

To: Chair and Members of Oxford County Land Division Committee

From: Amy Hartley, Development Planner, Community Planning

Applications for Consent and Minor Variance B25-58-7; A25-14-7 and B25-59-7; A25-17-7 - Tririse Inc.

REPORT HIGHLIGHTS

- The purpose of the applications for consent is to facilitate two lot additions to readjust the property lines for the future development of a multiple unit dwelling on each lot.
- The associated minor variance applications request reductions to the required lot frontages for all the lots, as well as a reduction to the required lot area for the lot to be adjusted via application B25-59-7.
- Planning staff are recommending that the applications be approved, subject to conditions, as they are consistent with the policies of the Provincial Planning Statement (PPS) and maintain the intent and purpose of the Official Plan respecting the Entrepreneurial District in the Town of Tillsonburg.

DISCUSSION

Background

OWNER: Tririse Inc. (c/o George Hiebert)
1019 Norfolk County Road 21, Courtland, ON N0J 1E0

AGENT: Zelinka Priamo (c/o Matt Campbell)
318 Wellington Road, London, ON N6C 4P4

LOCATION:

The subject lands are described as Lots 1196 and 1197, and Part of Lot 1199, Plan 500, in the Town of Tillsonburg. The subject lands are located on the west side of Queen Street, lying between Durham Street and Elgin Street and are municipally known as 25, 29/31 and 35 Queen Street.

OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Large Urban Centre
Schedule "T-1"	Town of Tillsonburg Land Use Plan	Entrepreneurial District
Schedule "C-1"	County of Oxford Environmental Features Plan	Significant Valleylands
Schedule "C-2"	County of Oxford Development Constraints Plan	Erosion Hazard

TOWN OF TILLSONBURG ZONING BY-LAW 3295:

Existing Zoning: 'Entrepreneurial Zone (EC)'

SERVICES:

Lots to be Severed, Retained and Enlarged – municipal water and municipal sanitary sewer

ROAD ACCESS:

Lots to be Severed, Retained and Enlarged – paved municipal road (Queen Street)

PROPOSAL (RESULTING LOT DIMENSIONS):

	<u>35 Queen</u>	<u>29/31 Queen</u>	<u>25 Queen</u>
Area	698.12 m ² (7,514.5 ft ²)	704.28 m ² (7,580.8 ft ²)	702.94 m ² (7,566.3 ft ²)
Frontage	17.49 m (57.3 ft)	17.52 m (57.4 ft)	17.47 m (57.3 ft)
Depth	40.2 m (132.2 ft)	40.2 m (132.2 ft)	40.2 m (132.2 ft)

REQUESTED MINOR VARIANCES FROM TABLE 12.2B:

	<u>Lot Area per dwelling unit</u>	<u>Total lot area required for 4 units</u>	<u>Lot Frontage</u>
Required	175 m ² (1,883.7 ft ²)	700 m ² (7,534.7 ft ²)	20 m (65.6 ft)
35 Queen Street	174.5 m ² (1,878.3 ft ²)	698 m ² (7,513.2 ft ²)	17.49 m (57.3 ft)
29/31 Queen Street	N/A	N/A	17.52 m (57.4 ft)
25 Queen Street	N/A	N/A	17.47 m (57.3 ft)

The purpose of the applications for consent is to facilitate two lot additions to adjust the property lines of each property to facilitate the development of a multiple unit dwelling on each of the three properties subject to this application, being 25 Queen Street, 29/31 Queen Street and 35 Queen Street.

The lot to be severed via application B25-58-7 will be approximately 106.8 m² (1,149.5 ft²) in size and is proposed to be added to the lands to the immediate south. The lot to be severed via application B25-59-7 will be approximately 212.8 m² (2,290.5 ft²) in size and is proposed to be added to the lands to the immediate south.

Minor variances have been requested as noted above to facilitate the creation of the lots to facilitate the construction a multiple unit dwelling on each property consisting of four units.

Each lot currently contains a single detached dwelling that are proposed to be removed and replaced by a multiple unit dwelling containing four units.

Surrounding land uses include low density forms of housing to the east, the Tillsonburg Customer Service Centre and the Tillsonburg Mall to the west, an apartment building is located to the north and other commercial uses located to the south. Mapping available to the County Planning Department identifies the subject lands as being located within the Long Point Region Conservation Authority's Regulation Limit, however discussion with this agency has indicated that these lands are not subject to their Regulations.

Plate 1A (B25-58-7), Location Map with Existing Zoning, shows the location of the lot to be severed, lot to be retained, and lot to be enlarged.

Plate 1B (B25-59-7), Location Map with Existing Zoning, shows the location of the lot to be severed, lot to be retained, and lot to be enlarged.

Plate 2A (B25-58-7), 2020 Aerial Map, provides an aerial view of the subject lands and surrounding area.

Plate 2B (B25-59-7), 2020 Aerial Map, provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the lands to be severed, the lands to be retained, and the lands to be added to the property to the south of the subject lands, as provided by the applicant for all applications.

Plate 4, Concept Plan, illustrates the proposed concept plan to be facilitated by the proposed lot additions.

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.

According to Section 2.1.4, to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approve or registered plans.

Further, according to Section 2.1.6, planning authorities should support the achievement of complete communities by:

- accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2 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 (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; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 2.3.1.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing and planned infrastructure and public service facilities. Further, 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 prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 5.2.2 of the PPS requires that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards.

