



The Corporation of the Town of Tillsonburg  
Economic Development Advisory Committee  
December 13, 2022  
7:30 a.m.  
Council Chambers

## AGENDA

### 1. Call to Order

### 2. Adoption of Agenda

#### Proposed Resolution #1

Moved by:

Seconded by:

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of December 13, 2022, be adopted.

### 3. Disclosures of Pecuniary Interest and the General Nature Thereof

### 4. Minutes of the Previous Meeting (attached)

#### Proposed Resolution #2

Moved by:

Seconded by:

THAT the minutes as prepared for the Economic Development Advisory Committee meeting of November 8, 2022, be adopted.

### 5. Closed Agenda

#### Proposed Resolution #3

Moved by:

Seconded by:

THAT the Economic Development Advisory Committee move into closed session to discuss matters related to the acquisition or disposition of land.

**6. General Business and Reports**

**6.1. [Monthly Activity Update \(attached\)](#)**

**7. Planning Items Circulation**

**8. Community Strategic Plan**

**8.1. Town Hall Task Force**

**8.2. Affordable and Attainable Housing Committee**

**8.3. Boundary Adjustment Committee**

**8.4. Health Care Committee (former Physician Recruitment and Retention Committee)**

**9. Community Organization Updates**

**9.1. Downtown Business Improvement Association**

**9.1.1. [Report from BIA Chair ED12-01 \(attached\)](#)**

**8.2 Tillsonburg District Chamber of Commerce**

**8.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors (WITAAR)**

**8.3.1 [November 2022 Statistics \(attached\)](#)**

**10. Round Table**

**11. Next Meeting**

**12. Adjournment**

**Proposed Resolution #4**

Moved by:

Seconded by:

THAT the December 13, 2022 Economic Development Advisory Committee meeting  
be adjourned at \_\_\_\_\_ a.m.



The Corporation of the Town of Tillsonburg  
Economic Development Advisory Committee

November 8, 2022

7:30 a.m.

**Present:** Randy Thornton, Steve Spanjers, Dane Willson, Cedric Tomico, Kirby Heckford, Andrew Burns, Councillor Deb Gilvesy, Jesse Goossens, Lisa Gilvesy

**Staff:** Kyle Pratt, Chief Administrative Officer; Cephas Panschow, Development Commissioner; Laura Pickersgill, Executive Assistant/Assistant Clerk

## MINUTES

### 1. Call to Order

The meeting was called to order at 7:33 a.m.

### 2. Adoption of Agenda

#### Resolution #1

Moved by: Dane Willson

Seconded by: Randy Thornton

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of November 8, 2022, be adopted.

Carried

### 3. Minutes of the Previous Meeting

#### Resolution #2

Moved by: Cedric Tomico

Seconded by: Dane Willson

THAT the minutes as prepared for the Economic Development Advisory Committee meeting of October 11, 2022, be adopted.

Carried

#### **4. Disclosures of Pecuniary Interest and the General Nature Thereof**

There were no disclosures of pecuniary interest declared.

#### **5. General Business and Reports**

##### **5.1. Monthly Activity Update**

Cephas Panschow provided a summary of Economic Development activity.

Opportunity was provided for members to ask questions.

##### **5.2. Quarter Economic Development Update**

Stephen Molnar joined the meeting at 7:44 a.m.

Cephas Panschow provided an overview of the third quarter Economic Development and Marketing activity.

Opportunity was provided for members to ask questions.

##### **5.3. Ground Lease Town Centre Mall Discussion**

There was a discussion regarding the Town Centre Mall lease. Town staff are working with consultants to gain clarity on the document and its' provisions. It was noted that Strathallen has rights of first refusal of the lands. Suggestions were provided for options of selling the lands. This to be added to the next agenda. The appraisal report to be added to the next agenda.

##### **5.4. Application for new term of Council Committees**

Laura Pickersgill provided an update on the status of Council Committees. It was noted that Council could extend a current Committee so they can continue to meet to finish up outstanding projects.

## **6. Planning Items Circulation**

There were no planning items for circulation.

## **7. Community Strategic Plan**

### **7.1. Town Hall Task Force**

Cephas had provided an update on this in the monthly activity update.

### **7.2. Affordable and Attainable Housing Committee**

Kyle Pratt provided an update on the Committee's activities including that Oxford County is reviewing their Housing Master Plan with plans to include the Earle Street property. Members have met with Indwell to review opportunities for support in Tillsonburg.

