

TOWN OF TILLSONBURG

BY-LAW NUMBER 2024-082

EXPLANATORY NOTE

The purpose of By-Law Number 2024-082 is to rezone the subject property from 'Future Development Zone (FD)' and 'Service Commercial Zone (SC)' to 'Special High Density Residential Zone (RH-7)' and 'Special High Density Residential Holding Zone (RH-7(H))' to permit the development of four (4) apartment dwellings (up to 506 units) together with approximately 789m² (8,500 ft²) of commercial space. To facilitate this development, the following special provisions were requested:

- reduce the Minimum Lot Area from 90 m²/unit (968.8 ft²/unit) to 80 m² (861.11 ft²);
- reduce the Minimum Amenity Area from 40 m²/unit (430.6 ft²/unit) to 38 m²/unit (409 ft²/unit);
- reduce the Minimum Front Yard Depth from 15.8 m (51.9 ft) to 15.2 m (50 ft);
- reduce the Minimum Parking Standard from 1.5 spaces per residential unit to 1.26 spaces per unit;
- reduce the Commercial Parking requirement from 1 space per 20 m² (215.3 ft²) to 1 space per 20.25 m² (218 ft²) gross commercial floor area;
- increase the Maximum Building Height from 22 m (72.17 ft) to 31.7 m (104 ft); and,
- include special provisions to allow for all non-residential uses permitted in the Service Commercial (SC) Zone.

The property is located on the East Side of Simcoe Street and North of Westtown Line, legally described as Part Lot 24, Plan 1653, 41R-8458, and known municipally as 1 Simcoe Street in the Town of Tillsonburg.

The public hearing was held on April 22, 2024. No correspondence or comments from the public was received.

Any person wishing further information relative to Zoning By-Law Number 2024-082 may contact the undersigned.

Tanya Daniels
Clerk
Town of Tillsonburg
10 Lisgar Avenue
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Telephone: 519-688-3009 ext. 4040

File: ZN 7-23-10 (Harvest Ave Inc.)
Report No: CP 2024-129