

To: Mayor and Members of Tillsonburg Council

From: Amy Hartley, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 25-20-7 and ZN 7-25-16 – 2455892 Ontario Inc.

REPORT HIGHLIGHTS

- The subject lands are proposed to be developed to accommodate the 24-unit stacked townhouse development. The applicant is requesting to amend the Official Plan designation to 'Medium Density Residential' to permit the proposed development.
- The zone change application proposes to rezone the subject lands from 'Low Density Residential Type 1 (R1)' to 'Special Medium Density Residential (RM-sp)' to permit 24 stacked townhouse units with a number of site-specific provisions to facilitate the development.
- Planning staff support the applications as they are generally consistent with the PPS direction and Official Plan policies respecting residential intensification, infill within established neighbourhoods, increased supply, and diversity of dwelling types and locational criteria respecting the designation of new medium density residential areas.

DISCUSSION

BACKGROUND

OWNERS: 2455892 Ontario Ltd. (c/o Abe Hiebert)
P.O. Box 174, Tillsonburg, ON N4G 4H5

AGENT: Zelinka Priamo Ltd. (c/o Caden McAllister)
318 Wellington Road, London, ON N6C 4P4

LOCATION:

The subject land is described as Part of Lot 5, RCP 1646, Part of Lot 52, Registered Plan 41M-88, Part Lot 6, Concession 12 (Dereham), municipally known as 155 Wilson Avenue. The lands front on the north side of Wilson Avenue and south side of Concession St W in the Town of Tillsonburg.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Residential'
Schedule "T-2"	Town of Tillsonburg Residential Density Plan	'Low Density Residential'

Proposed:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	'Residential'
Schedule "T-2"	Town of Tillsonburg Residential Density Plan	'Medium Residential Density'

TOWN OF TILLSONBURG ZONING BY-LAW 3295:

Existing Zoning:	'Low Density Residential Type 1 Zone (R1)'
Proposed Zoning:	'Special Medium Density Residential Zone (RM-sp)'

HISTORY OF THE SUBJECT LANDS

For Council's information, a number of planning applications have been previously submitted for the subject property. The following is a brief overview of the application history:

December 1985

Applications for Official Plan Amendment (10-65), Consent (B-163/85) and Zone Change (ZON 7-111) were submitted for the subject property and adjacent property to the west located at 65 Concession St W (at that time still joined as one property) to allow for the construction of a three storey, 23 unit apartment building on a 0.6 ha (1.49 ac) lot, with access onto Wilson Street. The applications for Official Plan Amendment, to designate the property 'Medium Density Residential', and Zone Change, from '(R1)' to '(R3)', were considered by Town Council on February 11th, 1986 and Oxford County Planning Committee on February 20, 1986. The application for zone change was denied by Town Council and, although recommended for approval by the County Planning Department and County Planning Committee, the Official Plan Amendment was denied by County Council at their meeting of February 26, 1986. The associated consent application was subsequently withdrawn by the owner.

August 1986

An application for consent (B-62/86) was considered by the Oxford County Land Division Committee for the subject property & adjacent property at 65 Concession St West at their meeting of August 21, 1986. The application proposed to sever a 0.76 ha (1.88 ac) property, containing no buildings or structures and retain a vacant 0.25 ha (0.62 ac) property, containing an existing dwelling (immediate lot to the west of the subject lands). The application was granted by the committee and the parcel was subsequently created.

August 1991

Two applications for consent (B-3/90 & B-20/90) were considered by the Oxford County Land Division Committee for the subject property at their meeting of August 15, 1991. The owners proposed to create two 710.7 m² (7,650.2 ft²) vacant residential lots fronting on Wilson Avenue and retain an approximately 0.6 ha (1.5 ac) lot containing no buildings or structures. The Oxford County Land Division approved application B-3/90 (westerly lot) and denied B-20/90 (easterly lot) stating that it was premature and might jeopardize future development of the lot to be retained. The applicant did not fulfil the required conditions of approval within the one year time frame and the approval lapsed.

April 1993

An application for consent (B-13/93) was considered by the County Land Division Committee at their meeting of April 7, 1993. Similar to the previously lapsed application B-3/90, this application proposed to sever a 696.8 m² (7,500.5 ft²) vacant residential lot fronting on Wilson Street and retain a 0.67 ha (1.67 ac) lot containing no buildings or structures (subject lands of the current application). The application was granted and the lot was subsequently created and a single detached dwelling constructed in 1999 (163 Wilson Street).

