

Appendix A
Correspondence Received regarding OP23-14-7 and ZN7-23-11

From: Kaylene Graydon [REDACTED]
Sent: Wednesday, March 27, 2024 11:59 AM
To: Planning <planning@oxfordcounty.ca>
Subject: Applicant : zelinka primo Ltd

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

Hello I just received the planned building for the new subdivision [REDACTED]
[REDACTED] I was wondering if there is any way to protest or fight against this. I am not ok with a 6 story apartment building being built [REDACTED]
[REDACTED] I was told in earlier planning it would be residential houses. In houses most cases would put up fences and it wouldn't be much of an issues but I do not want an apartment building [REDACTED] I have owner my home for 6 years and liked the quietness of this location I would prefer residential houses not an apartment building ro be [REDACTED]. Wondering what I have to do to fight this.

Kaylene weil.

-----Original Message-----

From: David Roe [REDACTED]
Sent: Thursday, May 30, 2024 11:20 AM
To: Laurel Davies Snyder <ldaviessnyder@oxfordcounty.ca>
Subject: 97 North Street West OPA ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Laurel I have been reviewing the information related to the above application. I do have some questions and concerns with respect to the Zelinka Priamo Justification Report. Has the applicant provided any elevation drawings and simulation of how the massing of the 6 story will appear from the fronting streets. Without such information it is hard to imagine how this building will transition to the low density development located north and east of proposed building. A comparison of the transition between the low density development which will be constructed within the subdivision to which this project is part of.

My suggestion is that the OPA/ZBA and site plan approval be deferred until all three approvals are considered as one package. I would like to have discussion with you on this matter. Thanks David Sent from my iPhone

Letter to Tillsonburg Town Council

As a resident of Tillsonburg at [REDACTED] I formally submit to Town Council this letter of opposition to allow for the construction of a six-story apartment building, found in the proposed zoning change referenced to File no: OP 23-14-7 and ZN 7-23-11. My hope is that I am able to compel you to strongly consider supporting this opposition based upon the community concerns that I have raised with consideration for the residents of Tillsonburg.

While I anticipate that my property will be negatively impacted in several measurable ways. I have also been advised that my property value may well go down. The sheer size of the proposed building will create several unintended consequences for our small but bustling town.

After consultation with the city planner, the planner for the developer, members of Council whom I have been able to reach over a very small-time frame and after review of all available documentation, I respectfully submit the following concerns that the proposed six-story building would create for not only the immediate neighborhood but also for the entire Town of Tillsonburg.

1. **Safety/traffic concerns:** The intersection of Quarter Town Line and North Street West already has more accidents than you may be aware of. Locals are very familiar with frequent crashes and subsequent calls for emergency responders and tow trucks. The increased danger to pedestrians, bicycles, vehicles, farm vehicles and emergency responders needs to be strongly considered. Furthermore, future needs for traffic lights and/or environmentally sound roundabouts should be considered. The developer's planner within an email to me stated "sightlines in traffic studies...to identify physical impediments to driver visions". I respectfully request that a more thorough analysis be done consideration of these potential risks. Furthermore, as accidents may be considered "unpredictable", I believe that they are measurable and with thorough review may hopefully be minimized. Therefore, I also respectfully request that any traffic review make consideration for potential future accidents.
2. **Infrastructure Maintenance:** Tillsonburg's current rapid growth necessitates adequate expansion for both water and sewage service prior to new high density builds. Is there assurance that we have the capacity to support this building. I respectfully request that any buildings be put on hold pending the appropriate assurances that we have the necessary services.