Official Plan

The subject lands are located within the 'Entrepreneurial District' designation according to the Town of Tillsonburg Land Use Plan, as contained in the Official Plan. Lands designated as Entrepreneurial District are part of the Central Area and are those lands intended to allow for the conversion of residences for offices, business, health care and personal services, cottage industries and similar types of uses while continuing to permit residential uses. The policies in Section 8.3.2.2.3, Residential Function, establish that an objective of Entrepreneurial Districts is to increase the residential population living within and in the vicinity of the Central Area.

Specific policies regarding Entrepreneurial Districts are set out in Section 8.3.2.3.2. Specifically, these areas are intended for a range of commercial and business development opportunities through the conversion of existing residential dwellings and new development or redevelopment. Within the Entrepreneurial District the continuation of residential uses is also anticipated. It is intended that development in this District will result in a mixture of land uses.

Permitted uses in existing buildings within the Entrepreneurial District designation may include but will not be limited to the following:

- residential uses including single detached dwellings, semi-detached dwellings, converted dwellings, and bed and breakfast establishments;
- rooming, boarding and lodging houses, converted dwellings and special needs housing in accordance with the policies of Section 8.2.2.4;
- commercial uses including office conversions, personal services, business supply and services, repair and service shops for, as an example small appliances, clinics, studios and galleries, and commercial schools;
- small-scale business uses including home based businesses and associated retail, limited distribution and assembly uses, and computer and electronic data processing uses;
- minor institutional uses as provided for in Section 8.5.3, and,
- residential units in association with a commercial, institutional or business use are also permitted.

It is also the intent that such uses be located in the existing buildings of the Entrepreneurial District in order to preserve and maintain many of the large single family dwellings of an earlier era in this area through renovation and recycling of buildings. The Zoning By-law may restrict the range of uses on a particular site.

Section 8.3.2.3.2.2- Policies For Redevelopment and New Development of Vacant Land provides review criteria for development proposals on vacant land within the Entrepreneurial District. Review criteria include:

- Low and medium density residential development shall be in accordance with the policies of Sections 8.2.4 and 8.2.5. Notwithstanding the provisions of Section 8.2.5, new Medium Density Residential development may be located throughout the Entrepreneurial District on a site specific basis subject to any restriction as outlined within the 'Special Development Policies';
- Appropriate buffering measures shall be incorporated into the development to minimize potential incompatibilities with adjacent residential uses;
- Existing municipal services and community facilities shall be adequate to accommodate the development;
- New development in the Entrepreneurial District designation will comply with the Environmental Resource Protection policies and the Environmental Constraint policies of Section 3.2;

- Adequate off-street parking shall be provided;
- Within the Entrepreneurial District, site plan control will be applied to the conversion of existing buildings, redevelopment and new development to ensure compatibility with adjacent residential uses.

Section 8.2.4.1 defines infill housing as "...the placement of new residential development into established built-up areas on vacant or underutilized sites" (e.g. the creation of new residential lots). These policies state that to efficiently utilize designated residential land and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Areas.

The proposed severance will result in three equally sized infill residential lots with frontage on Queen Street. Consistent with Section 8.4.2.1.1 in the Official Plan, the proposed severance is a form of Street Oriented Infill, which directs that the introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that street oriented infill projects are sensitive to the continuity of the existing residential streetscape, Town Council and the County Land Division Committee will ensure that the proposal is consistent with street frontage, setbacks and spacing of existing development within a two-block area on the same street.

Section 8.2.4.1.4 of the Official Plan sets out the following criteria for all infill proposals:

- the location of vehicular access points, the likely impact of traffic generated by the proposal on Town streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- existing municipal services and public facilities will be adequate to accommodate the proposed infill project;
- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the effect of the proposed development on environmental resources and the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2.;
- consideration of the potential effect of the development on natural and heritage resources and their settings;
- compliance of the proposed development with the provisions of the Zoning By-Law of the Town and other municipal by-laws.

Section 8.2.5 states that Medium Density Residential areas are to be primarily developed or planned for low to medium profile multiple unit development that exceeds densities established for Low Density areas. Within these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a medium overall density of use.

In accordance with Section 10.3.4 of the Official Plan, consent to sever for the purposes of a lot addition will be evaluated on the basis of the following criteria:

- That the lots to be created would conform to the policies of the Official Plan and the provisions of the Zoning By-law;
- That the granting of the consent will not prejudice the future lot creation potential of the adjacent area; and

- Access to the proposed lot(s) would not create traffic problems or hazards, as identified by the authority having jurisdiction over the road.
- That the lots will have adequate water supplies and sewage services consistent with the Province, and Oxford County Board of Health.

Zoning By-law

The subject lands are zoned 'Entrepreneurial Zone (EC)' in the Town's Zoning By-law. Permitted residential uses in the 'EC' zone include an additional residential unit, an apartment dwelling, a bed and breakfast establishment with up to 5 guest rooms, a boarding or lodging house, a converted dwelling, a duplex dwelling, a dwelling unit accessory to a permitted non-residential use, a group home, a home occupation, a multiple unit dwelling, a nursing home, a semi-detached dwelling, a single detached dwelling and a street fronting townhouse dwelling.

The following non-residential uses are permitted: a business or professional office, a business service establishment, a commercial school, a computer and electronic data processing business, a daycare centre, a government administrative office, a home based business, an assembly/packaging/storage/distribution business, a medical centre, a nursing home, a parking lot, a personal service establishment, a place of worship, a public use, a service shop and a studio.

