

Personal Information

Tillsonburg, ON  
Personal Information

July 10, 2023

Town of Tillsonburg  
200 Broadway, 2<sup>nd</sup> Floor  
Tillsonburg, ON  
N4G 5A8

Dear Development Planner, Laurel Davies Snyder & Senior Planner, Eric Gilbert,

This letter is in response to the rezoning application File# ZN 7-23-03. Owner, Tim Ford is applying to add two additional residential units to the existing structure on the corner of Broadway and Gowrie St. East.

My husband, Dennis Harris, and I, June Harris, object to the rezoning request. As residents of this area for the past <sup>Personal Information</sup> we have concerns regarding the proposal for the rezoning application for the following reasons:

1. Parking space for four (4) households, which potentially have more than one vehicle per household, would create congestion and safety issues in this small area. Presently there is one parking spot at the front of the building facing Broadway St. Whenever a vehicle is parked there it obstructs the vision of vehicles emerging from Gowrie St. onto Tillsonburgs' main street, Broadway. The emerging vehicle must significantly edge out onto Broadway St. to see past the parked vehicle, creating a risky situation. The solution is to relocate this spot to the back of the building. However, there is only space for one vehicle and wouldn't accommodate the space required for extra vehicles with the proposed increased units.
2. The backyard is a small area for four (4) households to share. There is not a lot of personal space. In the past, with only two apartments there was conflict among tenants. Increasing the number of tenants increases the risk of more conflict and to our understanding, the owner responsible for this property lives in New Hamburg, which is 71km away, should issues arise.

There are several neighbours who share our concerns and have signed the attached document.

Thank you for your time and consideration regarding our concerns relating to this rezoning application.

Sincerely,

Dennis and June Harris

*Bill & Linda McDowell*

RESIDENTS OPPOSED TO REZONING APPLICATION

X Personal Information

Personal Information

Personal Information

Personal Information

Personal Information

Personal Information

Personal Information

Personal Information

Personal Information

Personal Information

Personal Information

---

Find messages, documents, photos or people [Advanced](#) ▾



Home

Compose

← Back ↶ ↷ → Archive 📁 Move 📁 Delete 🗑️ Spam

14

# Personal Information



# Vrbo

IS EASY  
TO GET TO

BOOK NOW

Laurel Davies Snyder, MA, MCIP, RPP  
Development Planner | Community Planning  
County of Oxford  
P.O. Box 1614 | 21 Reeve Street | Woodstock ON N4S 7Y3  
  
E: [ldaviessnyder@oxfordcounty.ca](mailto:ldaviessnyder@oxfordcounty.ca)  
P: 519.539.9800 ext 3217 | 1.800.755.0394 ext 3217

From: percy delouche **Personal Information**  
Sent: July 8, 2023 7:56 PM  
To: Planning <[planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)>  
Subject: Tim Ford File #ZN 7-23-03

CAUTION: This email originated from outside your organization.  
Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Sirs

White this project will likely not affect me .the parking does Gowrie is our main way out at present there is one parking spot for that building it has two possible three apts .with two car familys the rest is park on Gowrie now to add two more units you may as well shut Gowrie and make it a parking lot at least it will be safer..They state 4 parking spots for possible 6 to 8 cars. also notice over the years 4 spots on paper tend to change when it comes to reality thank you

Percy Delouche  
Personal Information

Tillsonburg



[Reply](#), [Reply All](#) or [Forward](#)



- Inbox 13
- Unread
- Starred
- Drafts 3
- Sent
- Archive
- Spam
- Trash
- Less
- Views Hide
- Photos
- Documents
- Subscriptions
- Travel
- Folders Hide
- New Folder
- adele golf
- Archive
- Armstrongs
- chaman
- devoe family
- ed jones
- hague family
- jim and maureen
- johnson
- Notes
- procyk
- rogers
- t hydro
- tom cavanagh
- union gas



July 14, 2023

This letter is in regards to the zoning application, File No. ZN 7-23-03 for the property at 332 Broadway. I have some concerns with any change from the current and historical zoning, NC-Neighbourhood Commercial, which permits 1 commercial unit and 1 ancillary residential unit, for a total of two units at the site.

While there is some confusion as to exactly what the zoning application is asking for, I believe that the application to rezone this to NC-Special is essentially asking for a change to a triplex, while maintaining the commercial designation. The confusion lies in whether the application is seeking one additional unit to the current two (three units in total for the site) or two additional units added to the current two (four units in total for the site). Either way, I do not support changing the zoning to accommodate this.

According to the County, the location does not currently conform to existing By-laws for lot coverage but has been grandfathered in. Further to that, having three units (or four) in this space (452m<sup>2</sup>) certainly does not seem to meet the lot area required for new multiple unit zoning which requires a minimum of 160m<sup>2</sup> per unit for medium density zoning. There is also a concern that this seeks to put multiple units in an area of largely single family residential housing, a R-1 zone.

According to the Tillsonburg Development Plan, the Town seeks to maintain commercial sites South of Venision St and in the downtown area, so this also represents an outlier from the general development plan because of the historical commercial zoning of this site. Why is the zoning not being changed to residential if the application is to just to add more apartments and not continue as a commercial space? If the zoning application is successful as NC-Sp, could there then be 3 or 4 apartments with any of these then also being used for a commercial purpose? I am worried that any variance to the current zoning will provide multiple opportunities to make changes both to the commercial nature and to the residential nature of this site. If there continues to be commercial use and added residential spaces, then I believe that the amount of parking is an even a bigger concern as there is not enough space for both the residents and customer parking in the future. I believe that any parking plan also needs to address the possibility of future commercial use of this site.

In summary, I would ask that you not support any variance to the existing zone of NC– Neighbourhood Commercial which permits one commercial unit and one residential unit—for a total of two units at this site.

Sincerely,

## Personal Information

Linda & Kevin White  
Personal Information

Tillsonburg, ON  
Personal Information



Those of us in our neighborhood have been concerned with the proposed change of zoning to accommodate a three unit apartment building. (The property is currently zoned for one apartment and one store front.) We are concerned with the impact this would have specifically with parking and safety.

We believe that politics should be driven by 'the art of the possible'. This means that the result of the decision should be to leave both sides as winners to some degree.

Thus we would recommend that the final decision would be to allow the premises be zoned for two apartments in the structure. This would mean three spots for parking (two on the east side by the alley and one on the north side of the building). This would allow safety for all traffic in the area and would satisfy the residents of the area. For the property owner, it would allow him to increase the size of the new apartment and increase his charge for rent.

Comments: Bill + Linda M. Dowell  
we're against the rezoning

Good evening my name is Bill Cuddy and I reside at

Personal Information

Personal Information

on the **Personal Information**

Personal Information

I have concerns with the application for a proposed change to the zoning of 332 Broadway to accommodate a three apartment dwelling.

The current zoning allows for one store front commercial unit and one residential unit.

If this application is approved my understanding is that there would be a requirement for the landlord to provide 4 suitable and safe parking spots. I just can't fathom how this could be accomplished with the limited size of the property. Two of the spots would likely require driver's to exit most often in reverse onto Broadway, our busiest street in town, and it's only going to get busier as you all know.

Therefore I would recommend that Council's decision should be to not approve the tabled application, due to my stated concerns for the safety for all vehicular and pedestrian traffic near and around the property's driveways.

Since I do not have the required experience, I cannot suggest an alternative solution to what has been requested in this application, perhaps one we can all live with exists.

Thank you for allowing me to address this matter.