 ft) to account for the canopy. The intent of the interior side yard width provisions is to ensure there is adequate space for access for maintenance purposes around the building as well as sufficient space for drainage between properties, as well as privacy between properties where a taller building is proposed. At 2.5 m (8.3 ft) staff are satisfied that there is sufficient space between the proposed building and the neighbour property line to provide for maintenance access and accommodate on-site drainage, additionally the proposed canopy only spans a portion of the interior side yard and the majority of this yard would be setback 5 m (16.4 ft) as per the architectural drawings.

Further, the applicant has requested site-specific relief to permit an increased building height of 14.5 m (47.5 ft) whereas 11 m (36.1 ft). It is the intent of height provisions to ensure compatible development to mitigate shadowing and privacy impacts on adjacent properties. The requested increase can be considered appropriate to allow the proposed addition to be four storeys in height which is in keeping with the policies for medium density developments in the Official Plan. At four storeys it is not anticipated that the proposed addition will cause significant shadowing or privacy concerns for adjacent properties. The proposed addition is west of the adjacent low density residential dwellings and is not expected to generate significant shadow impacts.

With respect to the proposed zoning amendment, the applicant has requested to remove the Holding Provision from the subject lands. The Holding Provision was originally instated on these lands and many properties throughout the Entrepreneurial District to ensure that redevelopment or development proceeded through a public site plan review process to ensure that any redevelopment or new development was consistent with the heritage character of surrounding properties. Legislative changes to the Planning Act have removed the ability to require public meetings for site plan applications and mandate that site plan approval is delegated to staff. Following these changes, the zoning provisions respecting Holding Provisions were amended in 2025 to reference the requirement to provide written confirmation of water and wastewater allocation for the proposed development. In view of this, Planning staff consider it appropriate to leave the Holding Provision in place until such time as servicing capacity has been allocated to the development through the site plan approval process in accordance with the Water and Wastewater Capacity Allocation Protocol.

Conclusion

This office is of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally conforms with the relevant policies of the Official Plan, and the proposed zoning by-law amendment is appropriate and can be given favourable consideration.

RECOMMENDATIONS

That the Council of the Town of Tillsonburg advise County Council that the Town supports the application to amend the Official Plan (File No. OP 26-06-7), submitted by the 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 increased density for medium density residential developments within the Entrepreneurial District designation;

That the Council of the Town of Tillsonburg approve in principle the zone change application (File No. ZN 7-26-05) submitted by the 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 rezone the lands to ‘Special Entrepreneurial Zone with Holding Provision (EC-sp(H))’ to facilitate a residential building addition containing 16 apartment units with site-specific provisions.

SIGNATURES

Authored by: *Original signed by* Amy Hartley
Development Planner

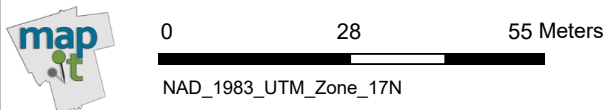
Approved for submission: *Original signed by* Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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

