



# Consent Application B22-58-7 & B23-15-7 The Salvation Army

## 110 Concession Street West





# Proposal

Create two (2) new vacant residential infill lots in the central area of Tillsonburg.

## Proposed Lots:

- Area: 602 m<sup>2</sup> (7450 ft<sup>2</sup>)
- Frontage: 15.24 m (50 ft) onto Concession Street West
- Depth: 45.42 m (149 ft)

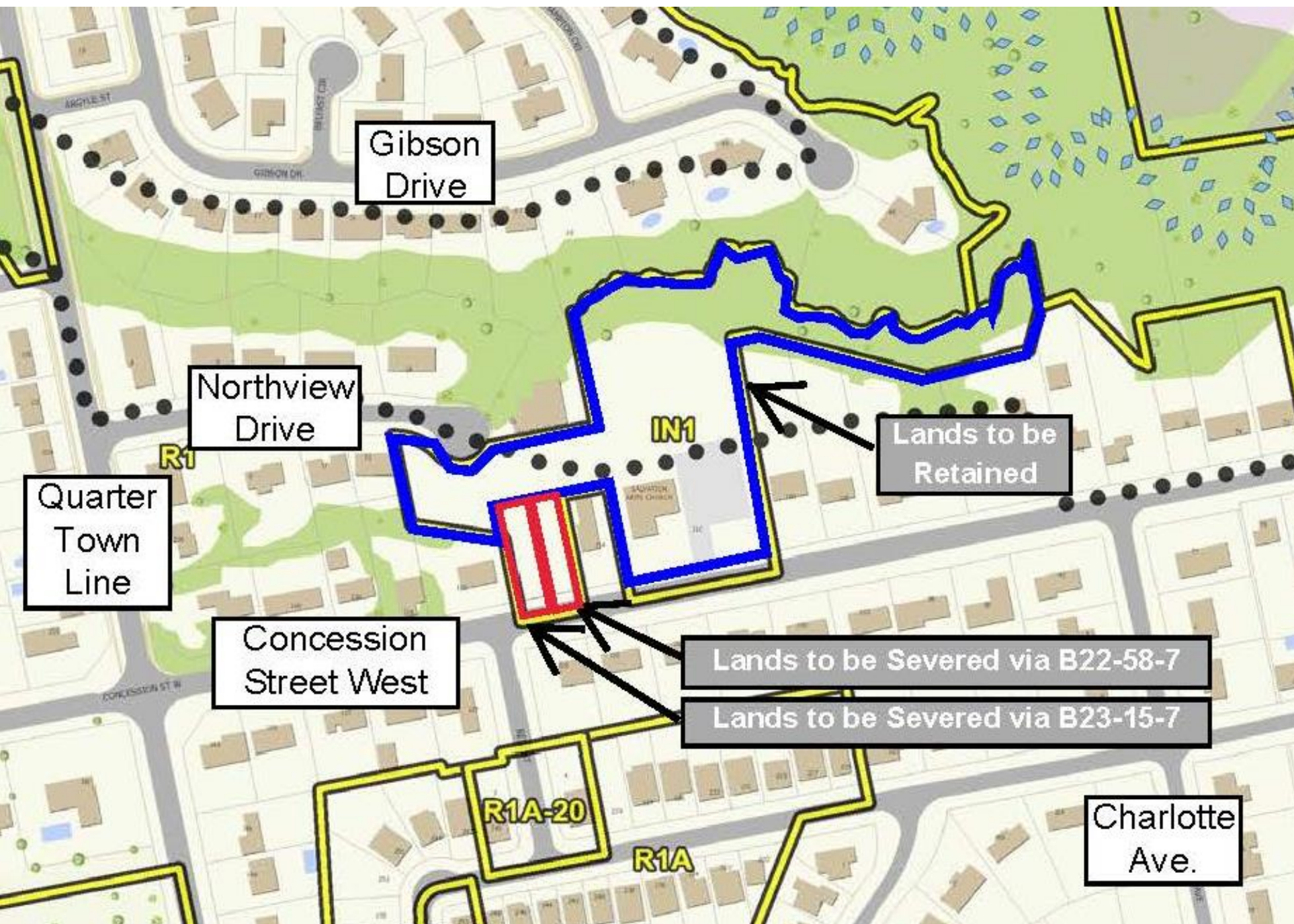
## Retained Lot:

- Area: 1.67 ha (4.1 ac)
- Frontage: 71.41 m (234 ft)
- Depth (average): 170 m (557 ft)





# Location Map





# Process & Comments

## Agency Circulation

- **Engineering Services**

- Lot Grading Plans must be provided.
- Permits required if work being done in Town Right-of-Way.
- Connection Application to be provided prior to construction.

- **Tillsonburg Building Department**

- Cash-in-lieu of parkland payable.
- Lot Grading Plans required.
- Rezoning required to permit residential uses.

- **Oxford County Public Works**

- Water and sanitary services exist up to property lines of each proposed infill lot.
- Owner shall connect water and sanitary services.

## Public Notice: May 25, 2023

- No comments received to date.





An aerial photograph showing a multi-lane highway interchange with several overpasses. The surrounding area includes green fields, some industrial or commercial buildings, and a distant town under a clear blue sky.

# Recommendation: Approval

## Provincial Policy Statement (PPS)

- Intensifying existing Settlement Area for residential.
- Lot dimensions and orientation compatible with surrounding area.

## Official Plan

- Proposal consistent with Low Density Residential areas and Infill Housing policies.
- Criteria in Section 8.2.4.1.4 directs Council and LDC to ensure that residential infill is consistent with street frontage, setbacks, spacing of existing development within a 2-block area on the same street; and, that development maintains general form and function of existing neighbourhood.

## Zoning By-law

- Zone change required to permit any residential uses on the severed



# Next Step

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## Land Division Committee (LDC) Meeting

July 6, 2023

