To: **Chair and Members of Oxford County Land Division Committee**

From: **Amy Hartley, Development Planner, Community Planning**

Applications for Consent and Easement B26-37-7 – JM Braun Inc.

REPORT HIGHLIGHTS

- The purpose of the application for consent is to create a vacant industrial parcel to facilitate the development of an industrial mall containing approximately eight (8) units. The lot to be severed will be approximately 1.3 ha (3.2 ac) in size with 20 m (65.6 ft) of frontage onto Innovation Way. The lot to be retained is proposed to be approximately 1.1 ha (2.7 ac) with 82.7 m (271 ft) of frontage onto Innovation Way.
- The applicant has requested a reciprocating blanket easement for the purposes of stormwater conveyance between the parcels.
- 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 development within Industrial Areas.

DISCUSSION

Background

OWNER: JM Braun Inc.
24 Clearview Drive, P.O. Box 1-12, Tillsonburg, ON N4G 4G8

AGENT/APPLICANT: Ryan O. Mounsey
40 King Street South, Unit 301, Waterloo, ON N2J 2W8

LOCATION:

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

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule “T-1”	Town of Tillsonburg	‘Industrial’

	Land Use Plan	

Proposed:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Industrial' with site-specific policies to permit outdoor sales and display at 45% of the lot area

TOWN OF TILLSONBURG ZONING BY-LAW 3295:

Existing Zoning: 'Special General Industrial Zone (MG-8)'

Proposed Zoning: Lot to be Retained - Amended 'Special General Industrial Zone (MG-sp)'
Lot to be Severed – 'Special General Industrial Zone (MG-8)'

SERVICES: Lot to be Severed – municipal water and municipal sanitary sewer
Lot to be Retained – municipal water and municipal sanitary sewer

ROAD ACCESS:

Lot to be Retained and Severed: paved municipal road (Innovation Way)

PROPOSAL:

	Lot to be Severed	Lot to be Retained
Area	1.3 ha (3.2 ac)	1.1 ha (2.7 ac)
Frontage	20 m (65.6 ft)	82.7 m (271.3 ft)
Depth	187.2 m (614.2 ft)	101.6 m (333.3 ft)

The purpose of the application for consent is to create one (1) new industrial lot and retain a lot containing an existing trailer manufacturing facility. The proposed lot to be severed is currently vacant. The applicant is proposing an industrial mall containing multiple tenanted units to be developed on the lands to be severed.

The applicant has requested a reciprocal blanket easement between the lots for the purpose of stormwater drainage and conveyance.

Current lands uses surrounding the subject property consist of industrial properties of varying sizes, and vacant lands to the east that are subject to a draft plan of subdivision application.

The lot to be retained is subject to an ongoing Official Plan Amendment and Zone Change application. The OPA will allow for a 45% lot coverage for the purposes of outdoor display and sales of finished commercial utility trailers. The proposed zone change will implement the requested OPA. The Town of Tillsonburg Council provided support of the OPA to County Council and approved the zone change application in-principle. The OPA is scheduled for the November 12, 2026, County Council meeting.

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 lot to be severed and the lot to be retained, as provided 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.

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

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

a) providing for an appropriate mix and range of employment uses to meet long-term needs;
b) providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites and seeking to address potential barriers to investment;
d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities, and;
e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

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

a) planning for employment area uses over the long-term that require those locations in connection with manufacturing, warehousing and goods movement and associated retail and office uses and ancillary facilities;
b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
c) prohibiting retail and office uses that are not associated with primary employment uses;
d) prohibiting other sensitive land uses that are not ancillary to uses permitted in employment

areas;

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

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

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

Official Plan

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

The general approach to economic development within the Town of Tillsonburg is contained within Section 8.3.1 of the Official Plan which promotes increasing employment opportunities and expanding the assessment base through the efficient use of vacant and underutilized land designated for employment activity and continuing to diversify the mix of manufacturing, retail and service industries to best service the population and labour force. Municipalities shall designate lands for industrial purposes to meet the needs of existing, new and/or relocating traditional industrial uses and ensure that the re-designation of industrial land for non-industrial purposes is only permitted where it will not negatively impact the industrial land supply and the intended function of designated industrial areas. Further, the Industrial rea policies are intended to ensure that accessory office and retail uses in areas designated for industrial activity are compatible with or complementary to the Industrial Area function.

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

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

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

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

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

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

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

Zoning By-law

The subject lands are currently zoned ‘Special General Industrial Zone (MG-8)’ according to the Town of Tillsonburg Zoning By-law.