June 16, 2026

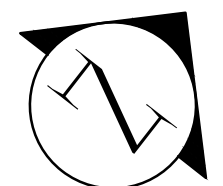
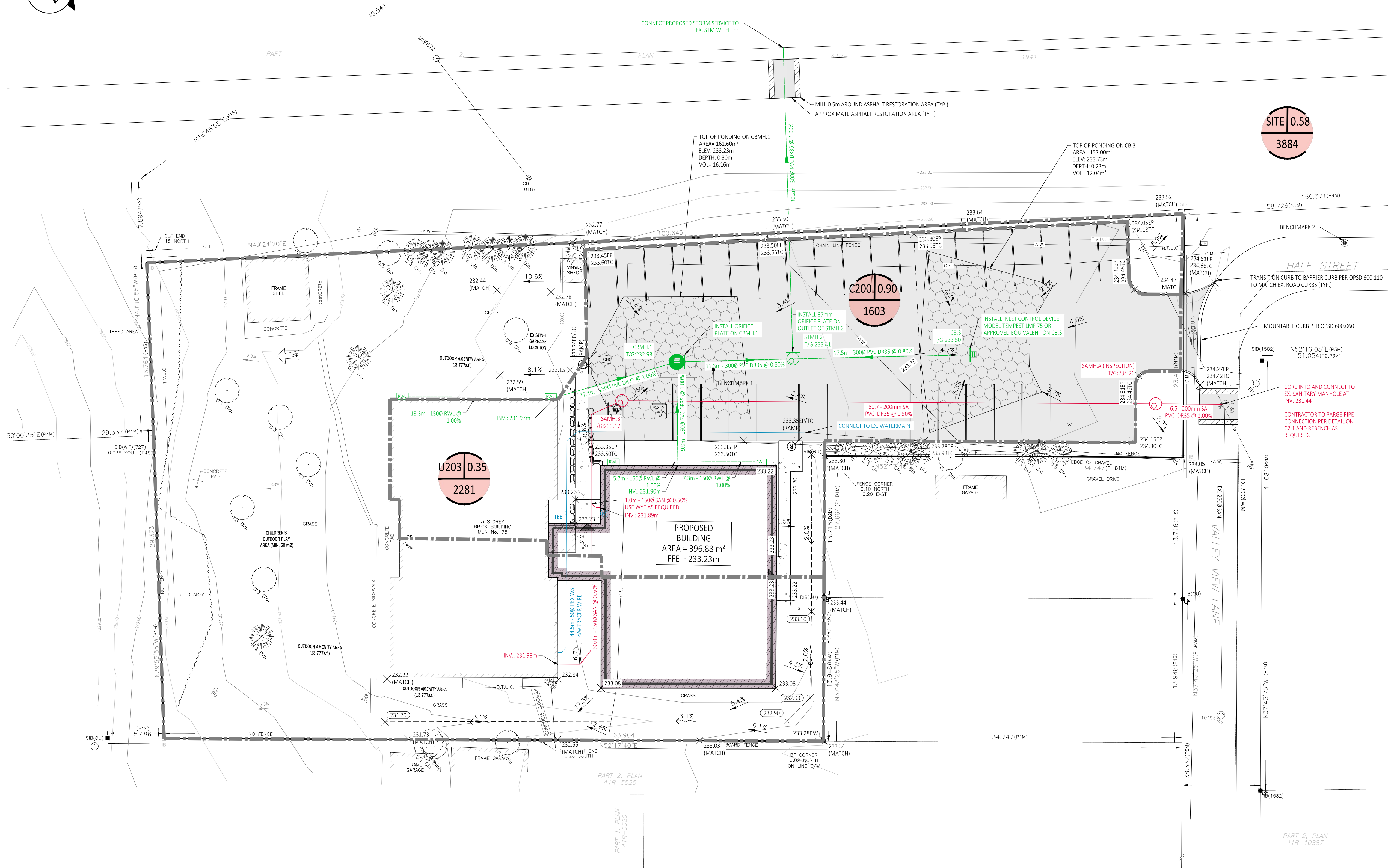
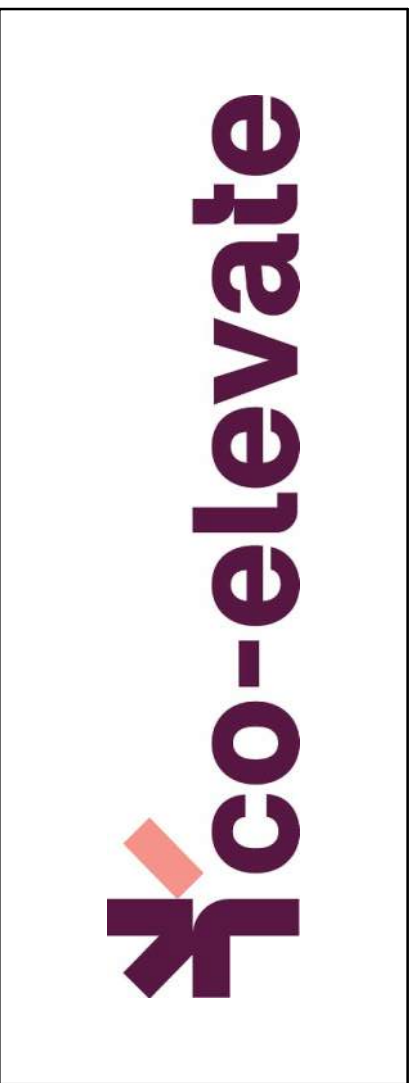
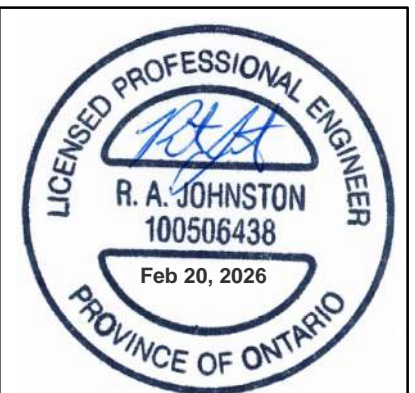