November 2002

A zone change application was submitted seeking to rezone the subject lands & adjacent parcel to the east at 65 Concession St W from 'R1' to 'R3-sp' to permit the development of a residential condominium consisting of 16 one storey cluster dwellings. Town Council considered the application on November 25, 2002 and deferred the application to allow the owner to submit a formal site plan application to address traffic, slope stability, servicing and site design issues. A formal site plan application was never submitted.

October 2013

In August 2013 four severance applications (B13-22-25-7) were submitted to create two vacant residential lots on the north side of Wilson Avenue, and to permit a lot addition to provide additional area for access to a vacant residential parcel (current subject property). The consent applications were approved by the Oxford County Land Division Committee on October 3, 2013. The owner satisfied the conditions of consent and the lots and lot additions were finalized.

August 2014

In August 2014 a zone change application (ZN 7-14-10) was submitted by the owner of the property to rezone the current subject property from 'R1' to 'R3-sp' to permit the development of 12 condominium townhouses, fronting on a private street. The application was circulated for comments, however a detailed site plan was not provided to determine zoning compliance and the file was closed in 2015 after the required information was not provided. The application did not proceed to a public meeting and was closed.

April 2019

In April 2019 a zone change application (ZN 7-19-06) was submitted by the owner of the property to rezone the subject lands from 'R1' to 'R3-sp' to permit the construction of 2 two-storey multiple unit dwellings, consisting of 28 apartment units.

The application was considered by Council in May of 2019 and the application was denied and no appeal was received.

PROPOSAL:

The current applications for Official Plan Amendment and Zone Change propose to redesignate the lands from Low Density Residential to Medium Density Residential, and to rezone the lands from 'Low Density Residential Type 1 (R1)' to 'Special Medium Density Residential (R3-sp) with site-specific provisions. The site-specific provisions that have been requested are as follows:

- Recognize the existing lot frontage of 10 m on Wilson Avenue;
- Provide for a minimum westerly interior side yard width of 3.3 m in lieu of the required 4.5 m.

The initial application included a request for parking relief. However, the current zoning standards of 1.25 spaces per dwelling unit for a multiple unit dwelling were recently amended and not reflected in the application that was received.

The proposed development will consist of 24 residential units contained within a 3.5 storey stacked townhouse development. The proposal will have access from the site onto Wilson Avenue via a 6.7 m (21.9 ft) wide driveway.

Surrounding land uses are predominantly low density residential consisting of single-detached dwellings, Westmount Park is located to the southwest, Tillsonburg Memorial Hospital is located to the east, Glendale Secondary School and Participark located to the north of the subject lands.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2025.

Plate 3, Applicant's Sketch, identifies the conceptual site plan of the development as provided by the applicant.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, "shall be consistent with" all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.2 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning

and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.2.1- Housing provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

OFFICIAL PLAN

Section 2.1.1 of the Official Plan provides that growth and development will be focused in settlement areas and their vitality and regeneration will be promoted. Development will be directed to settlements with centralized wastewater and water supply facilities to minimize risks of contamination to air, land, surface water and groundwater, to preserve agricultural land and to reduce the cost of public service facilities and infrastructure. Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities, support active transportation and minimize negative impacts to air quality and climate change and promote energy efficiency.

Intensification will be promoted in appropriate locations within settlements, particularly those served by centralized wastewater and water supply facilities and all forms of housing required to meet the social, health and well-being needs of current and future residents will be permitted and facilitated in appropriate locations throughout the County.

Section 8.2.2.2 – Tenure and Mix, provides that it is an objective of the Official Plan to provide a range of tenure forms throughout the Town, consistent with the demand, and to maintain an appropriate supply of affordable rental and ownership housing in the Town, while recognizing that housing needs to be suitably maintained and adequate for habitation. Town Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and cooperative, throughout the Town. Such encouragement will include the provisions of opportunities for the development of a variety of housing forms and by permitting sensitive infilling and accessory apartments in built-up areas.

The subject lands are designated ‘Low Density Residential’, according to the Town of Tillsonburg Land Use Plan. The subject application proposes to redesignate the lands to facilitate medium density residential development.

Areas designated for Low Density Residential use are generally intended to provide a variety of low-rise, low-density housing forms including executive and smaller single detached dwellings, semi-detached and duplex dwellings, additional residential units and converted dwellings, street fronting townhouses and low rise apartments. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The maximum net residential density for an individual development in the Low Density Residential District is 30 units per hectare (12 units per acre) and no building shall exceed three storeys in height at street elevation.