The MG-8 Zone permits all those uses in the ‘General Industrial Zone (MG)’, as well as an adult training facility, a business process outsourcing establishment and a data centre. Further, a business process outsourcing establishment is defined as “an advanced customer contact centre and may also include other corporate functions in addition to contact centre type work”.

The MG Zone requires a lot area of 600 m^2 (6,458.5 ft^2), lot frontage of 20 m (65.6 ft) and a lot depth of 30 m (98.4 ft). Additionally, the MG Zone permits accessory uses which shall not exceed 20% of the total combined gross floor area of the industrial use to which they are accessory to.

The application for zone change for the lot to be retained (ZN 7-26-11), has been approved-in-principle by Town Council, is proposed to contain site-specific provisions in the ‘MG’ Zone to permit a larger lot coverage for outdoor display and sales and recognize the existing perimeter fencing which does not conform to the requirements in the Zoning By-law.

Agency Comments

Town of Tillsonburg Engineering Services had no comments on the subject applications but provided conditions of approval for the consent application requiring the submission of a lot grading and servicing plan, a surveyor’s real property report, payment of cash-in-lieu of parkland, and submission of the proposed easement documents for review.

Oxford County Public Works indicated that the existing building located at 1 Innovation has allocated water capacity. However, the proposed development on the lot to be severed will not have available water servicing capacity to support the development. The Applicant should be aware that, given the volume of development currently proposed through active planning

applications already under consideration and capacity that is currently conditionally committed or reserved, the capacity within the Tillsonburg drinking water system is currently fully allocated. Should the active planning applications that are holding conditionally committed capacity not proceed in a timely manner, there would be an opportunity for that capacity to be reviewed and potentially reallocated to other proposed development applications within Tillsonburg through the development review process. This position is consistent with Oxford County's Water and Wastewater Servicing Capacity Allocation Protocol.

Ministry of Transportation (MTO) has no objection to the severance request however, the newly severed lot and any future development on these lands will be subject to further MTO review including the submission and acceptance of a Traffic Impact Study and applicable MTO permits.

Public Consultation

Notice of public meeting was issued on September 29, 2026, in accordance with the requirements of the *Planning Act*. As of the date of this report no concerns or comments have been received from the public.

Planning Analysis

The purpose of the application for easement and consent is to create one (1) new industrial lot and retain a lot containing an existing trailer manufacturing facility. The proposed lot to be severed is currently vacant. The applicant is proposing an industrial mall containing multiple tenanted units to be developed on the lands to be severed.

The applicant has requested a reciprocal blanket easement between the lots for the purpose of stormwater drainage and conveyance.

Planning staff are of the opinion that the proposal is consistent with the policies of the PPS respecting industrial development within settlement areas. Overall, staff are satisfied that adequate municipal sewage and water services can be available to service the proposed severed lot, which supports the servicing policies of the PPS. Oxford County Public Works has noted that the water capacity is limited in the Town of Tillsonburg and the proposed development on the lot to be severed will be subject to available water servicing capacity, however staff further note that water servicing capacity will be reviewed through the site plan process and allocated at that time. The proposed blanket easement between the two lots will ensure appropriate stormwater drainage and stormwater quality controls are provided in an efficient manner.

The subject lands are located within an area characterized by industrial uses on a range of lot sizes. The proposed lot configurations will provide suitably sized parcels for the continuation of the existing use and the introduction of additional industrial uses to support the surrounding industrial area. As such, the proposal can be considered consistent with the relevant provisions of the Industrial Area policies as contained in the Official Plan.

Staff are of the opinion that the proposed lot to be severed and proposed lot to be retained will both be of sufficient size to accommodate industrial uses and will provide adequately size building envelopes with adequate area for safe access/egress, parking, landscaping, drainage and private amenity space.

It is the opinion of this Office that the Applications for Consent and Easement 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 provide a new industrial development opportunity for the Town of Tillsonburg. As such, Planning staff recommend that the applications be given favourable consideration.