Plate 3: Applicant's Sketch
 File Nos.: OP26-06-7 and ZN7-26-05 (C&A Haight Holdings Inc.)
 Part of Lots 738-739 and 744, Plan 500; 75 Hale Street, Town of Tillsonburg



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

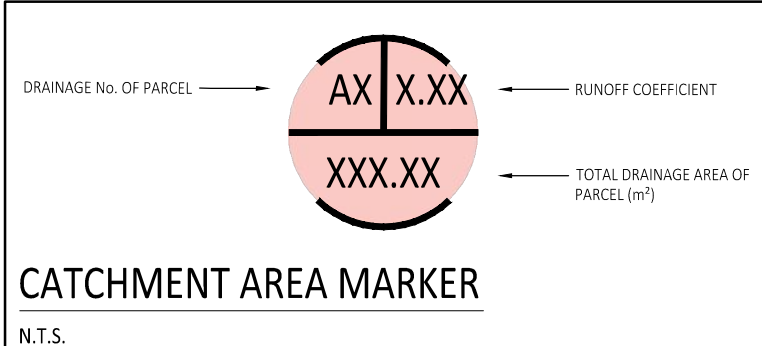
STORM SEWER STRUCTURES		
STRUCTURES:	DETAILS:	INVERTS:
CBMH.1	1200 mm T/G = 232.93	NE INV = 231.79 SE INV = 231.80 SW INV = 231.85
STMH.2	1200 mm T/G = 233.41	NW INV = 231.65 SW INV = 231.70 NE INV = 231.70
CB.3	1200 mm T/G = 233.50	SW INV = 231.84