### **7.3. Boundary Adjustment Committee**

A sub-group of the Committee has reviewed the RFP submissions and will be providing a recommendation to the whole Committee on suggestions to move forward.

### **7.4. Physician Recruitment and Retention Committee**

Kyle Pratt noted that another family physician has signed on to work in the Town and Committee action items are speeding up now that the new Tillsonburg District Memorial Hospital CEO is getting comfortable in her new role.

## **8. Community Organization Updates**

### **8.1. Downtown Business Improvement Association**

#### **8.1.1. Report from BIA Chair ED11-01**

The BIA Annual General Meeting is happening on November 23<sup>rd</sup>. There have been some façade improvement projects moving forward.

### **8.2. Tillsonburg District Chamber of Commerce**

Suzanne Renken noted that the Chamber reached their fiscal year end on October 31<sup>st</sup>. The Annual General Meeting is happening on January 24<sup>th</sup> and they are recruiting for six new board positions. The next 'Business After 5' is taking place at Tillsonburg Garden Gate. Chamber representatives continue to have meetings regarding the COVID-19 related WSIB claims.

### **8.3 Tillsonburg District Real Estate Board**

#### **8.3.1 October 2022 Statistics**

Tillsonburg District Real Estate Board has merged to be the Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors (WITAAR). Dane Willson provided a summary of the statistics. Dane will discuss getting the shorter version of statistics for circulation moving forward.

### **9. Round Table**

Mayor Molnar thanked the members of the Committee for their passion and dedication on this Committee for this term of Council.

McFarlan Rowlands Company is a finalist for 2022 IBAO Awards of Excellence Brokerage of the Year- Over 25 Brokers Category.

Thompson Goossens Accountants LLP has be rebranded and will be serving customers at their Tillsonburg, Norwich and Delhi locations.

### **10. Next Meeting**

December 13, 2022 at 7:30 a.m.

### **11. Adjournment**

#### Resolution #3

Moved by: Randy Thornton

Seconded by: Kirby Heckford

THAT the November 8, 2022 Economic Development Advisory Committee meeting be adjourned at 8:47 a.m.

Carried

**Monthly Activity Update – (December 2022)**  
**Prepared for the Economic Development Advisory Committee**

<b>Project Name/Reference</b>	<b>Status</b>
Future Industrial Growth	Selection of consultant for Draft Plan of Subdivision preparation and application submission underway. Next step is present offer.
High Tech Manufacturing Sub-cluster Action Plan	Next event deferred until Q1 2023
Lead Generation	65 lead opportunities opened year to date
Post-Secondary Education Enhancements	Project to raise awareness of all the local options for employment for high school/older youth who who may be considering returning underway with MSC. Project plan development underway.
Town Hall Project	Moving forward with Phase 1 ESA and Geotechnical investigations.
Van Norman Innovation Park	Amended ECA to remove from VIP Lands title underway with draft for review to be provided by MOECP.
<p>Job Market Pulse</p> <p>Tillsonburg Jobs Data -  <a href="https://datastudio.google.com/reporting/1c53041d-4d1b-4e6c-a8b1-5587d32994de/page/ng76?s=n-gA4oUGKeo">https://datastudio.google.com/reporting/1c53041d-4d1b-4e6c-a8b1-5587d32994de/page/ng76?s=n-gA4oUGKeo</a></p> <p>Oxford Jobs Data -  <a href="https://datastudio.google.com/reporting/1c53041d-4d1b-4e6c-a8b1-5587d32994de/page/ng76?s=ux-mzIBHCEk">https://datastudio.google.com/reporting/1c53041d-4d1b-4e6c-a8b1-5587d32994de/page/ng76?s=ux-mzIBHCEk</a></p>	<p>Per Workforce Planning Board for Elgin, Middlesex &amp; Oxford data, the following is a summary of the jobs available in Tillsonburg and Oxford:</p> <p>425 jobs posted with 245 new last month (November) versus 603 jobs posted with 378 new jobs the previous month (October)</p> <p>2,253 jobs posted with 1,173 new last month (November) versus 2,875 jobs posted with 1,736 news jobs the previous month (October)</p> <p>Note: Oxford County has approximately 66,000 jobs so the County's job vacancy rate is estimated at 3%</p>



## Newsletter

Direct email resulted in the greatest number of views.