3. **Shading Concerns:** The Proposed Building Shadow Analysis that I was provided looks to me to be an amended one done for the City of Waterloo based upon the recurring City of Waterloo reference. Regardless of this remark, a walk along the area during various times of day one observes that the single-family homes abutting the proposed six-story apartment building will likely be in shade during at least two-time intervals, especially the ones to the east. The planner for the developer in an email to me indicated that my front window will be shaded for 90 minutes in the mornings during the winter solstice. I can only imagine how this longer period of shading on North Street West will impact visibility, sightlines and road icing management for much of the day. Has this been considered?
4. **Transitioning concerns:** While the developer has described transitioning within the block, there appears to be no apparent transition between the proposed building and the single-family homes directly across the street to the north and to the east. Has a building elevation drawing been provided in consideration of nearby neighbourhoods to give a clearer picture of the transition.
5. **Community Services:** If you drive along Quarter Town Line to the north in the evenings and on weekends you will find a congestion of pick-up trucks parked along the road. Parking overflow to nearby streets and more specifically North Street West and Quarter Town Line could negatively impact public services such as garbage collection, street cleaning, or snow removal. Even worse would be the slowing of emergency responders. Has this been comprehensively considered?
6. **Environmental Concerns:** With 177 surface parking spaces there will be no green space included within this block of the development. I contend that a large building with a large above ground parking lot does not make sense at this corner. Has this been comprehensively reviewed?
7. **Footprint Concerns:** A six-story building will create a massive footprint at this intersection. This structure is roughly 1.7 times the height of the adjacent telephone poles. The widest side of the building, proposed to be facing North Street West, will consume approximately two-thirds the block between Quarter Town Line and Brad Ave. An apartment building of this size may be considered acceptable in a larger city. Its presence, however, at this intersection is truly a relatively mammoth structure. This proposed building will create an unsightly corridor that is inconsistent with the feeling of our town and will adversely affect the well-being and quality of life for Tillsonburg.

As a concerned resident of Tillsonburg I believe that addressing these issues is crucial to the safety, well-being, and prosperity of our community. My goal is to promote and support a solution that meets the needs of surrounding residents, the developer and our entire Tillsonburg community.

If Council decides that the solution is to deny this by-law amendment request, then I am in favour of this.

If Council decides to defer this decision to allow for all invested parties to be given opportunity to work collaboratively then I am equally in support of this.

One possible suggestion shared with me was for Council to work towards amendment of the planned subdivision to relocate the building footprint to different location. It is my understanding that there is precedent for this in Tillsonburg. I am hopeful that this is an acceptable consideration for the developer as it appears that only the first phase of the development is underway.

Furthermore, I have been made aware that in similar situations to this one, nearby communities including Delhi and Simcoe have engaged in open planning sessions. If appropriate, Tillsonburg Council could recommend that Oxford County invite residents, developer and any other involved parties to such a collaborative, open and honest dialogue.

I look forward to presenting my concerns at the next Council meeting, scheduled for June 12, 2024.

Furthermore, please find attached a petition signed by Tillsonburg Residents in support of this opposition.

Respectfully submitted,

A black rectangular redaction box covering the signature of the sender.

Derek Vaughan

Date: June 4, 2024

Petition to Tillsonburg Town Council and Oxford County Council

We, the undersigned residents of Tillsonburg, hereby petition both the Town Council and County Council to address and support our opposition to the proposed zoning change referenced to File no: OP 23-14-7 and ZN 7-23-11. We strongly believe that the proposed change would negatively impact not only our neighborhood but also the Town of Tillsonburg by:

1. **Safety/traffic concerns:** The intersection of Quarter Town Line and North Street West will face increased danger to pedestrians, bicycles, vehicles, farm vehicles and emergency responders. Plans need to be in place to consider future needs for traffic lights and or environmental sound roundabouts. A sight line analysis should be done for these considerations.
2. **Infrastructure Maintenance:** The Town of Tillsonburg's current rapid growth necessitates adequate expansion for both water and sewage service prior to new high density builds.
3. **Shading Concerns:** Single family homes to abutting the proposed six-story apartment building will be in shade during at least two-time intervals. The provided Proposed Building Shadow Analysis is confusing as it looks like a Waterloo analysis was modified to create a Tillsonburg one.
4. **Transitioning concerns:** There is no transition between the proposed building and single-family homes directly across the street.
5. **Community Services:** Parking overflow the nearby streets and more specifically North Street West and Quarter Line Road could negatively impact public services such as garbage collection, street cleaning, or snow removal.
6. **Environmental Concerns:** With 177 surface parking spaces there will be no green space included within this block of the development.
7. **Footprint Concerns:** A six-story building is roughly 1.7 times the height of the adjacent telephone poles. The longest side of the building, proposed to face North Street West, will consume approximately two-thirds the block between Quarter Town Line and Brad Ave. This will create an unsightly corridor inconsistent with the feeling of our town which will adversely affect the well-being and quality of life in our town.

