

**TOWN OF TILLSONBURG**

**BY-LAW NUMBER 2024-090**

**EXPLANATORY NOTE**

The purpose of By-Law Number 2024-090 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 789m<sup>2</sup> (8,500 ft<sup>2</sup>) of commercial space. To facilitate this development, the following special provisions were requested:

- reduce the Minimum Lot Area from 90 m<sup>2</sup>/unit (968.8 ft<sup>2</sup>/unit) to 80 m<sup>2</sup> (861.11 ft<sup>2</sup>);
- reduce the Minimum Amenity Area from 40 m<sup>2</sup>/unit (430.6 ft<sup>2</sup>/unit) to 38 m<sup>2</sup>/unit (409 ft<sup>2</sup>/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 m<sup>2</sup> (215.3 ft<sup>2</sup>) to 1 space per 21 m<sup>2</sup> (226 ft<sup>2</sup>) gross commercial floor area;
- increase the Maximum Building Height from 22 m (72.17 ft) to 33 m (108.27 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 north side of Simcoe Street and west 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 2024-090 may contact the undersigned.

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