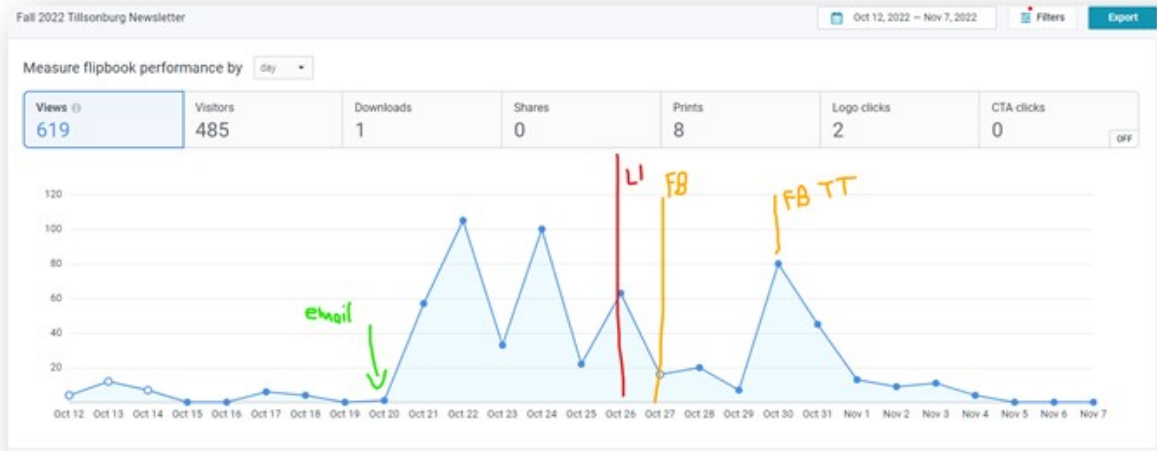
Oct 20 – e-mailed

Oct 26 – posted to LI

Oct 27 – posted to FB

Oct 30 – FB post shared by admin to FB group  
“Talk Tillsonburg”

See below graph of views



## Report from BIA Chair – ED12-01

To: Economic Development Advisory Committee  
From: Cedric Tomico – DTBIA Chair  
Date: December 9<sup>h</sup>, 2022  
Subject: DTBIA business update

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The following status report is provided to the ECDEV Advisory Committee:

### **Financial/budget:**

The membership approved the 2023 Budget & Business Plans at the November 23<sup>rd</sup> AGM without amendment/changes. The next step in the process is approval by town council. The ED will be making the BIA budget presentation at the January 16<sup>th</sup>, 2023, council meeting.

The Board approved a transition to SB Advisory for the bookkeeping services which is finally underway.

The ED is preparing a submission for the Summer Job Service application which is due in January.

A major fundraising campaign to raise monies for the purchase of new Christmas lights was launched on December 6<sup>th</sup>. Beyond the press release; there will be many elements including in-mall “show and tell” displays; a travelling road-show; presentations at Town Council and service clubs as well as other community organizations.

Year to date levy amounts received from the town are slightly higher than budget due to positive assessments (historical adjustments).

The ED is gathering quotes and pricing for various capital items to be purchased in 2023 FY once approval is received from the new Town Council.

Alternative funding update: the ED is researching 10 possible grants for 2023 FY including The Weston Family Foundation; Canada Summer Job Service; TD Foundation; Trees Canada; Ontario Trillium Foundation; Community Futures Oxford; Reconnect Tourism Grant fund; and others. Applications will be submitted only when we meet the eligibility criteria as outlined.

Grants are the biggest non-levy funding mechanism which has enabled the DTBIA to advance our community footprint while delivering on our mission and program components.

Additional grant funding opportunities will be pursued as they are made available and when they make sense for our business plans and approved matching funds if required.

### **Operations & Beautification:**

The primary pots have been transitioned to the Christmas/Holiday theme. Remaining street assets are being gathered and returned to storage for the winter season.

The Christmas lights were installed by Tillsonburg Hydro Inc. on November 18<sup>th</sup>.

The ambassador team continues very diligently on downtown cleanliness.

### **Membership update:**

Tillsonburg Town Centre Mall parkade: has reopened and is a marked improvement. The front doors have also been replaced.

There are active files open with several parties interested in opening businesses in the downtown core area. The ED is awaiting word on the businesses opening in the two vacant units located at 148 + 150 Broadway.

