



**Subject: VIP Plan of Subdivision – Lifting of 1 Foot Reserves and Dedication as a Public Highway**

**Report Number:** EDM 25-037

Department: Economic Development Department

Submitted by: Cephas Panschow, Development Commissioner

Meeting Type: Council Meeting

Meeting Date: Monday, December 8, 2025

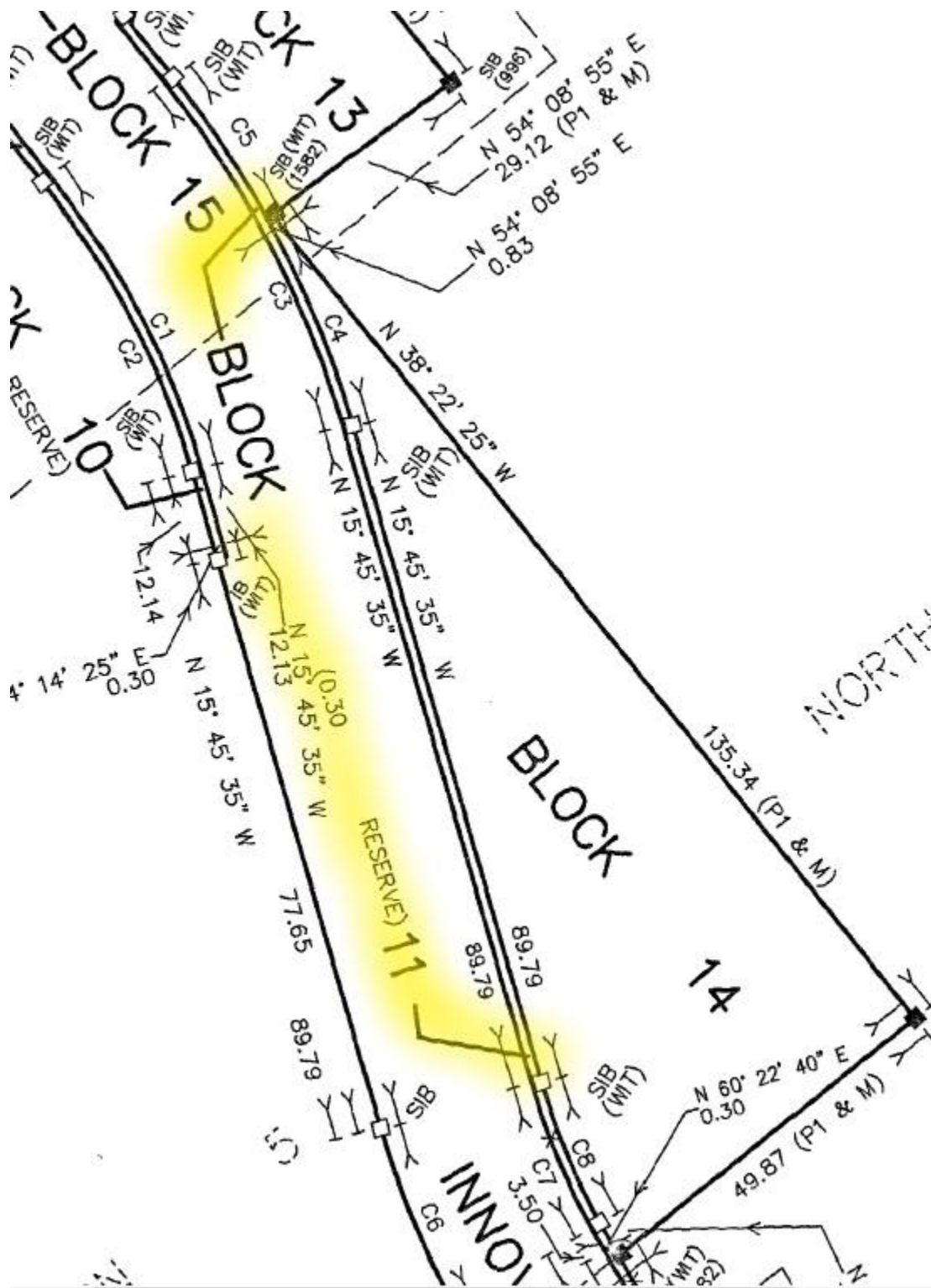
**RECOMMENDATION**

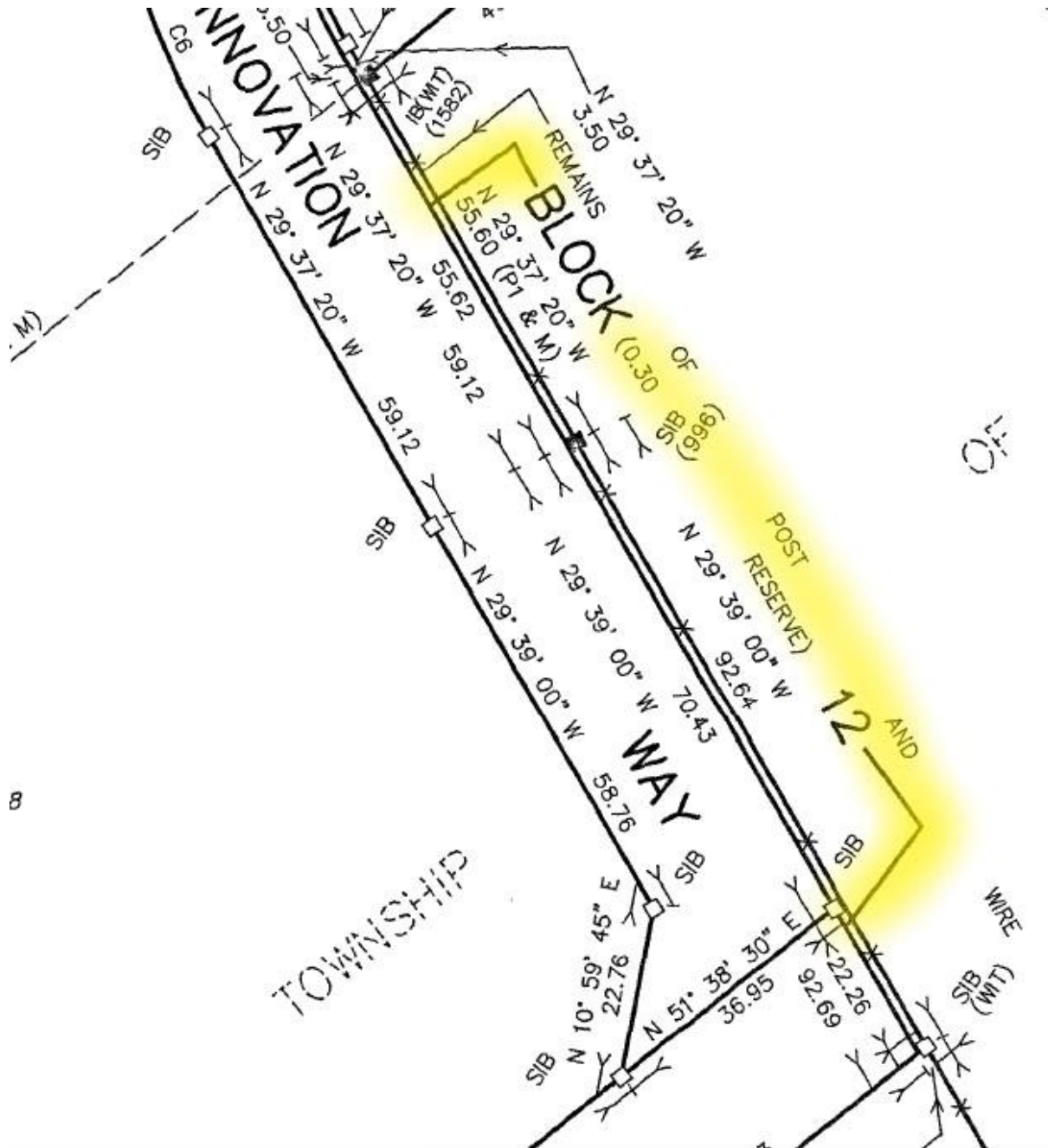
- A. THAT report EDM 25-037 titled “VIP Plan of Subdivision – Lifting of 1 Foot Reserve and Dedication as a Public Highway” be received; and,
- B. THAT the 1 Foot Reserves described as Blocks 11 and 12, Plan 41M-381, be lifted; and,
- C. THAT a Bylaw be brought forward to dedicate Blocks 11 and 12, Plan 41M-381, as a public highway; and,
- D. THAT the Mayor and Clerk be authorized to execute any documents required to effect the lifting of the reserve and subsequent dedication as a public highway.

**BACKGROUND**

The Town of Tillsonburg placed two 1-foot reserves described as Blocks 11 and 12, Plan 41M-381, along the east side of Innovation Way for the purpose of restricting access from the industrial lands located east of the road and formerly owned by Redling Farms Ltd. Since the Town acquired these lands from Redling Farms Lands in April 2024, the 1-foot reserves are no longer required. Further, having the 1-foot reserves in place will restrict future buyers of these industrial lands from accessing these lands for their development purposes. Approval is being sought to lift the 1-foot reserves and dedicate these parcels of land as a public highway.