RECOMMENDATIONS

Whereas the applications for consent and easement are consistent with the 2024 Provincial Planning Statement, comply with the policies of the County of Oxford Official Plan and the subject property is appropriately zoned, we are of the opinion that the applications are acceptable from a planning perspective, and should be granted, subject to the following conditions:

1. **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. 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.**

2. **The Owners 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.**

3. **The Owners shall submit a Lot Grading Plan and Site Servicing Plan for the lot(s) to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.**

4. **The Owner(s) must submit a Surveyors Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town.**

5. **If required, the Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed as per the Tillsonburg Rates and Fees By-Law as amended.**

6. **The Owner(s) shall provide, to the satisfaction of the Town of Tillsonburg, a legal undertaking that upon completion of the consent and creation of the severed and retained parcels, a perpetual drainage easement and a joint maintenance and cost-sharing agreement shall be registered on title against both parcels. The easement shall secure the retained parcel's ongoing right to discharge stormwater through the drainage infrastructure located on the severed parcel, and the agreement shall establish shared responsibility for all maintenance, repair, and replacement costs associated with the drainage system. The easement and agreement shall be binding on all future owners of both parcels.**

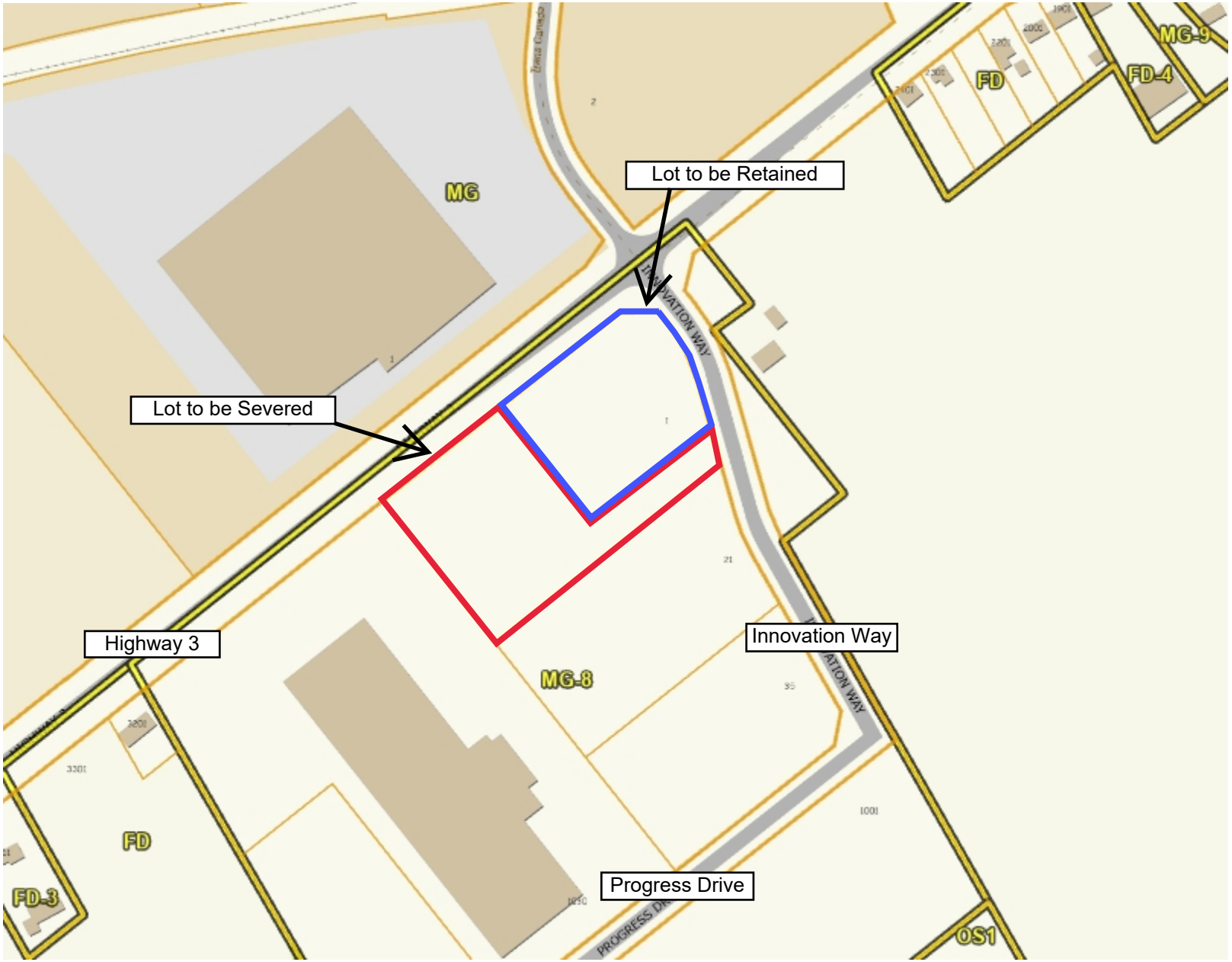
7. **The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.**

SIGNATURES

Authored by: *'Original Signed by'* Amy Hartley
Development Planner

Approved for submission: *'Original Signed by'* Heather St. Clair, RPP, MCIP
Senior Development Planner