The Rhora family of Delhi has relocated their speciality gaming/collectibles store from downtown Delhi to the vacant unit at 71 Broadway next to Tillsonburg Beer & Wine Studio. The ED and EMC have attended this new store with 7 visits since opening in early November. The store is called "LOADING SCREEN" and features Pokémon cards and collectibles, Funko Pops and gaming systems/games dating back to when gaming consoles and devices were introduced from the 1980's. Some Pokémon cards are valued as much or more than the most precious collectible sports cards - this is a niche market that they have tapped into.



Gold & Ice Jewellers will be closing. The owners are from Brantford and are retiring. Their Brantford location will also be closing.

### **Façade Improvement Program/building storefront update:**

There continues to be active interest in the program. There are of open files for several properties although interest has waned with the recent interest rates hikes along with the increased material supplies and shortage of available contractors. The ED believes that this is a temporary situation not unlike what was experienced during the height of the pandemic.

### **Human Resources:**

The overall team is performing well with continuing positive feedback on the work outputs on a consistent basis.

There are no team vacancies.

There are two funding programs in place that facilitate the Digital Service Squad position and 3 casual part-time student placements through the MSC. Both are fully funded for base wages.

### **Events & Marketing:**

The ED and EMC have been visiting many of the members for "meet and greet".

- 1) Radio ads will begin on the airwaves in January with a focus on highlighting all the new businesses which have opened most recently.
- 2) The holiday MITTEN TREE has been installed and we've gathered a substantial amount of warm gear for the Salvation Army.
- 3) The entire BIA team attended the Santa Claus Parade. The ED walked the entire route. The truck was decorated and had a lit Christmas tree in the truck bed.
- 4) Assisting with the promotion of all Tillsonburg Town Centre Mall events throughout the holiday season.
- 5) Attending/participating in OBIAA best-practices calls with respect to marketing and traffic building ideas.
- 6) Attending the MERRY MARKET at 100 Kellogg Lane occurred on Friday, December 9<sup>th</sup> – again to review and determine ideas for our own reimagination of Christmas initiatives for the 2023/2024 season.

### **OBIAA update:**

The 2023 conference will be held at RBC Place in London, Ontario. The ED has presented an outline of the evening for Sunday, April 16<sup>th</sup> – see attached. This is a draft which is subject to change.

The ED of the OBIAA has submitted a letter to the Minister of Finance strongly suggesting that the CEBA loans be fully forgiven – see attached.

### **ED work plan & progress:**

Many initiatives and ongoing projects to date:

- 1) The team visited the Chriskindl market in Downtown Kitchener to glean ideas for the reimagination of Christmas in Tillsonburg for the 2023/2024 season. Lots of great ideas.
- 2) Met with the Town's Development Commissioner to review and discuss proposed changes to the BIA zone (the BIA zone has largely remained unchanged since inception in 1978).

- 3) Attended the inaugural committee meeting for the "Bridge Street streetscaping" project.
- 4) Cold called several chains to discuss various key vacant sites in our downtown.
- 5) Beginning preparations for year-end.
- 6) Weekly involvement with OBIAA best-practices calls.
- 7) Weekly involvement with Digital Service Squad training/development.
- 8) Research and effort to secure positive outcomes with additional grant applications from various partners at the municipal, provincial, and federal levels of government.
- 9) Undertake design specifications for "made-in-Tillsonburg" new BIA assets for installation in 2023 once approved by the Town Council in January.

### **General information/feedback:**

We continue to receive many positive comments about the cleanliness, care and condition of the downtown area. The team works very diligently to keep the town looking perfect. Special attention is being given to alleys and other areas to ensure a similar level of cleanliness and aesthetic.

### **Governance:**

The nominations closed for the board and a resolution has been forwarded to the Clerk and will appear at a Town Council agenda in the near future. There will be some new faces on the Board including Michelle Gleeson - Manager, Scotiabank Tillsonburg and Jessy Rhora, Owner/CEO of Loading Screen as discussed earlier. Dan Rasokas is retiring from the Board, Mary Anne Van Geer Truysde resigned effective November 19<sup>th</sup> and the remaining members have reapplied to continue on the Board.

### **Summary:**

The team is focused on the primary mission of providing our membership with a high level of customer service and engagement to assist them with success and resiliency into the future.