For multiple unit dwellings, the provisions of the 'EC' zone require a minimum lot area per dwelling unit of 175 m² (1,883.6 ft²) for a total lot area of 700 m² (7,534.7 ft²) for the proposed 4 unit dwellings. The required lot frontage is 20 m (65.6 ft) and there is no required lot depth provision. Additionally, 1.25 parking spaces per dwelling unit are required for a multiple unit dwellings. Each property in this instance is required to have six (6) parking spaces, one being an accessible space.

As noted above, the applicant is requesting relief from Section 12.2 (Table 12.2B) to permit the following variances:

	<u>Lot Area per dwelling unit</u>	<u>Lot Frontage</u>
Required	175 m ² (1,883.7 ft ²)	20 m (65.6 ft)
35 Queen Street	174.5 m ² (1,878.3 ft ²)	17.49 m (57.3 ft)
29/31 Queen Street	N/A	17.52 m (57.4 ft)
25 Queen Street	N/A	17.47 m (57.3 ft)

Agency Comments

The Oxford County Public Works Department commented that if the application is approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water and sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

The Town of Tillsonburg Development Commissioner indicated that the Town's Customer Service Centre is currently undergoing review for future renovations or expansions to facilitate more staff within one building. The Town currently owns the PUC Alley abutting the subject lands. The Town has requested a 1 foot reserve along the rear property of the subject lands abutting the PUC Alley to accommodate a future expansion to the Customer Service Centre if needed.

The Town of Tillsonburg Chief Building Official noted that the proposed concept plan does not comply with the Zoning By-law regarding interior side yard setbacks, future variances may be required. The applicant must ensure compliance with respect to spatial separation and limiting distance. Additionally, this agency requested conditions to confirm servicing capacity, and the provision of a storm sewer outlet.

The Town of Tillsonburg Engineering Department requested conditions relating to the installation of services and drainage facilities, submission of a lot grading and site servicing plan, and to provide cash-in-lieu of parkland.

Public Consultation

Notice of the applications for consent and minor variance was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act on November 20, 2025. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The purpose of the Applications for Consent and Minor Variance is to facilitate two lot additions for the future development of a multiple unit dwellings containing four units on each lot. The two lot additions proposed will result in three lots of equal size, with a one-storey, four unit dwelling proposed on each lot.

Planning staff have reviewed the proposal under the policy direction of the PPS and the Official Plan and are of the opinion that the proposal is consistent with the policies of the PPS respecting intensification and development within settlement areas. Further, adequate municipal sewage and water services are available to service the proposed severed lots, which supports the servicing policies of the PPS. A grading and drainage plan will be reviewed prior to the issuance of a building permit to ensure that stormwater run-off is adequately controlled and will not negatively affect adjacent properties.

While the intent of the application is to grant a residential lot addition, it is the opinion of staff that the proposed consent complies with the relevant Official Plan policies with respect to the policies for Medium Density Residential development and the creation of street-oriented infill lots for the proposed multiple dwelling units. The proposed lot additions and multiple unit development is appropriate within the Entrepreneurial Designation and facilitates Medium Density Residential development as per Section 8.2.5.

With regard to the street-oriented infill policies of the Official Plan, the subject lands are located in an area characterized by low and medium density residential development. In this case, the proposal appears to be compatible with the setbacks, lot area and spacing of the existing residential development in the immediate area, which offers a variety of lot sizes and configurations which support single detached dwelling units, duplex and multiple unit dwellings.

Aside from the requested minor variances, staff are satisfied that no deficiencies are being created through the lot addition and that both the enlarged and retained lots for both applications will have adequate space to accommodate parking, setbacks, outdoor amenity area and proper drainage.

The minimum lot area per dwelling unit and lot frontage provisions of the Town's Zoning By-Law are intended to ensure that lots are sufficiently large enough to provide an adequately sized building envelope. The requested lot area reduction is to reflect that the rear property line of 25 Queen Street is slightly irregular. Additionally, the requested variances for a reduced lot frontage to each lot will result in lots that are compatible with the existing lot fabric, dwelling types and development in the vicinity and will generally be in-keeping with the characteristics of the surrounding area. The proposed lot frontage will have adequate space to maintain appropriate access and off-street parking and is not anticipated to have adverse impacts on the public right-of-way. The proposed building envelope for the severed lands may be deficient for the purposes of maintaining a compliant rear yard setback, however, in which case the applicant would be required to seek further relief from the Committee of Adjustment once the building plans have been finalized.

The Town of Tillsonburg Development Commissioner, in consultation with the Town's Senior Leadership Team, has requested a 1 ft reserve be placed along the rear property line abutting the PUC Alley. The Town of Tillsonburg is currently reviewing options for renovation or expansion of the existing Customer Service Centre at 10 Lisgar Avenue. The Town owns the PUC Alley and has noted that the alley may be closed and utilized in the future to accommodate an expansion or additional parking to the Town's Customer Service Centre, if needed and is not intended to provide rear yard driveway access to private property.

The proposed multiple unit dwellings, containing four units each, will be required to provide 1.25 parking spaces per dwelling unit for a total of 5 regular spaces and one accessible space. The current concept plan submitted by the applicant shows parking spaces being accessed from the PUC Alley, which is not supported by the Town and the 1 ft reserve would remove the ability for rear access through the alley. As such, future development of the property would need to comply with the required zoning provisions to reflect the Town's request for the 1 ft reserve to preserve the option of expansion for the Customer Service Centre, meaning that driveway access would only be available off Queen Street. Staff are satisfied that taking this consideration into account, the proposed lots continue to provide sufficient lot area to accommodate residential development and the required off-street parking.