Figure 1 – 1 Foot Reserves (Blocks 11 and 12)





**DISCUSSION**

Duncan, Linton LLP has indicated that lifting of the 1-foot reserve and the dedication of these lands is required to facilitate the sale and development of the lands along the east side of Innovation Way.

Since the purpose of the 1-foot reserves was to restrict unauthorized access to Innovation Way when the lands were not owned by the Town, there is no reason to keep them in place now that the Town has acquired these lands. Further, not removing

them will restrict the ability of purchasers from accessing their lands. Hence, the Development Commissioner is seeking Council approval to lift the 1-foot reserves and dedicate these lands as a public highway to support the sale and development of these lands.

### **CONSULTATION**

The Town's solicitor (Duncan, Linton LLP) is requesting these actions to enable the sale of lands to purchasers of industrial lands along Innovation Way.

### **FINANCIAL IMPACT/FUNDING SOURCE**

The costs of lifting the 1-foot reserves and dedicating these land as a public highway will be covered through the Economic Development & Marketing budget.

### **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** – Ensure adequate supply of “shovel ready” land for business attraction and expansion.

**Priority Project** – *Ongoing Projects* - Marketing and build out of Van Norman Innovation Park and Increase diversity in manufacturing and other key sectors

**ATTACHMENTS** – N/A