Areas designated for Medium Density Residential uses are primarily developed or planned for low profile municipal unit development that exceed densities established for Low Density Residential Districts. These districts are intended to include townhouses, converted dwellings and apartment buildings. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a medium overall density of use.

The maximum net residential density in the Medium Density Residential Districts is 62 units per hectare (25 units per acre) and no building shall exceed four storeys in height at street elevation. The proposed development, at 24 units, would have a net residential density of 41 units per hectare (17 units per acre).

Any further Medium Density Residential designations [beyond those currently in the Official Plan] will be consistent with the following location criteria:

- sites which abut arterial or collector roads or sites situated in a manner which prevents traffic movements from the site from flowing through any adjoining Low Density Residential Districts;
- sites which are close to community supportive facilities such as schools; shopping plazas, institutional, recreational and open space areas;
- sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

In addition to the requirement for compliance to the locational policies; when considering proposals to designate lands for medium density residential development, Town Council and County Council will be guided by the following:

- the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on the public road system and surrounding properties relative to pedestrian and vehicular safety is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is available or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- the availability of, and proximity to, existing or proposed services and amenities such as day care, schools, leisure facilities, shopping and parks to serve the new development;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

ZONING BY-LAW

The subject property is currently zoned 'Low Density Residential Type 1 Zone (R1)', according to the Town of Tillsonburg Zoning By-law. The R1 zone permits a single detached dwelling, ARU and accessory uses thereto.

The applicant is proposing to rezone the subject property to 'Special Medium Density Zone (RM-sp)' to facilitate the construction of a 3.5 storey stacked townhouse building, consisting of 24 units.

The proposal requires the relief detailed below:

- Recognize the existing lot frontage of 10 m (32.8 ft) on Wilson Avenue; and
- Reduce the required interior side yard width from 4.5 m (14.7 ft) to 3.3 m (10.8 ft).

Staff have identified that additional relief is required from Table 9.2 – RM Zone provisions to permit more than 8 dwelling units per building. It is noted that stacked townhouse buildings were not considered when the zoning provisions for multiple unit dwellings were drafted. A stacked townhouse development meets the definition of a multiple dwelling unit, however, more than eight dwelling units can be accommodated while meeting all other zoning provisions within the RM Zone.

The purpose of the minimum lot frontage provisions is to ensure that the subject lands have sufficient frontage on an open and maintained public street to provide adequate driveway widths and emergency access. In this instance, notwithstanding the 75 m of frontage that the subject lands appears to have on Concession Street West, there is a 0.3 m reserve (Part 3 of 41R-3452) that precludes direct access to Concession Street West. The purpose of the 0.3 m reserve is to restrict access due to poor sightlines.

The application submitted and the circulation of the application included a requested relief for the parking ratio. However, as of June 2025, Council approved an amendment to the Zoning By-law which reduced the parking ratio for multiple unit dwellings to 1.25. The requested relief submitted as part of the application is no longer required.

AGENCY COMMENTS

Town of Tillsonburg Engineering Department indicated no objections to the application but added that detailed stormwater design and calculations will need to be submitted at the time of Site Plan review.

Tillsonburg Hydro noted that a request for new electrical service will need to be requested through their office.

Long Point Region Conservation Authority (LPRCA) indicated that the slope stability assessment is satisfactory, and the building envelope and parking lot are sufficiently setback from surrounding natural hazards. A permit is required from LPRCA prior to any development within a regulated area.

County of Oxford Public Works noted the following with respect to servicing:

The Applicant should be aware that water servicing capacity within the Town of Tillsonburg is limited. At the time of this Official Plan amendment application there is sufficient water servicing capacity available for the proposed development and, with the approval of this development, the capacity within the Tillsonburg drinking water system would be fully allocated. Further, the applicant should be aware that the approval of this Official Plan Amendment does not constitute or imply the reservation or allocation of water servicing capacity. The commitment of water capacity for the proposed development will not be evaluated and confirmed until the time of Site Plan Application, in accordance with the County's Water and Wastewater Capacity Allocation Policy.

Southwestern Public Health provided comments relating to the Built Environment and Healthy Public Policy and are attached to the report hereto.

