

To: Mayor and Members of Tillsonburg Town Council
From: Avery Johnson, Student Development Planner, Community Planning

Applications for Consent B26-15-7 and B26-16-7 – Michael Perovich

REPORT HIGHLIGHTS

- The applications for consent propose to create two (2) new residential building lots and retain a lot containing an existing single detached dwelling.
- Planning staff are recommending that the applications be approved as they are consistent with the policies of the Provincial Planning Statement (PPS) and maintain the intent and purpose of the Official Plan respecting residential intensification and development within Low Density Residential Areas.

DISCUSSION

Background

OWNER / APPLICANT: Michael Perovich
50 Clearview Drive, Tillsonburg, ON N4G 4G8

AGENT: David Roe, Civic Planning Solutions Inc.
61 Trailview Drive, Tillsonburg, ON N4G 0C6

LOCATION:

The subject lands are described as Part of Lot 1606, Plan 500 Part 1, 41R-1737 in the Town of Tillsonburg. The subject lands are located on the west side of Young Street, lying south of Rouse Street and are known municipally as 93 Young Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “T-1”	Town of Tillsonburg Land Use Plan	Residential and Open Space
Schedule “T-2”	Town of Tillsonburg Residential Density Plan	Low Density Residential and Open Space

TOWN OF TILLSONBURG BY-LAW NO. 3295:

Existing Zoning: 'Special Passive Use Open Space Zone (OS1-3)'

PROPOSED SERVICES:

Lot to be Retained: private well and individual septic

Lots to be Severed: municipal water and municipal sanitary sewer

ACCESS:

Lot to be Retained: paved municipal road (Young Street)

Lots to be Severed: paved municipal road (Young Street)

PROPOSAL:

	<u>Lot to be Retained</u>	<u>Lot to be Severed</u> <u>(B26-15-7)</u>	<u>Lot to be Severed</u> <u>(B26-16-7)</u>
Lot Area:	4 ha (10 ac)	0.2 ha (0.47 ac)	0.2 ha (0.48 ac)
Lot Frontage:	181.8 m (596.5 ft)	42.7 m (140.1 ft)	39.1 m (128.2 ft)
Average Lot Depth:	Irregular	44.3 m (145.3 ft)	44.3 m (145.3 ft)

The purpose of the applications is to create two (2) new residential building lots and retain a lot containing an existing single detached dwelling with an attached garage. The proposed lots to be severed are currently vacant.

Current land uses surrounding the subject property consist of low-density residential uses to the north, open space uses to the south, and a mix of commercial and institutional uses to the east.

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

Plate 2, Aerial Map (2025), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the lots to be severed and the lot to be retained, as provided by the applicant.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS):

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 2.2 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.

Section 2.3 directs that settlement areas shall be the focus of growth and development. Further, according to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

OFFICIAL PLAN:

The subject lands are located within the 'Low Density Residential' and 'Open Space' designations according to the Town of Tillsonburg Residential Density Plan, as contained in the Official Plan.

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 policies of Section 8.2.4.1, Infill Housing, apply to this proposal. Infill housing is defined as the placement of new residential development into established built-up areas on vacant or

underutilized sites. To efficiently utilize the residentially designated land supply, and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Districts.

Section 8.2.4.1.4 of the Official Plan sets out the following criteria for all infill proposals:

- the location of vehicular access points, the likely impact of traffic generated by the proposal on Town streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- existing municipal services and public facilities will be adequate to accommodate the proposed infill project;
- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the effect of the proposed development on environmental resources and the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2.;
- consideration of the potential effect of the development on natural and heritage resources and their settings;
- compliance of the proposed development with the provisions of the Zoning By-Law of the Town and other municipal by-laws.

TOWN OF TILLSONBURG ZONING BY-LAW:

The subject property is currently zoned 'Special Passive Use Open Space Zone (OS1-3)' in the Town's Zoning By-law. Permitted uses within the OS1-3 zone include a single detached dwelling, home occupation and a public use. Site specific provisions limit the number of single detached dwelling to one (1) and specifies a 50 m (164 ft) setback requirement from a railway property and from Highway #3.