Plate 1: Location Map with Existing Zoning
File Nos.: B26-37-7 (JM Braun Inc.)
Part of Block 1, Plan 41M-381; 1 Innovation Way, Town of Tillsonburg



Legend

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

Zoning Floodlines
Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Land Use Zoning (Displays 1:16000 to 1:500)

Notes



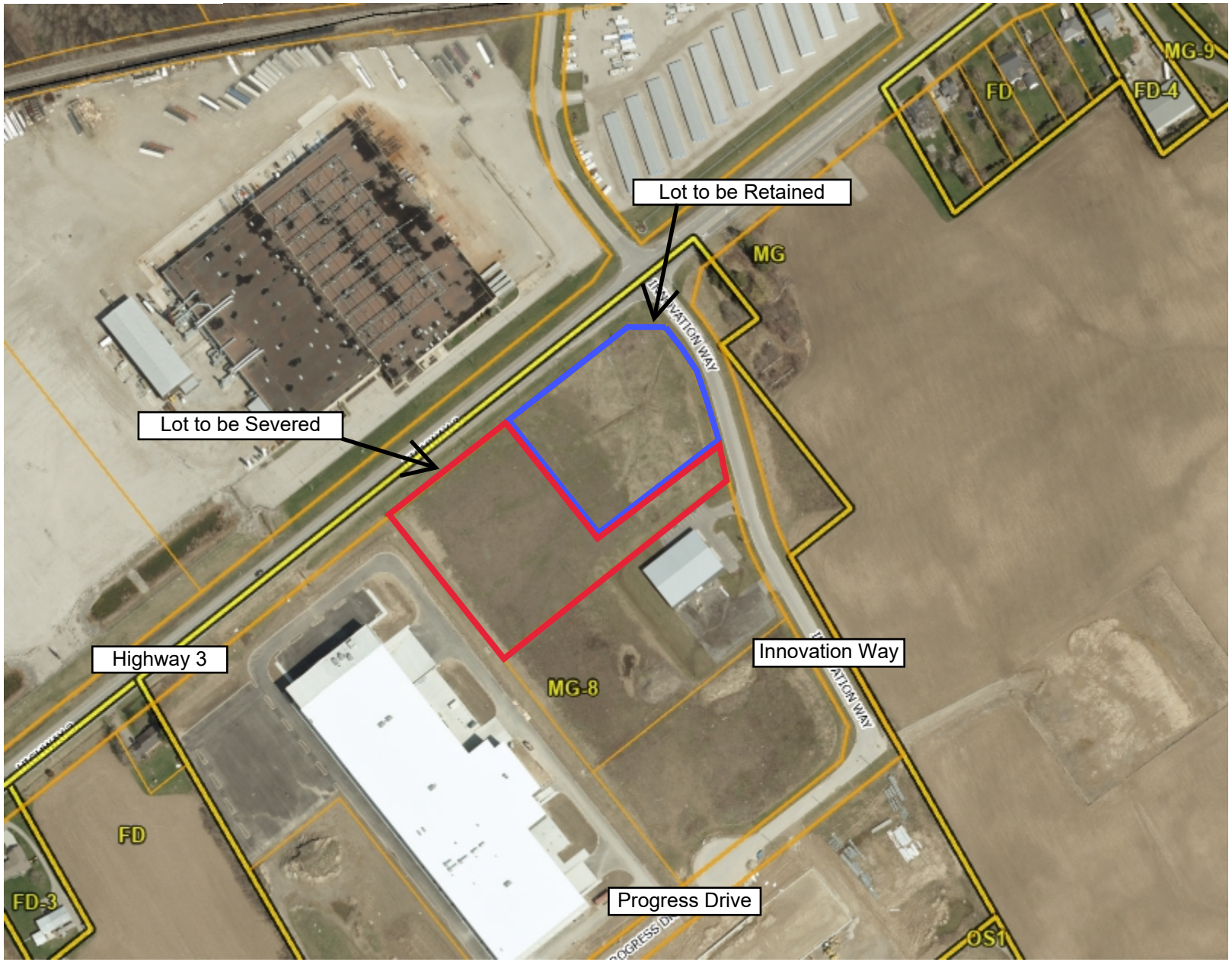
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NAD_1983_UTM_Zone_17N

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

August 25, 2026

Plate 2: Aerial Map (2025)
File Nos.: B26-37-7 (JM Braun Inc.)
Part of Block 1, Plan 41M-381; 1 Innovation Way, Town of Tillsonburg



Legend

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

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

Zoning Floodlines Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Land Use Zoning (Displays 1:16000 to 1:500)