Canada Post indicated that the proposed development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. The owner will be responsible for installing a mail panel and provide access to Canda Post.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on January 20, 2026, and notice of public meeting was issued on April 13, 2026, in accordance with the requirements of the Planning Act. As of the date of writing this report, a number of comments have been received from the public and have been appended to this report.

A summary of the comments is below:

- Whether the driveway will provide for adequate access for fire and emergency vehicles;
- Access to fire hydrants in the nearby area;
- Compatibility with the surrounding low density neighbourhood;
- Reducing the interior side yard is not appropriate and reduces privacy;
- Parking overflow onto Wilson Avenue;
- Restricting parking on Wilson Avenue within the area near the proposed development;
- Concerns relating to yard maintenance, garbage storage and collection, safety of children;
- Privacy of the existing dwellings and yards;
- Number of parking spaces being proposed;
- Traffic concerns on Wilson Avenue;
- Effects on nearby parks and green space;
- Impacts on ownership of surrounding lands;
- Development is too large for the area;
- Strain on municipal infrastructure;
- Noise and pollution concerns;
- Destruction of natural habitats and risk to wildlife; and
- Impact to property values.

Additionally, the owner's agent held a public open house on November 5, 2025 prior to the submission of the applications to receive feedback.

Planning Analysis

Applications have been received to amend the Official Plan and the Town's Zoning By-law to facilitate the construction of a 3.5 storey stacked townhouse dwelling units containing 24 units. The applicant proposes to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to permit increased residential density on the site.

Supporting Studies

Traffic Impact Study

A Traffic Impact Study (TIS), prepared by RC Spencer Associates Inc., was submitted in support of the applications. The TIS concluded that the proposed development will have a nominal impact on Wilson Avenue with approximately one additional vehicle every five to six minutes during the AM and PM peak hours. The generated trips from the site would result in approximately 10 trips during AM peak hour, and 12 trips during PM peak hour.

The TIS assessed the sightlines of the entrance to the development as well and noted that the sightlines for egress are clear for good decision-making. The sightlines were assessed in accordance with the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (2017) and site visits to determine the engineer's opinion that there is sufficient sight distance for safe egress from the proposed site access.

Functional Servicing Report

A Functional Servicing Report and Stormwater Management Report was completed by GRIT Engineering. It was found that the proposed residential development can be serviced by the existing and proposed on site infrastructure. The Stormwater Management infrastructure will be constructed in accordance with the Town's Development Guidelines and Design Criteria, and appropriate erosion and sediment controls will be in place until construction is completed and the vegetation has stabilized with mature growth.

Slope Stability Assessment

A Slope Stability Assessment was required by LPRCA to be submitted due to the rear of the property containing a natural erosion hazard. The Slope Stability Assessment was prepared by EXP Services Inc.. The Assessment identified where the top of the slope and extent of the erosion hazard is located as well as determined the geotechnical viability of the construction. The Assessment determined where the building could be located so as to avoid the slope and erosion hazard as well as engineering requirements for the footings needed to support the proposed building.

Provincial Planning Statement (PPS) 2024

Planning staff are of the opinion that the subject proposal is consistent with the policies of the PPS as the development is considered to be an efficient use of land and municipal services within a fully serviced settlement area. The proposal will increase the housing supply to help address the full range of housing needs and will assist the Town with providing and building homes that respond to changing market needs and local demand, to support a diverse and growing population and workforce in the Town and broader region. The development is also consistent with Sections 2.1.4, and 2.2.1 of the PPS as it will permit and facilitate housing options required to meet the social, health, economic and well-being requirements for current and future residents, facilitate residential intensification, represents the development and introduction of new housing options within previously developed areas and redevelopment, which results in a net increase in residential units.

Official Plan

With respect to the proposed Official Plan amendment to provide increased residential density on the site, it is the opinion of Planning staff that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been satisfactorily addressed and are assessed below.

The Official Plan recognizes the importance of increasing the supply of housing through residential intensification. As noted, the proposed development will have a net residential density of 41 units per hectare (17 units per acre) which is appropriate for the Medium Density Residential designation which permits 62 units per hectare (25 units per acre). Additionally, the Medium Density Residential designation does not allow building more than four stories in height at street elevation, the proposed building at 3.5 stories meets this criterion.

The size of the subject site is adequate and of a sufficient size to accommodate the proposed medium density development. The subject lands are a total of 0.6 ha (1.47 ac) in size, are generally flat on the southern portion of the site and contain a significant slope at the northern portion of the site. The subject lands are in close proximity to existing residential development, Participark and Westmount Park, a TGO Transit stop is located at the Salvation Army Church on

Concession Street (approximate 7 minute walk) as well as being in proximity to the Central Area (20 minute walk) which would provide access to commercial shopping, recreation, and community facilities.