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Full Name	Address	Date	Signature
Derek Vaughan	[Redacted]		
Cheryl Vaughan	[Redacted]		
Kaylene Weil	[Redacted]		
Justin Weil	[Redacted]		
MICHAEL URBANSKI	[Redacted]		
Amy URBANSKI	[Redacted]		
Bob Cousineau	[Redacted]		
Darcy Debarshraue	[Redacted]		
Lob Szewco	[Redacted]		
Judy Wallis	[Redacted]		
Terry Foutre			
Janine Foutre			
Linda Neudorf			
George Neudorf			
Tara Parret			
George Trebyck			

Petition to Tillsonburg Town Council and Oxford County Council

Full Name

Address

Date

Signature

Brett Taylor

Katie Taylor

Peter Beechey

LAUREL A BEECHY

Stephanie VanBosien

Bradley Jones Larocque

Alice Hatchard

Esther Hatchard

Ian Hatchard

Nicole Delannoy

MIKE SCHONBERG

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Full Name	Address	Date	Signature
BERNIE ROBERTS CHAUDINE GERSQUIERE	[Redacted]	[Redacted]	[Redacted]
THOMAS JAMES GREEN	[Redacted]	[Redacted]	[Redacted]
Jen Reece 11	[Redacted]	[Redacted]	[Redacted]
Ron Bates	[Redacted]	[Redacted]	[Redacted]
Jessica Pette	[Redacted]	[Redacted]	[Redacted]
Yvonne Cox	[Redacted]	[Redacted]	[Redacted]
Kris TOBIAS	[Redacted]	[Redacted]	[Redacted]
Marlene Opdecam	[Redacted]	[Redacted]	[Redacted]
STEVE JAUMOL	[Redacted]	[Redacted]	[Redacted]
Amanda Wiggers	[Redacted]	[Redacted]	[Redacted]
Shelly Watson	[Redacted]	[Redacted]	[Redacted]
Hugh Baillie	[Redacted]	[Redacted]	[Redacted]
Annie Klassen	[Redacted]	[Redacted]	[Redacted]
Abe Klassen	[Redacted]	[Redacted]	[Redacted]
Sue Copeland	[Redacted]	[Redacted]	[Redacted]

Petition to Tillsonburg Town Council and Oxford County Council

Full Name

Address

Date

Signature

Julia Molloy

Tom Molloy

Hannah Rebellato

Albert Rendo

Nietouy

of Bap

Sophie Williams

J.R. Williams

Terry Bedford

Sandra McIntyre

Mark McEl

Egla Pottingham

Kia Jansen

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Full Name Address Date Signature

John Audorf

Nancy Audorf

Kelly Wharram

Kevin Hodgson

Beth Hutchison

Pat Mooney

Peter VanBrugge

Krista VanBrugge

AUDRE BAIL

Sylvie Pail

Lynn Smith

Joanne Mackay

Louise Blake

Jane Smith

David Smith

Tillsonburg Community Petition Against Zoning Change



We, the undersigned residents of Tillsonburg, hereby petition both the Town Council and County Council to address and support our opposition to the proposed zoning change referenced to File no: OP 23-14-7 and ZN 7-23-11. We strongly believe that the proposed change would negatively impact not only our neighborhood but also the Town of Tillsonburg by:

1. **Safety/traffic concerns:** The intersection of Quarter Line Road and North Street West will face increased danger to pedestrians, bicycles, vehicles, farm vehicles and emergency responders. Plans need to be in place to consider future needs for traffic lights and or environmental sound roundabouts. A sight line analysis should be done for these considerations.
2. **Infrastructure Maintenance:** The Town of Tillsonburg's current rapid growth necessitates adequate expansion for both water and sewage service prior to new high density builds.
3. **Shading Concerns:** Single family homes to abutting the proposed six-story apartment building will be in shade expanding at least two-time intervals. The provided Proposed Building Shadow Analysis is confusing as it looks like a Waterloo analysis was modified to create a Tillsonburg one.
4. **Transitioning concerns:** There is no transition between the proposed building and single-family homes directly across the street.
5. **Community Services:** Parking overflow onto the nearby streets and specifically North Street West and Quarter Line Road could negatively impact public services such as garbage collection, street cleaning, or snow removal.
6. **Environmental Concerns:** With 177 surface parking spaces there will be no green space included in this block of the development.
7. **Footprint Concerns:** A six-story building is 1.7 times the height of the current telephone poles. The wide side of the building will consume approximately two-thirds the block between Quarter Town Line and Brad Ave. This will create an unsightly corridor inconsistent with the feeling of our town which will adversely affect the well-being and quality of life in our town.

