



# 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.

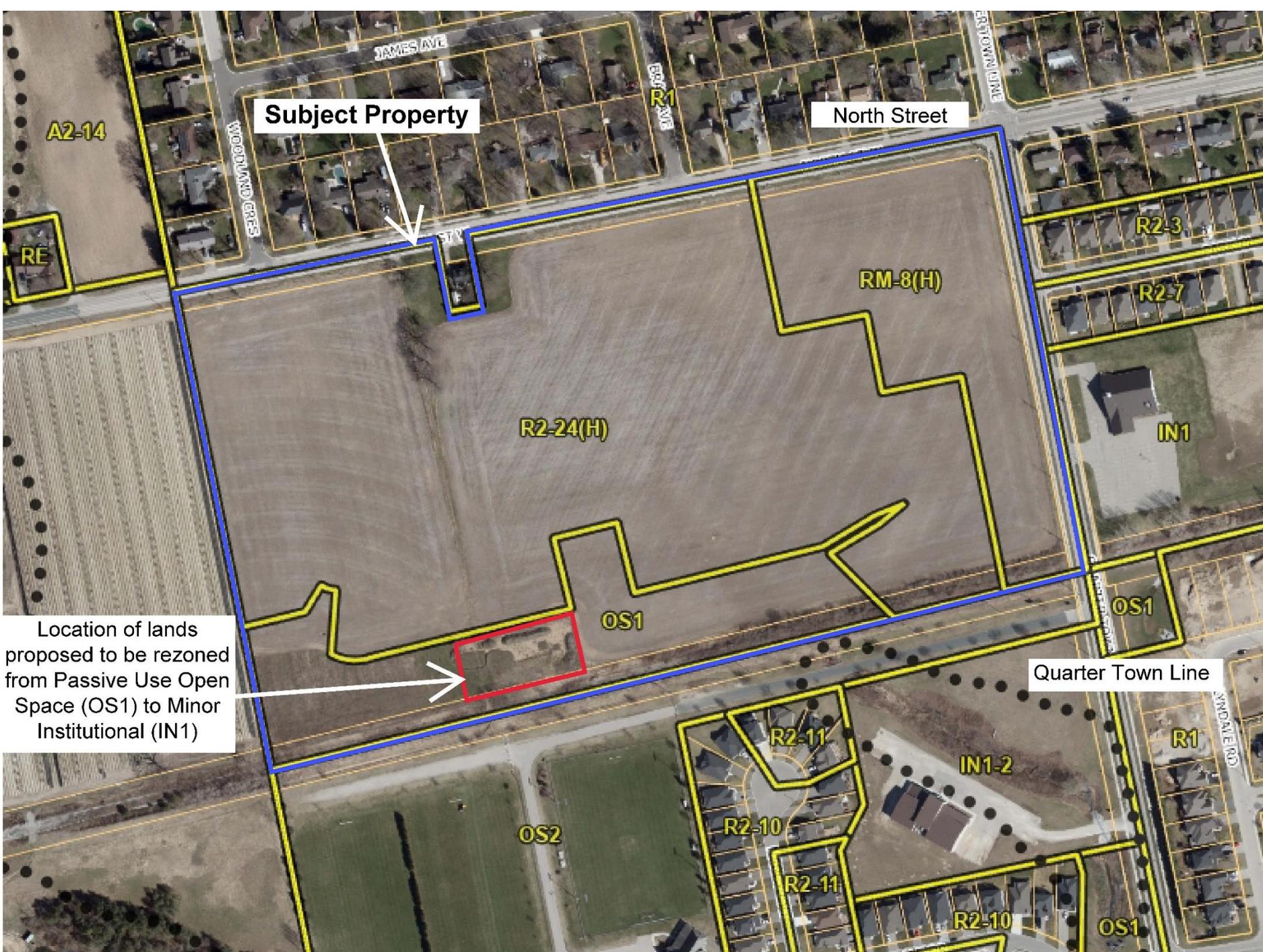
No development will occur on the lands.

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

**Ownership:** Town of Tillsonburg



# Location Map



Subject Property

North Street

A2-14

RE

R2-3

R2-7

RM-8(H)

IN1

R2-24(H)

OS1

OS1

Location of lands proposed to be rezoned from Passive Use Open Space (OS1) to Minor Institutional (IN1)

Quarter Town Line

R2-11

IN1-2

R1

R2-10

R2-11

R2-10

OS1

OS2



# 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.



# 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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