The applicant has submitted a zone change application (ZN7-25-12) currently approved in principle by Town Council to rezone the subject lands to 'Low Density Residential Type 1 Zone (R1)' and 'Special Passive Use Open Space Zone (OS1-sp)'. The re-zoning of the lots to be severed to 'Low Density Residential Type 1 Zone (R1)' is to permit the future development of a single detached dwelling on each of the severed lots.

The minimum lot area, lot frontage and lot depth provisions of the 'R1' Zone contained in the Town's Zoning By-Law are intended to ensure that lots are sufficiently large enough to provide an adequately sized building envelope and ensure that adequate area is provided for safe access/egress, parking, landscaping, drainage, and private amenity space.

With respect to the lots to be severed, the minimum lot area, lot frontage and minimum lot depth provisions of the 'R1' Zone for single detached dwellings appear to be met.

AGENCY COMMENTS:

Oxford County Public Works commented that if the application is approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services

crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water servicing is available on Young St. A sanitary sewer main is located at the intersection of Rouse Street and Young Street. It's understood that the sanitary sewer line will need to be extended along Young Street so that the two proposed residential lots can connect to the sanitary sewer system. The applicant will be responsible for all construction/cost of the extension of the sanitary sewer and connections.

Town of Tillsonburg Chief Building Official commented that conditions of approval should include, a rezoning to 'R1' zone, cash in lieu of parkland, proposed grading plan/design subject to Engineering approval, and water and sanitary servicing as per Oxford County requirements.

Long Point Region Conservation Authority (LPRCA) commented that the proposed lots to be severed are appropriately setback from the top of slope and in their opinion, the application is consistent with the Provincial Planning Statement. Permission is required prior to any development within the regulated area as defined in the Conservation Authorities Act.

Town of Tillsonburg Engineering Department noted that approval from the Director of Operations and Development will be required for any required road closures, and any work being completed or equipment being parked in the Town's right-of-way will require an Encroachment Permit. If approved, the following conditions must be satisfied:

- The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg Engineering Services Department. Any work being done in the Town's right-of-way will require an Encroachment Permit and inspection by the Owners consultant. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
- The Owner(s) shall covenant and agree to enter into an Off-Site Works Agreement with the Town for all works required within the Town's right-of-way related to the extension of the sanitary sewer. The Owner shall provide securities in the amount of one hundred percent (100%) of the estimated cost of the works, to be held by the Town until the works have been completed to the satisfaction of the Town and formally accepted. Upon satisfactory completion of the off-site works and in accordance with the terms of the Off-Site Works Agreement, the Town may reduce the securities to a minimum of twenty percent (20%) of the total cost of the off-site works. The remaining twenty percent (20%) shall be retained for a minimum period of two (2) years from the date of satisfactory completion as security against deficiencies. All costs will be at the Applicants sole expense.
- The Owner(s) shall submit detailed design drawings for the sanitary sewer extension including plan and profile drawings complete with notes and details, and a cost estimate to the Town and County for approval prior to any work being completed. All costs will be at the Applicant's sole expense.
- The Owner shall covenant and agree that all restoration work related to the extension of the sanitary sewer must be completed as per the Tillsonburg Development Guidelines and Design Criteria. Any portion of the right-of-way affected by construction shall be fully restored to its original condition, or better, to the satisfaction of the Town of Tillsonburg, at the Applicant's sole expense
- The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for the lots to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.

- The Owner(s) must submit a Surveyors Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town
- The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot(s) to be severed as per the Tillsonburg Rates and Fees By-Law as amended.

The Town of Tillsonburg Hydro Inc. commented that the proposed lots currently do not have hydro services on that side of Young Street. The hydro will have to come from the east side of Young, either overhead or underground crossing. They noted that they have no concerns at this time and load calculations will determine the service requirements that will be required.

PUBLIC CONSULTATION:

Notice of the Application for Consent was provided to the public and surrounding property owners on June 8, 2026, in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The purpose of the applications is to create two (2) new residential building lots and retain a lot containing an existing single detached dwelling.