In conclusion, Planning staff are of the opinion that the proposed lot addition is consistent with Provincial policy and maintains the intent and purpose of the Official Plan, subject to the conditions that are included below for Committee's consideration.

RECOMMENDATIONS

Whereas the applications for consent are consistent with the 2024 Provincial Planning Statement, comply with the policies of the County of Oxford Official Plan and the subject property is appropriately zoned, we are of the opinion that the applications are acceptable from a planning perspective, and should be granted, subject to the following conditions:

B25-58-7

1. The Owner(s) shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lot to be retained and the lot to be severed must be independently serviced (water/sanitary), and any/all services crossing the proposed property line must be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
4. A 0.3 metre (1 foot) reserve, along the rear property line of the lot to be severed, retained and enlarged, shall be conveyed to the Town of Tillsonburg free of all costs and encumbrances.
5. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg Engineering Services Department.
6. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed as per the Tillsonburg Rates and Fees By-Law as amended.
7. The certificate for Application B25-59-7 be issued, the Transfer registered, and a copy of the registered Transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B25-58-7.
8. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.

B25-59-7

1. The Owner(s) shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lot to be retained and the lot to be severed must be independently serviced (water/sanitary), and any/all services crossing the proposed property line must be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
4. A 0.3 metre (1 foot) reserve, along the rear property line of the lot to be severed, retained and enlarged, shall be conveyed to the Town of Tillsonburg free of all costs and encumbrances.
5. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg Engineering Services Department.
6. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed as per the Tillsonburg Rates and Fees By-Law as amended.
7. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.

A25-14-7 and A25-17-7

That the Oxford County Land Division Committee approve Minor Variance Applications A25-14-7 and A25-17-7 submitted by Tririse Inc. for lands described as Lots 1196 and 1197 and Part of Lot 1199, Plan 500, Town of Tillsonburg, as it relates to:

- i. Relief from Section 12.2B- Entrepreneurial Zone (EC) Zone Provisions, to reduce the minimum required lot area per dwelling unit for the enlarged lot resulting from application B25-59-7 from 175 m² (1,883.7 ft²) to 174.5 m² (1,878.3 ft²);

ii. Relief from Section 12.2B- Entrepreneurial Zone (EC) Zone Provisions, to reduce the minimum require lot frontage for the lots resulting from application B25-58-7 and B25-59-7 from 20 m (65.6 ft) to 17.4 m (57 ft).

As the proposed variances are:

- (i) deemed to be minor variances from the provisions of the Town of Tillsonburg Zoning By-law No. 3295;**
- (ii) desirable for the appropriate development or use of the land;**
- (iii) in keeping with the general intent and purpose of the Town of Tillsonburg Zoning By-law No. 3295 and;**
- (iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.**

