



# Zone Change Application 7-23-01

## 97 North Street West, Tillsonburg



# Proposal

**Rezone a portion of the subject property from ‘Passive Use Open Space (OS1)’ to ‘Minor Institutional (IN1)’ to recognize and preserve an existing First Nations cemetery.**

No development will occur on the lands.

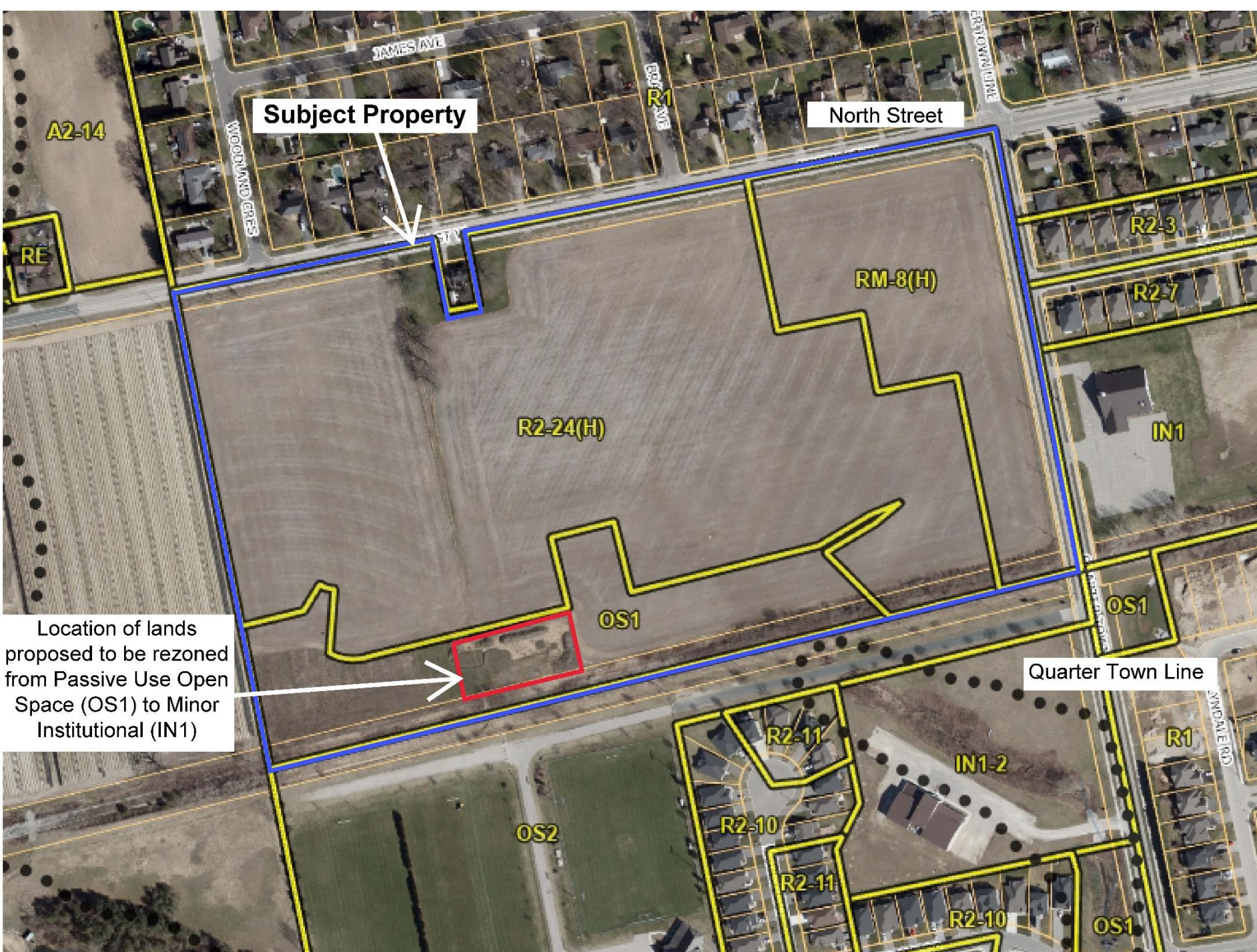
**Stewardship and Maintenance:** Site Disposition Agreement between Southside Construction Management Limited, First Nations communities, Town of Tillsonburg.

**Ownership:** Town of Tillsonburg





# Location Map







# Process & Comments

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## Agency Circulation

- No concerns
- Support received from Tillsonburg Chamber of Commerce.

## Public Notice: May 16, 2023

- No comments received to date.

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

# Recommendation: Approval

## Provincial Policy Statement (PPS)

Consistent with policies in the PPS regarding:

- Sustaining healthy, livable, and safe communities
- Conserving archeological resources

## Official Plan

In keeping with the general intent and purpose of the Official Plan regarding:

- Conserving archeological resources and enhancing where possible
- Cemeteries permitted as ancillary uses within Residential Area designations
- Compatible transition between residential and non-residential land

## Zoning By-law

‘Cemetery’ is a permitted uses in ‘Minor Institutional Zone (IN1)’





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