As residents of Tillsonburg we believe that addressing these issues is crucial for the safety, well-being, and prosperity of our community. Therefore, we respectfully request that the Town Council take prompt and effective action to resolve these matters. By signing this petition we give our consent to you for Derek Vaughan of 66 North Street West to speak on our behalf at any Town or County Council meetings.

Sincerely,

Name

E-mail

Signature

Address

Submission Date	Name	Comments
May 26, 2024	Greg Pharand	I really hate what is happening in tillsonburg, we are losing our small town feeling and this is why we are
May 26, 2024	Jake Price	
May 26, 2024	Vanessa Morse	
May 27, 2024	Ann McGhee	
May 27, 2024	Christine Klassen	
May 27, 2024	Dale Rex	
May 27, 2024	Dana Wallis	
May 27, 2024	Dianne Bates	
May 27, 2024	Eileen & Larry Wallis	We think a better location where high density housing is already in effect would be more appropriate. This huge complex would lower the real estate values of existing homes and create a dangerous volume level of traffic to a high traffic corridor that would be a safety hazard. We agree
May 27, 2024	Hetty Rutherford	
May 27, 2024	Holly Thomson	
May 27, 2024	Jennifer Crowe	
May 27, 2024	Kaylee Smith	
May 27, 2024	Megan Steen	It will swamp.westfeild public school.. and degrade
May 27, 2024	Shannon Sengbusch	
May 27, 2024	William Spence	We totally agree with you.
May 28, 2024	Caroline Peters	
May 28, 2024	Dalphine Davis	Not sure where all the infrastructure is going to come from to support all these new subdivisions
May 28, 2024	Haley Moulton	
May 28, 2024	Thomas Puhr	
May 29, 2024	Abbie Peters	this would be the biggest waste of space. The traffic is also already so bad in this area that this decision will only make it worse and child getting to and
May 29, 2024	Alan Cayford	Tillsonburg is in no way ready for this type of development, traffic already overwhelms our inadequate road system, parking is an issue everywhere in town, our water system is not up to task. Tillsoburg is growing at a rate that can't be sustained, we don't have the policing or fire services
May 29, 2024	Alicia Sandham	
May 29, 2024	Amanda Wiggers	
May 29, 2024	Amanda Armstrong	
May 29, 2024	Amanda Paterson	
May 29, 2024	Amanda Williams	

Submission Date	Name	Comments
May 29, 2024	Andrea Gilmar	
May 29, 2024	Ashley Knoflook	
May 29, 2024	Ashley M	This negatively affects WESTFIELD PUBLIC SCHOOL
May 29, 2024	Becky Iler	
May 29, 2024	Brad Iler	This town needs to stop building apartments and houses. We don't have the water and sewer or the electrical grid to supply this many buildings. Plus I'm
May 29, 2024	Bradley Scott	
May 29, 2024	Brenda Foris	
May 29, 2024	Brian Figueiredo	
May 29, 2024	Brianne McCutcheon	
May 29, 2024	Christie Hurren	
May 29, 2024	Danielle Donn	
May 29, 2024	Dawn DeBuck	
May 29, 2024	Dom Caporicci	
May 29, 2024	Dylan Taylor	
May 29, 2024	Faren Hale	
May 29, 2024	Felix Sarduy	
May 29, 2024	Gail Anderson	
May 29, 2024	Grace Williams	
May 29, 2024	Hayden Letoile	
May 29, 2024	James Paterson	
May 29, 2024	Jason Davis	
May 29, 2024	Jeffrey Prouse	I agree. No apartment buildings to be build there.
May 29, 2024	Jim Brotz	
May 29, 2024	Joanne Smith	
May 29, 2024	Jody Frei	
May 29, 2024	John Petropanagos	
May 29, 2024	Karen Bennett	I agree with everything that the petition states. There must be a better area to place an
May 29, 2024	Kelly Ball	
May 29, 2024	Kelsey Sanderson	
May 29, 2024	Kimberly Scott	Thanks Derek. Had no clue this was being proposed and we have lived on north end for 29 years.
May 29, 2024	Kirstie Jones	
May 29, 2024	Kresta Martin	Don't want it !
May 29, 2024	Kristi Donker	
May 29, 2024	Lauren Puhr	
May 29, 2024	Lee Cowell	Should be single family dwellings. And WHY no
May 29, 2024	Lisa Savoy	
May 29, 2024	Mackenzie Simmonds	Horrible spot to put an apartment building... and already a road that's getting increasingly busy with