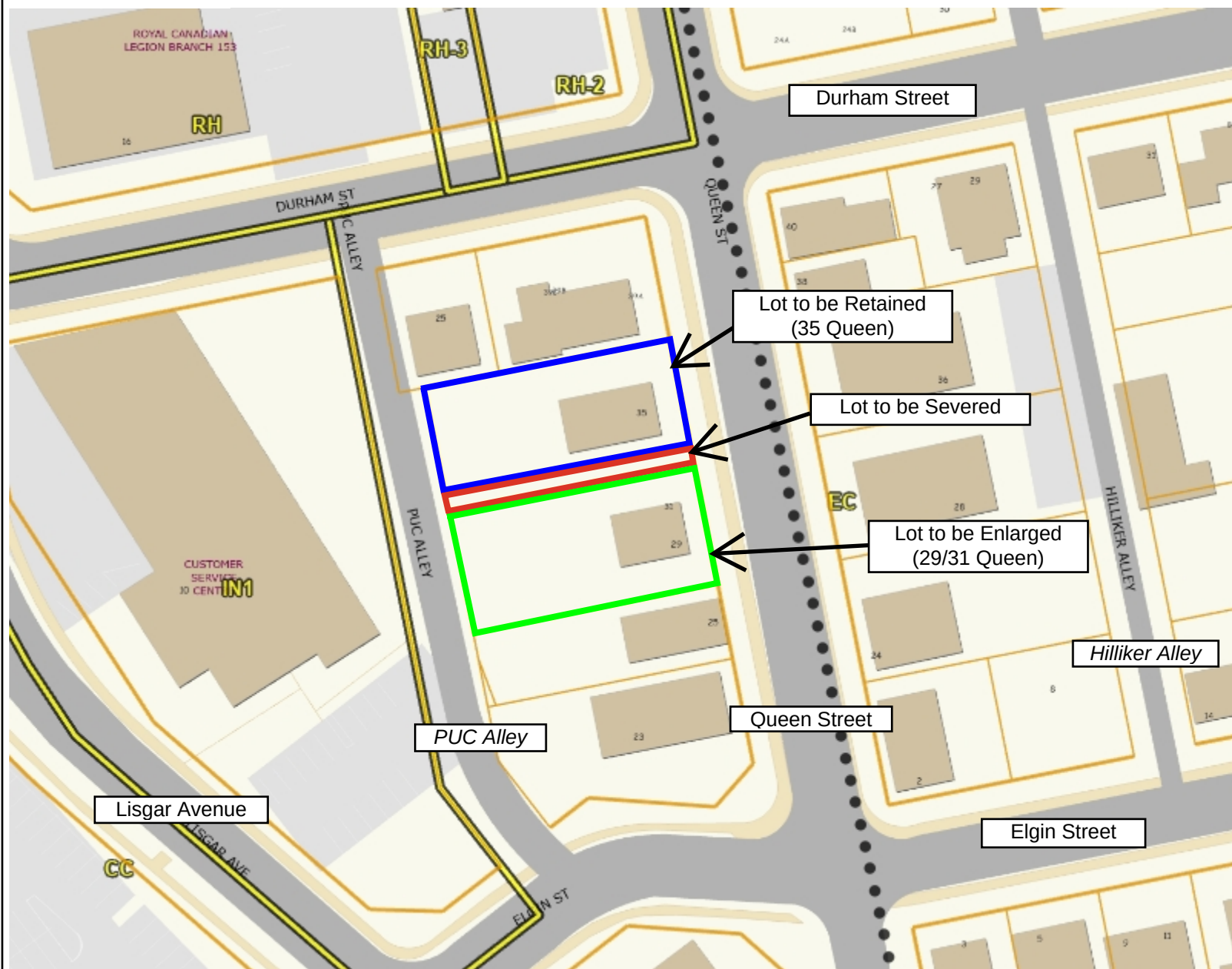
SIGNATURES

Authored by: Original Signed By

Amy Hartley
Development Planner

Approved for submission: Original Signed By

Heather St. Clair, RPP, MCIP
Senior Development Planner



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Zoning Floodlines

Regulation Limit

- ♦♦ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 24 48 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

October 8, 2025



Legend

- Civic Address
- Parcel Lines
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines
 - Regulation Limit
 - ♦♦ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes

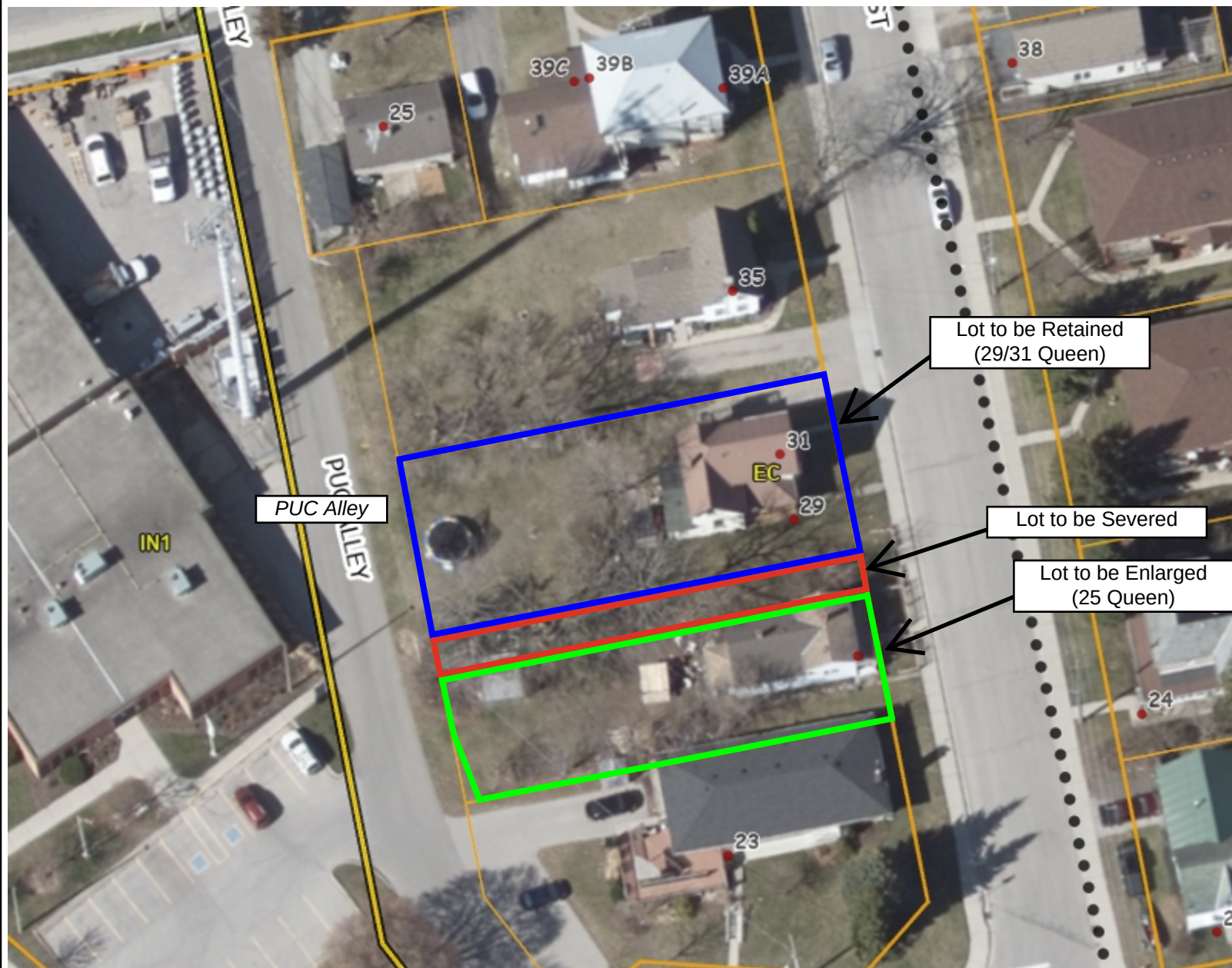


0 14 28 Meters
NAD_1983_UTM_Zone_17N



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November 18, 2025



Legend

- Civic Address
- Parcel Lines
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines
 - Regulation Limit
 - ♦♦ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
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- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



