



Subject: Update on the Provision of Community Benefit – 1701 Highway 3 (McLaughlin) Property

Report Number: EDM 25-010

Department: Economic Development Department

Submitted by: Cephas Panschow, Development Commissioner

Meeting Type: Council Meeting

Meeting Date: Monday, March 10, 2025

RECOMMENDATION

- A. THAT report EDM 25-010 titled “Update on the Provision of Community Benefit – 1701 Highway 3 (McLaughlin) Property” be received as information.

BACKGROUND

Tillsonburg Town Council passed the following resolution at the September 25, 2023, meeting:

- A. *THAT report titled EDM 23-17 Request for Delay in Provision of Community Benefit – 1701 Hwy 3 (McLaughlin) Property be received; and,*
- B. *THAT Edwin and Maureen McLaughlin be provided an extension in the period to start and complete construction of the required Event Centre building on the 1701 Highway 3 Property until such time as municipal services are in place to facilitate the development and compatibility issues with the adjacent future industrial areas are addressed; and,*
- C. *THAT the extension in the period to start construction of the required Event Centre Building be until December 31, 2024 with completion no later than December 31, 2025 with an update or additional request to Council from Edwin and Maureen McLaughlin being provided no later than June 30, 2024 (6 months in advance of the deadline to start construction).*

Municipal services are still not in place for the property, but consideration for services is being included in the design of Phase 2 of the Van Norman Innovation Park.

In March 2024, the property owner applied for a special zoning provision to permit the development of an accessory structure totaling 3,520 square feet (327 square metres) on the subject lands and with private services (water and septic). The proposed

structure would function as a garage for the existing main residential dwelling located on the portion of the subject lands zoned 'Passive Use Open Space (OS1)'.

Tillsonburg Town Council subsequently approved the following application for zone change at their May 13, 2024 meeting.

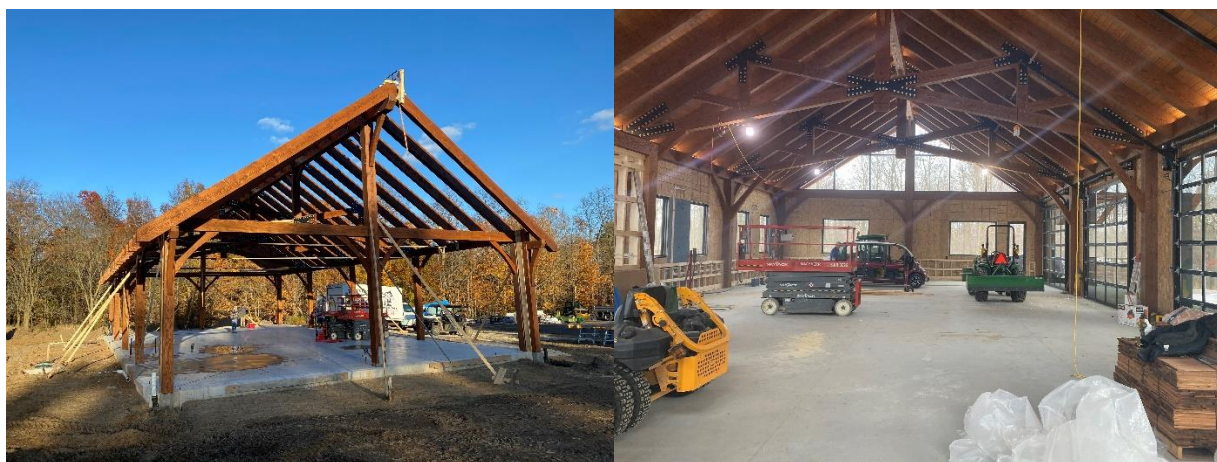
THAT Tillsonburg Town Council approves the zone change application (ZN 7-24-03), submitted by Ed and Maureen McLaughlin, whereby the lands legally described as Part Lots 3 and 4, Concession 5 NTR in the Geographic Township of Middleton are to be rezoned from 'General Industrial (MG)' to 'Special General Industrial Zone (MG-sp)' as described in Report CP 2024-145.

The purpose of this staff report is to provide Council with an update as to the status of the Community Benefit agreed to by McLaughlin.

DISCUSSION

Council approved an extension in the requirement to provide an Event Centre type building on the 1701 Highway 3 property due to the property owner being unable to secure municipal services, approval from the Ontario Ministry of Transportation and various planning approvals. Despite this, the property owners have been able to secure approval for an accessory structure on the property that could potentially be converted to an Event Centre in the future once municipal services are able to be provided and access issues pertaining to Highway 3 are able to be resolved.

Construction of the garage structure commenced in Fall 2024 with significant progress being achieved to date (see below photos taken in Fall/Winter).



Based on the current status, the Development Commissioner believes that the property owners have achieved as much as possible based on the current property limitations. Further updates will be provided as the development of Phase 2 of the Van Norman Innovation Park, including servicing, proceeds.

CONSULTATION

The Development Commissioner has consulted with the property owners and provided a copy of the report to the Town's solicitor, Duncan, Linton LLP for their information.

FINANCIAL IMPACT/FUNDING SOURCE

There is no financial impact to the Town other than increased tax assessment and revenue.

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – Through community and regional partnerships, Tillsonburg will attract and retain a diverse range of businesses, creating employment opportunities for residents and a balanced tax base

Strategic Direction – Explore the feasibility of an enhanced tourism product offering in Tillsonburg

Priority Project – Short Term - Build out of new industrial land purchase

ATTACHMENTS

None