The design of the subject proposal has taken into consideration the surrounding low density neighbourhood to mitigate impacts. The design the site has positioned the building as far away from existing housing as possible, is buffered from the low density uses by the parking lot, fencing is proposed around the perimeter of the site with appropriate landscaping and tree plantings. As such, staff are satisfied that the proposed developable lands provide an adequate building envelope while respecting the slope hazards on the subject lands, transitioning to surrounding existing low-density development, and provide adequate access to amenities in the surrounding area.

While the subject lands do not provide direct access to an arterial road, Concession Street, an arterial road on the Transportation Network Plan (Schedule T-4), is within 270 m of the subject lands. As noted, the Traffic Impact Study assessed the proposed development traffic conditions and a nominal impact is anticipated on Wilson Street, no off-site roadway improvements were recommended, the required off-street parking can be accommodated, and the location of the site access from Wilson Avenue being a collector road on the Transportation Network Plan, is appropriate, and expected to accommodate the nominal generation of traffic on the neighbourhood roadway.

Town of Tillsonburg Zoning By-law

With respect to the proposed zoning amendment, the request to recognize the existing frontage of 10 m (32.8 ft) on Wilson Avenue will formalize the existing frontage for the site and recognize it through zoning provisions so that a building permit can be issued. The lands also would appear to have approximately 75 m (246 ft) of frontage on Concession Street West, however there is a 0.3 m reserve that is owned by the Town of Tillsonburg that restricts access to Concession Street West due to the topography of the site and the grade and poor sightlines of Concession Street. The frontage of 10 m (32.8 ft) is anticipated to be wide enough to accommodate the required 7.3 m (24 ft) aisle width for driveway access and be of a sufficient width to accommodate fire and emergency vehicles.

In the 'Medium Density Residential Zone (RM)' the required interior side yard width is 4.5 m (14.8 ft). The applicant is proposing an interior side yard width of 3.3 m (10.8 ft) on the westerly property line. The intent of the interior side yard width provisions is to ensure there is adequate space for access for maintenance purposes around the building as well as sufficient space for drainage between properties, as well as privacy between properties where a taller building is proposed. At 3.3 m (10.8 ft) staff are satisfied that there is sufficient space between the proposed building and the neighbour property line to provide for maintenance access and accommodate on-site drainage. Additionally, based on the architectural renderings provided by the applicant windows are only proposed on the lower and first floors of the proposed building which will mitigate privacy concerns as a result of the reduced interior side yard.

It is noted that the RM Zone permits 8 dwelling units per building for a multiple unit dwelling. When the Zoning By-law was initially drafted, stacked townhouse development were not considered as a type of building form. Based on the definition of multiple unit dwelling, a stacked townhouse development meets this definition, however, majority of the proposals have more than 8 dwelling units per building. As such, staff are recommending relief of this provision to facilitate the proposed development containing 24 dwelling units.

Conclusion

This office is of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally conforms with the relevant policies of the Official Plan, and the proposed zoning by-law amendment is appropriate and can be given favourable consideration.

RECOMMENDATIONS

That the Council of the Town of Tillsonburg advise County Council that the Town supports the application to amend the Official Plan (File No. OP 25-20-7), submitted by the 2455892 Ontario Inc., for lands legally described as Part of Lot 5, RCP 1646, Part of Lot 52, Plan 41M-88, and Part of Lot 6, Concession 12 (Dereham), in the Town of Tillsonburg to redesignate the lands to Medium Density Residential to facilitate the development of a 3.5 storey, 24 unit stacked townhouse building on the subject lands;

That the Council of the Town of Tillsonburg approve in principle the zone change application (File No. ZN 7-25-16) submitted by the 2455892 Ontario Inc., for lands legally described as Part of Lot 5, RCP 1646, Part of Lot 52, Plan 41M-88, and Part of Lot 6, Concession 12 (Dereham), in the Town of Tillsonburg, to rezone the lands to 'Special Medium Density Residential Zone (RM-sp)' to facilitate a 3.5 storey 24 unit stacked townhouse building with site-specific provisions.

SIGNATURES

Authored by:

Original signed by

Amy Hartley
Development Planner

Approved for submission: *Original signed by*

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