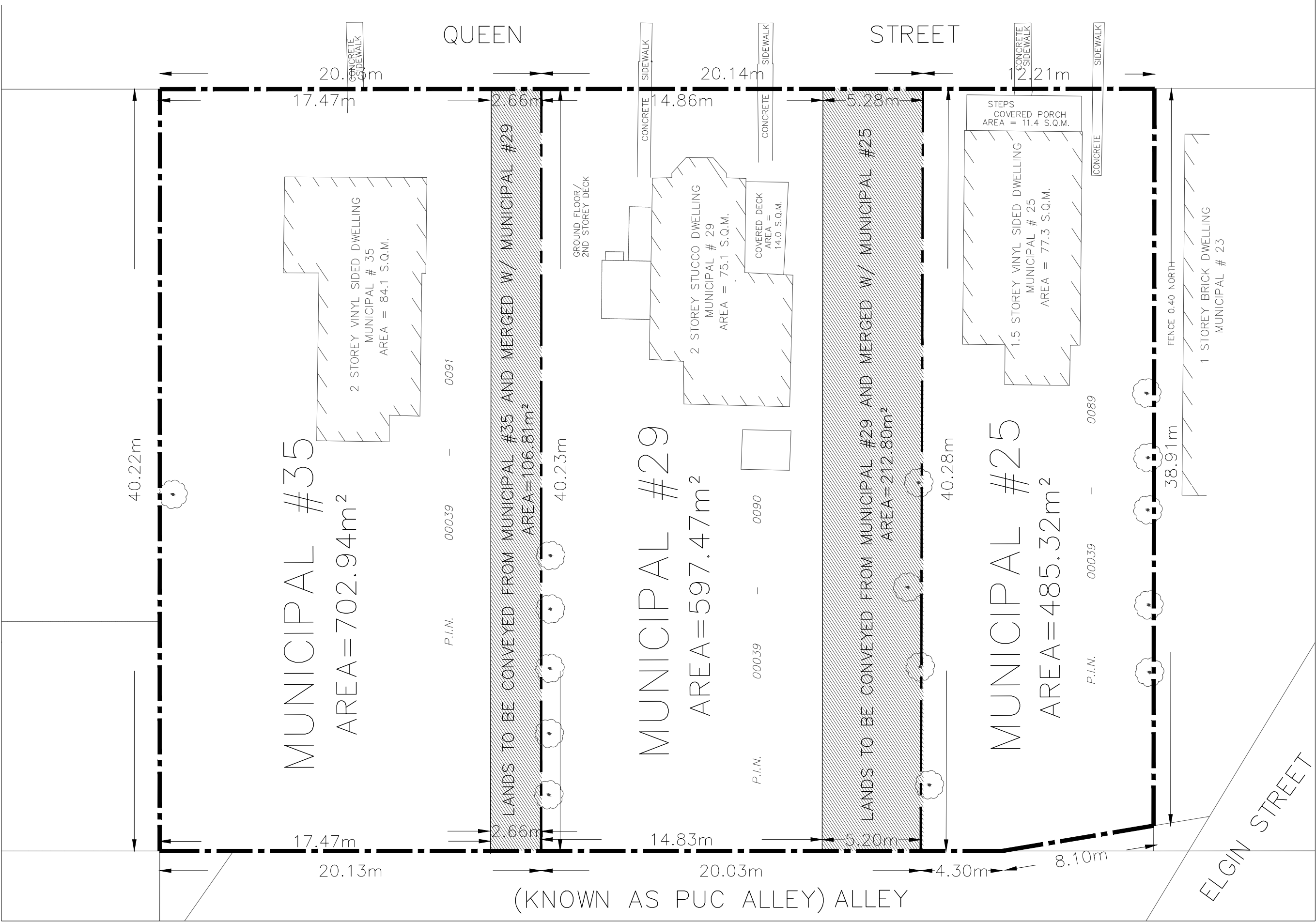
0 14 28 Meters

NAD_1983_UTM_Zone_17N



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November 18, 2025



KEY PLAN

SUBJECT LAND

Consent Sketch

PT LT 1199 PL 500 AS IN 348891; TILLSONBURG
LT 1196 PL 500; TILLSONBURG

TOWN OF TILLSONBURG
COUNTY OF OXFORD

SITE STATISTICS

Resulting Lot 1
Existing Zone: EC

	REQUIRED	PROPOSED
LOT AREA	175 m ² per unit	702.94 m ²
LOT FRONTAGE*	20 m	17.47 m
LOT DEPTH	N/A	40.17 m

Resulting Lot 2
Existing Zone: EC

	REQUIRED	PROPOSED
LOT AREA	175 m ² per unit	704.28 m ²
LOT FRONTAGE*	20 m	17.52 m
LOT DEPTH	N/A	40.23 m

Resulting Lot 3
Existing Zone: EC

	REQUIRED	PROPOSED
LOT AREA	175 m ² per unit	698.12 m ²
LOT FRONTAGE*	20 m	17.49 m
LOT DEPTH	N/A	38.91 m