Planning staff have reviewed the proposal under the policy direction of the PPS and the Official Plan, and the proposal is consistent with the policies of the PPS respecting intensification and development within settlement areas. Further, adequate municipal sewage and water capacity is available to service the proposed severed lots, which supports the servicing policies of the PPS. The water and sanitary infrastructure will need to be extended down Young Street to serve the proposed lots to be severed at the applicant's cost, this has been reflected as a condition of approval. A grading and servicing plan will be reviewed prior to the issuance of a building permit to ensure that stormwater run-off is adequately controlled and will not negatively affect adjacent properties.

With regard to the street-oriented infill policies of the Official Plan, the subject lands are located in an area characterized by existing and planned low density residential development on the west side of Young St. In this case, the proposal is compatible with the setbacks, lot area and spacing of the existing and planned residential development in the immediate area, which offers a variety of lot sizes and configurations which support single detached dwelling units.

Staff are of the opinion that the proposed lots to be severed and proposed lot to be retained would both be of sufficient size to provide adequately sized building envelopes with adequate area for parking, landscaping, drainage, and private amenity space.

It is the opinion of this Office that the Applications for Consent are consistent with policies of the PPS, maintain the intent of the Official Plan respecting efficient use of land and municipal services within a fully serviced urban area, and provides an infill housing opportunity for the Town of Tillsonburg. As such, Planning staff recommend that the application be given favourable consideration.

RECOMMENDATIONS

That the Council of the Town of Tillsonburg advise the Oxford County Land Division Committee that the Town supports the Applications for Consent B26-15-7 and B26-16-7, submitted by Michael Perovich for lands described as Part of Lot 1606, Plan 500 Part 1, 41R-1737 in the Town of Tillsonburg, subject to the following conditions:

B26-15-7 & B26-16-7

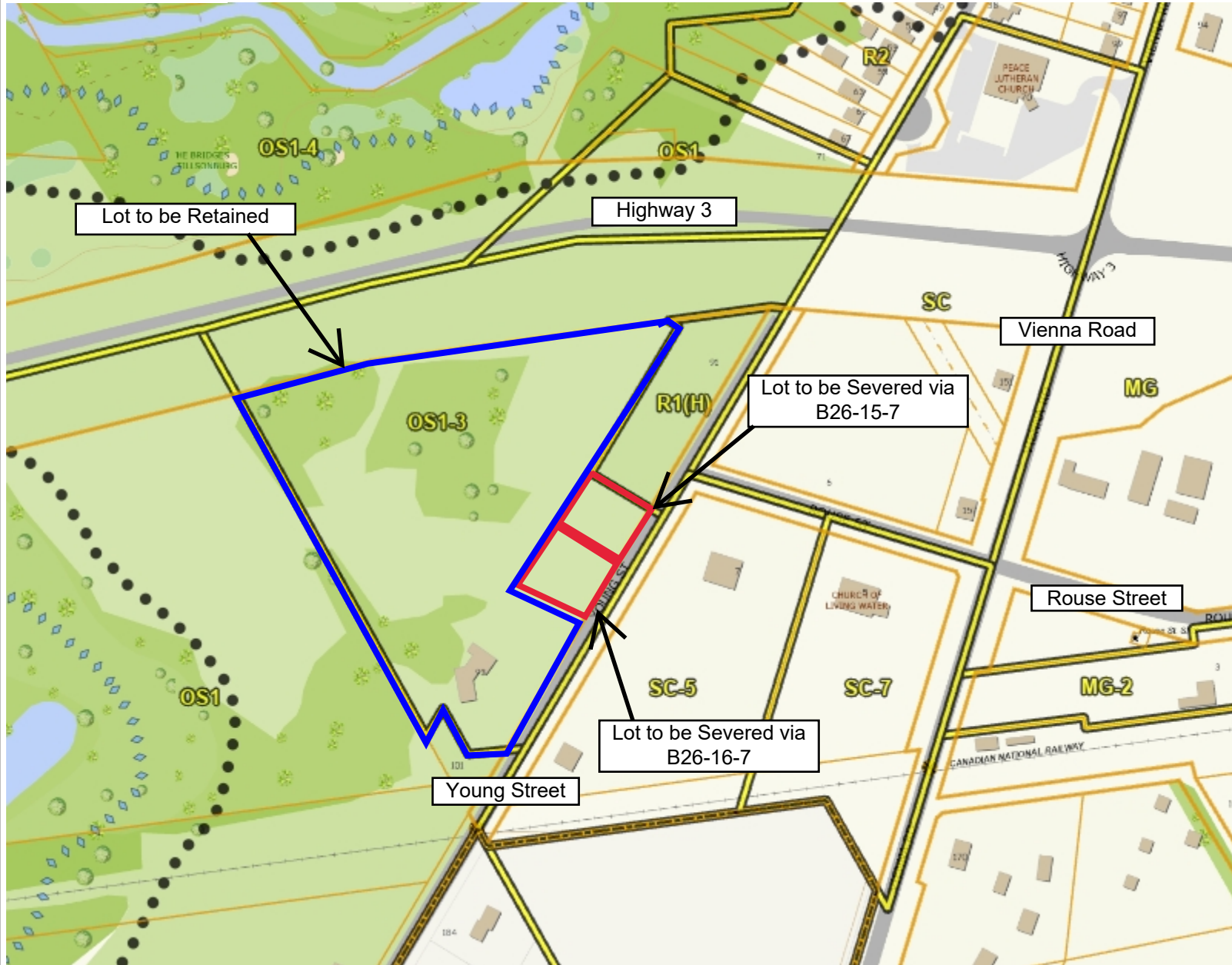
1. The lots to be severed be appropriately zoned.
2. The Owner(s) shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lots to be severed must be independently serviced (water/sanitary). The applicant will be responsible for all construction/cost of the extension of the sanitary sewer and connections to the lots to be severed.
3. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed in accordance with the Town of Tillsonburg Development Guidelines and Design Criteria.
4. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg Engineering Services Department.
5. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks, to the satisfaction of the Town of Tillsonburg.
6. The Owner(s) shall covenant and agree to enter into an Off-Site Works Agreement with the Town for all works required within the Town's right-of-way related to the extension of the sanitary sewer. The Owner shall provide securities in the amount of one hundred percent (100%) of the estimated cost of the works, to be held by the Town until the works have been completed to the satisfaction of the Town and formally accepted. Upon satisfactory completion of the off-site works and in accordance with the terms of the Off-Site Works Agreement, the Town may reduce the securities to a minimum of twenty percent (20%) of the total cost of the off-site works. The remaining twenty percent (20%) shall be retained for a minimum period of two (2) years from the date of satisfactory completion as security against deficiencies. All costs will be at the Applicant's sole expense.
7. The Owner(s) shall submit detailed design drawings for the sanitary sewer extension including plan and profile drawings complete with notes and details, and a cost

estimate to the Town and County of approval prior to any work being completed. All costs will be at the Applicant's sole expense.

8. The Owner shall covenant and agree that all restoration work related to the extension of the sanitary sewer must be completed as per the Tillsonburg Development Guidelines and Design Criteria. Any portion of the right-of-way affected by construction shall be fully restored to its original condition, or better, to the satisfaction of the Town of Tillsonburg, at the Applicant's sole expense.
9. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lots to be severed as per the Tillsonburg Rates and Fees By-Law as amended.
10. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.

SIGNATURES

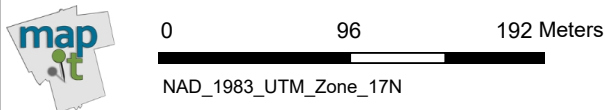
Authored by:	<i>"Original Signed by"</i>	Avery Johnson, Student Development Planner
Approved for submission:	<i>"Original Signed by"</i>	Eric Gilbert, RPP, MCIP Manager of Development Planning



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

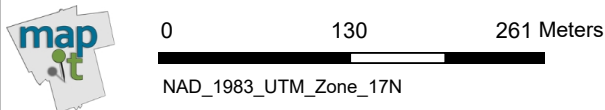
May 7, 2026



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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May 26, 2026