Submission Date	Name	Comments
May 29, 2024	Megan Nobbs	
May 29, 2024	Michael Scott	This once cute quiet town has now grown way too big. The noise now from the excess traffic is unbearable. I think we are forgetting why we chose
May 29, 2024	Michelle Jackson	
May 29, 2024	Mike Jackson	
May 29, 2024	Mike Pollington	We also have hydro power concerns due to the
May 29, 2024	Mindy Conrad	
May 29, 2024	Morgan Avelar	
May 29, 2024	Paul Gray	
May 29, 2024	Peter Dey	
May 29, 2024	Rob Scott	I fully support your efforts to oppose this . Just look at the new builds that were approved on the west
May 29, 2024	Rob Vanderhaeghe	
May 29, 2024	Robert Sr Vanderhaeghe	
May 29, 2024	Ryan Wittet	
May 29, 2024	Serena VanDenBrink	
May 29, 2024	Sheree Friedmann	
May 29, 2024	Steffanie Hartnell	
May 29, 2024	Tawnya roswell	
May 29, 2024	Tucker Davis	
May 30, 2024	Beverley Major	
May 30, 2024	Brent Buchner	Traffic at the nearby 4 way stop is already bad enough. People that live in the vicinity of this
May 30, 2024	Brooke Sanderson	
May 30, 2024	Candy Hesch	
May 30, 2024	Christy Mogg	
May 30, 2024	Cindy Crease	
May 30, 2024	Corrin Lockey	
May 30, 2024	D Celebi	
May 30, 2024	Dianne Melchior	I agree with everything said above. Not a good spot
May 30, 2024	Douglas Gordon Rose	I respectfully agree with all the concerns submitted in this petition, this town of ours is so congested with traffic it's impossible to get onto Broadway
May 30, 2024	Dwayne VanDenBrink	
May 30, 2024	Erin Martin	
May 30, 2024	Frank Kovari	

Submission Date	Name	Comments
May 30, 2024	Gloria Collins	First and foremost, we need more connecting trails for pedestrians and bicycles within all new subdivisions. We need more green space for new subdivisions, not less! Why is it that Brookside, no longer has access to the trail? All the other submissions on the trail do, why is that? We bought in Tillsonburg for the small town vibe and lifestyle that it brings. We are slowly losing that, especially creating a high density area by building a high rise.
May 30, 2024	Henry Heeren	Park for kids. Absolutely do not want an apartment
May 30, 2024	Jaden Campbell	
May 30, 2024	Jeanette Van Ginkel	
May 30, 2024	Jenn Bathgate	I disagree with this zoning change and agree with
May 30, 2024	Jennifer Persia	
May 30, 2024	Jessica Prange	I know for a number of years Tillsonburg has had a problem with keeping up with houses built and the water treatment facility. Before adding high rise buildings and attracting more and more population. Look at the infrastructure of the town first. For
May 30, 2024	Karen Mullen	I've been a registered nurse at TDMH for 19 years. The town can not handle the rapid growth. More residents will lead to more people without doctors, longer wait times for needed tests, more emerge visits, more hospital stays and the same hospital
May 30, 2024	Kris Wiita	
May 30, 2024	Lena Furlong	
May 30, 2024	Lindsey Levesque	
May 30, 2024	Marion Elizabeth Legris	That appt should not go ahead. It will create too
May 30, 2024	Melinda Evans	Town is growing too fast for infrastructure. Traffic increase is creating problems. I heard there is to be a round about at quarter line and concession, this needs to be a light. Round about are not safe in
May 30, 2024	Merv Davis	
May 30, 2024	Mylee Gunby	
May 30, 2024	Patrick Dion	
May 30, 2024	Peter Northgraves	
May 30, 2024	Rebecca Pileski	
May 30, 2024	Shelley Heeren	A park for the kids would be great. I believe it will interfere with traffic and be an eyes sore. I nice
May 30, 2024	Stacey Coldham	