Notes



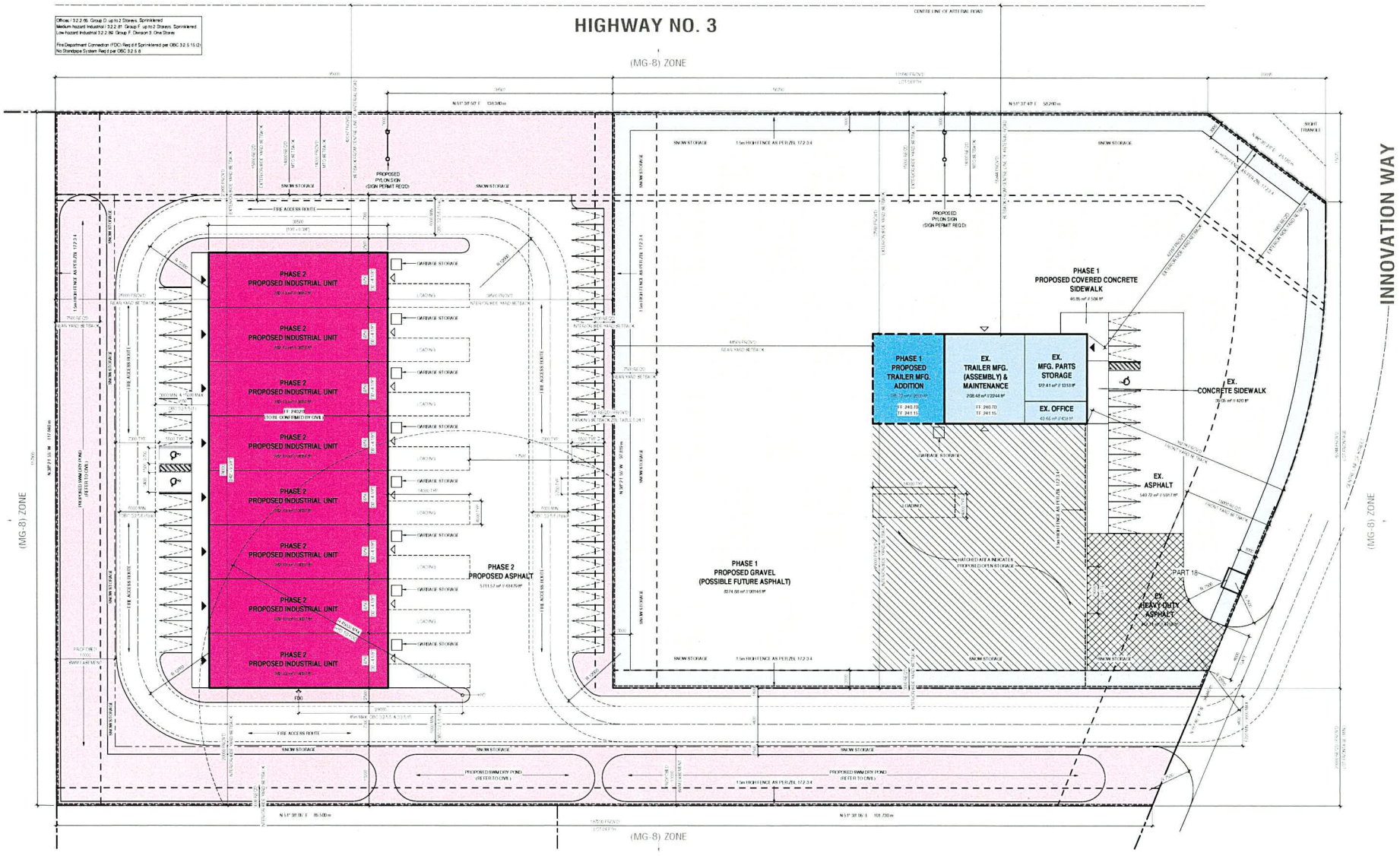
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NAD_1983_UTM_Zone_17N

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October 6, 2026

Plate 3: Applicant's Sketch
File Nos.: B26-37-7 (JM Braun Inc.)
Part of Block 1, Plan 41M-381; 1 Innovation Way, Town of Tillsonburg



1 Site Plan

PHASE 2
7 INNOVATION WAY
PHASE 1
1 INNOVATION WAY
HIGHWAY NO. 3
VAN NORMAN INNOVATION PARK PHASE 1
NORTHERN SPECIALTY SUPPLIES
VAN NORMAN INNOVATION PARK PHASE 2

2 KEY PLAN

SPA

NEO ARCHITECTURE INC

SITE PLAN

SP100