REVISED	NO.	ISSUED FOR REVIEW	L.R.	DATE
	01	ISSUED FOR REVIEW		2026-02-19

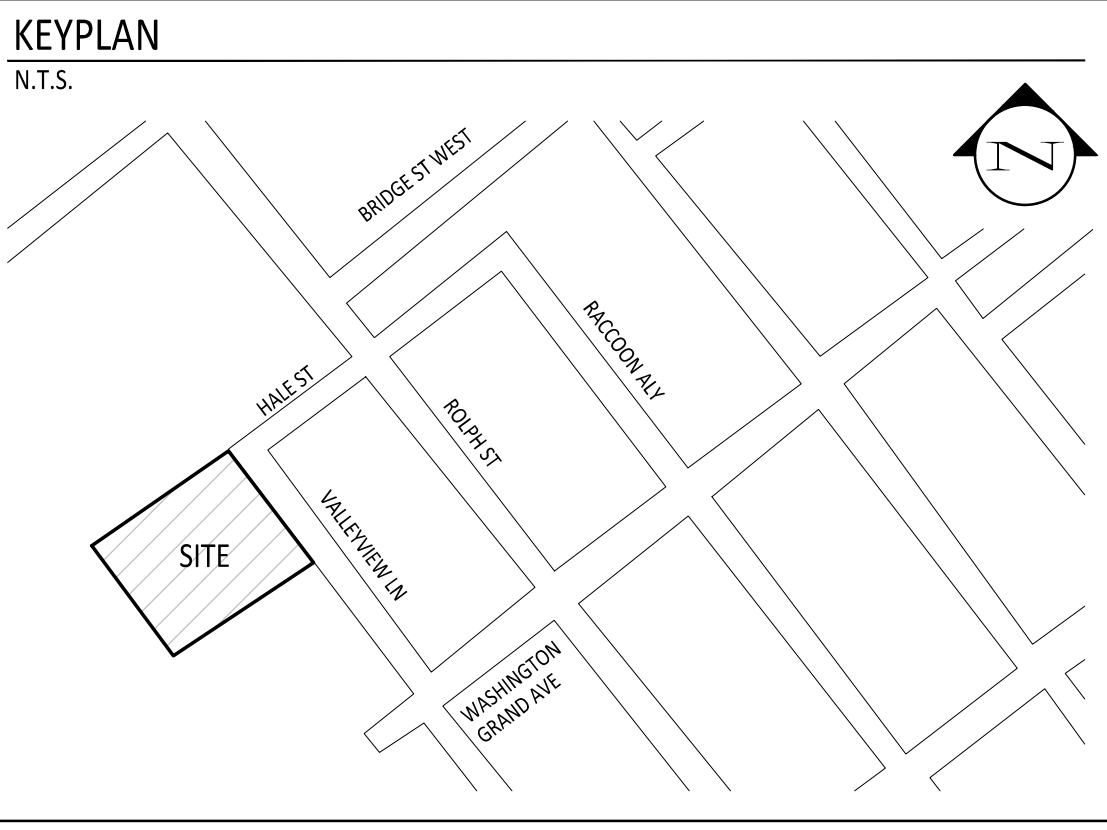
PROJECT No.	DESIGNED BY	SCALE
4657	L.R.	1:200

THE CONTRACTOR MUST CHECK ALL DIMENSIONS 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.



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

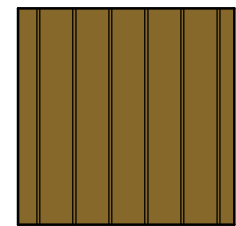
CLAY HAIGHT - 75 HALE STREET
 TILLSONBURG, ON
 75 HALE STREET
 SITE GRADING AND SERVICING

C2.1

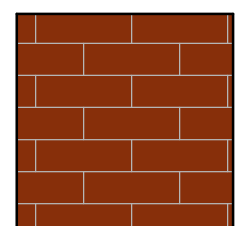
PRELIMINARY DESIGN

Plate 4: Architectural Drawings
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

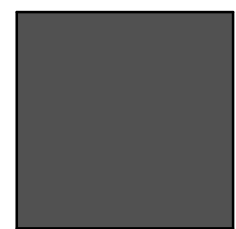
MATERIALS



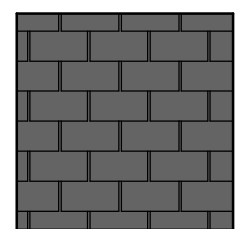
ALUMINUM SIDING WITH
BATTENS • WOOD FINISH



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 TILLSBURG ZONING BY LAW NO. 3295			
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)	41570.00 SF (3861.98 m ²)	41570.00 SF (3861.98 m ²)
PER UNIT			
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% 16628.00 SF (1544.79 m ²)	11.0% 4580.00 SF (425.50 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 (1156.59 m ²)	93.8% 38991.43 SF (3622.42 m ²)	84.9% 35291 SF (3276.64 m ²)
HEIGHT (MAX)		11.0 m	10.5 m 14.5 m
SETBACKS			
C.I. ROAD (MIN)	20.5m	65.6m	45.4m
FRONT YARD (MIN)	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	N/A
NOTES:			

SITE PLAN LEGEND

- EX. ASPHALT
- NEW. ASPHALT
- ASPHALT TO BE REMOVED
- EX. PLANTING
- BUILDING ACCESS