*SUBJECT TO MINOR VARIANCE

GEORGE HIEBERT

25,29,31,35 QUEEN STREET, TILLSONBURG,ON

Zelinka Priamo Ltd.
LAND USE PLANNERS

DRAWN BY
LGS

PROJECT NO.
HBR/TLS/25-01

DATE
SEPT 2025

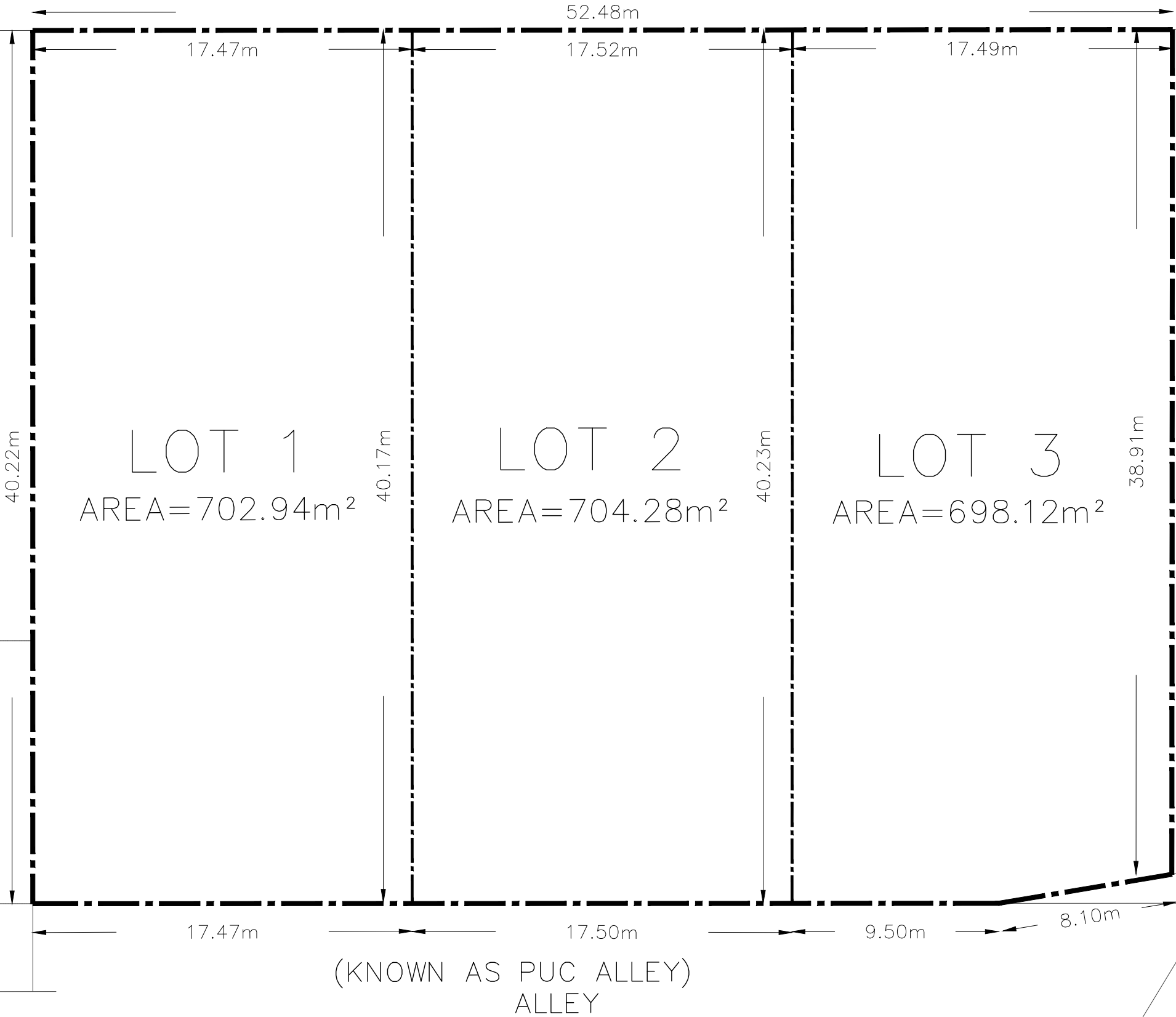
SCALE
NTS

RESULTING LOTS

PLAN

QUEEN

STREET



KEY PLAN



Consent Sketch

PT LT 1199 PL 500 AS IN 348891; TILLSONBURG
LT 1196 PL 500; TILLSONBURG

TOWN OF TILLSONBURG
COUNTY OF OXFORD

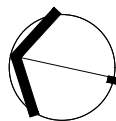
SITE STATISTICS

Resulting Lot 1 Existing Zone: EC		REQUIRED	PROPOSED
LOT AREA	175 m² per unit		702.94 m²
LOT FRONTAGE*	20 m		17.47 m
LOT DEPTH	N/A		40.17 m

Resulting Lot 2 Existing Zone: EC		REQUIRED	PROPOSED
LOT AREA	175 m² per unit		704.28 m²
LOT FRONTAGE*	20 m		17.52 m
LOT DEPTH	N/A		40.23 m

Resulting Lot 3 Existing Zone: EC		REQUIRED	PROPOSED
LOT AREA	175 m² per unit		698.12 m²
LOT FRONTAGE*	20 m		17.49 m
LOT DEPTH	N/A		38.91 m

*SUBJECT TO MINOR VARIANCE



GEORGE HIEBERT

25,29,31,35 QUEEN
STREET, TILLSONBURG, ON

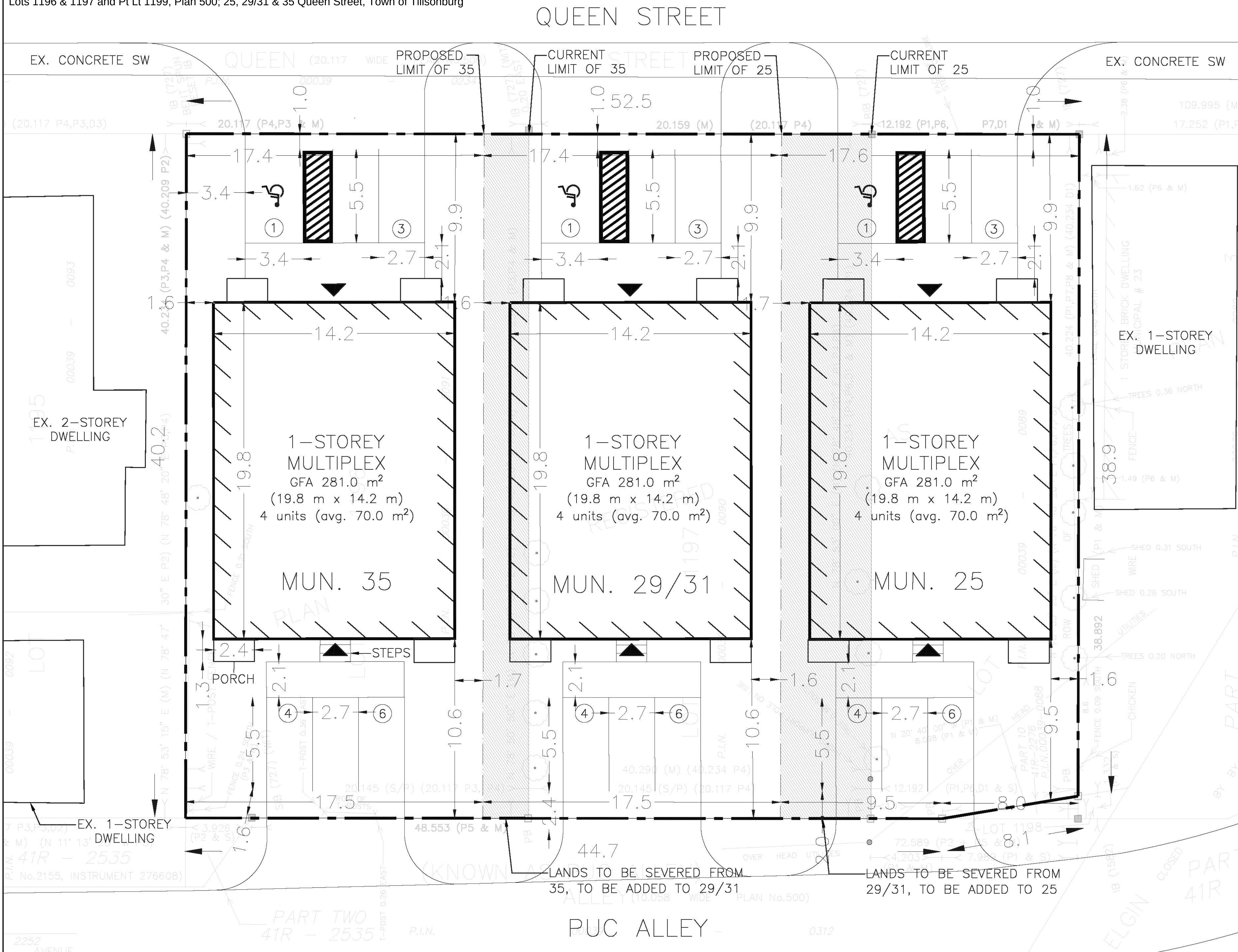


Zelinka Priamo Ltd.
LAND USE PLANNERS

DRAWN BY LGS	PROJECT NO. HBR/TLS/25-01
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DATE SEPT 2025	SCALE NTS
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Lots 1196 & 1197 and Pt Lt 1199, Plan 500; 25, 29/31 & 35 Queen Street, Town of Tillsonburg



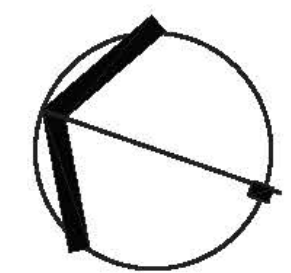
ROLL NUMBERS 32040300304140000000,
32040300304130000000, 32040300304120000000

SITE STATISTICS
Existing Zone: EC

	REQUIRED	PROPOSED
Lot Area (min)	700 sq.m	701.8 sq.m
Lot Area (max)	N/A	701.8 sq.m
Lot Frontage (min)	20.0 m	* 17.5 m
Lot Depth (min)	30.0 m	38.9 m
Front Yard Depth (min)	[building line]	8.5 m
Setback from Centreline (min)	20.5 m	* 19.8 m
Interior Side Yard Depth (min)	6.0 m	* 1.6 m
Rear Yard Depth (min)	12.5 m	* 9.5 m
Lot Coverage (max)	40.0%	40.0%
Landscape Open Space (min)	30.0%	32.0%
Planting Strip Width (min)	1.0 m	1.6 m
Amenity Area (min)	160.0 sq.m	224.0 sq.m
Height (max)	11.0 m	3.3 m
Parking (min) – total	6 spaces	6 spaces
Parking – Barrier-Free (min)	1 spaces	1 spaces
Parking Areas – Location	** any yard	front, rear yards
Parking Area Setback – Front (min)	1.0 m	1.0 m
Parking Area Setback – Rear (min)	1.5 m	1.5 m
Residential Units (max)	4 units	4 units
Residential Density (max)	N/A	57 uph
Green Floor Area (max)	N/A	281.0 sq.m

* requires variance
** except for a required rear or interior side yard abutting a residential or development zone, according to Policy 5.24.3.1

NO.	REVISION	DATE	INITIAL
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George Hiebert



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DRAWN BY BP	PROJECT NO. HBR/TLS/25-01
DATE SEPTEMBER 2025	SCALE 1:100