The DTBIA offices will be closed from December 23rd at 12 noon and reopening on Tuesday, January 3<sup>rd</sup> at 8:00 am.

Questions and/or comments as well as suggestions are welcomed.



## **Conference Activity outline**

### **Tillsonburg, ON - Sunday, April 16<sup>th</sup>**

#### **Depart London – arrive Tillsonburg Regional Airport**

**244411 Airport Rd, Tillsonburg, ON N4G 4H1**

**(35 min drive)**

**Tour & red-carpet reception in the Canadian Harvard Association hangar featuring farm-to-table foods & local craft beer/wine (duration 1 hour) – more info at:**

**Welcome address by Mayor Deb Gilvesy, BIA Chair, MP & MPP**

**[www.harvards.com](http://www.harvards.com)**

#### **Depart Tillsonburg Regional Airport for Downtown Tillsonburg (7-minute drive)**

**Attendees will be split into groups of 15-20 for the following rotating activities: (duration of each activity is 60 minutes)**

**“Taste of Tillsonburg” food & beverage crawl at 3 venues in the downtown core area – transportation via T-GO Tillsonburg Transit**

**Best-practices in small urban places including tour of our DTBIA offices + public realm elements**

**Hands-on artistic activities at the Tillsonburg Station Arts Centre in the heritage Station District**

**Bus departs Tillsonburg for return to London at approximately 10 pm.**

**Each participant will receive a Downtown Tillsonburg swag bag featuring locally made items.**



ONTARIO BUSINESS IMPROVEMENT AREA ASSOCIATION

92 Lakeshore Road East  
Mississauga, ON L5G  
toll free 866.807.2227

[info@obiaa.com](mailto:info@obiaa.com) | [www.obiaa.com](http://www.obiaa.com)



November 24, 2022

The Honourable Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
80 Wellington Street  
Ottawa, Ontario K1A 0A3  
Canada

RE: CEBA Loan Forgiveness

To the Right Honourable Minister Freeland,

The recent and appreciated announcement to defer loan repayments for the Canada Emergency Business Account (CEBA) has pushed the 'goalpost' to 2023. Small businesses impacted by the pandemic are communicating to the Ontario Business Improvement Area Association (OBIAA) that the worst is yet to come. Ontario's Business Improvement Areas (BIAs) represents more than 100,000 business owners located in downtowns, main streets, neighbourhoods and business parks.

Many businesses are still struggling with operational challenges and an uncertain future. For most, sales have not returned to normal levels, and they continue to be hampered by debt, staffing shortages, soaring costs and inflationary pressures. As prices climb, Ontario's consumers are spending less.

The Ontario Business Improvement Area Association (OBIAA) is therefore calling upon the Government of Canada to enact 100% CEBA loan forgiveness to ensure the survival of hundreds of thousands of main street businesses.

Thank you for your consideration to this urgent matter.

Sincerely

Kay Matthews  
Executive Director  
**Ontario BIA Association**

**A BIA IS INTEGRAL TO ADVANCING A DISTINCT, LIVABLE,  
VIBRANT AND RESILIENT BUSINESS DISTRICT WITHIN THEIR LOCAL COMMUNITY.**



## PRESS RELEASE

### The Downtown Tillsonburg BIA announces the "LIGHT IT UP" campaign

December 6th, 2022

Mark Renaud, Executive Director, and Cedric Tomico, Chair of the Downtown Tillsonburg BIA announce the capital fundraising campaign for the purchase of new Christmas/Holiday lights for the Downtown BIA zone.

Our existing downtown holiday decorations are at the end of their usable life and need to be replaced. There are 70 downtown poles that need new Christmas fixtures. This campaign aims to raise a minimum of \$55,000 by June 1<sup>st</sup>, 2023, to ensure we have the lead times and installation schedule ready for the 2023/2024 holiday season.

Donations will be recognized via our social media channels. Corporate donations are welcomed. The following attachment outlines the corporate recognition levels.

Individuals, families, estates and "in memory of" contributions are appreciated and will be recognized in our donor campaign including a permanent display in the BIA offices.

For further information; please contact the BIA offices at 519-842-8880 or through the project co-ordinator Ashley Blatz at [a.blatz@tillsonburgbia.ca](mailto:a.blatz@tillsonburgbia.ca). Donations to this campaign are not tax deductible.

*Cedric Tomico*

Chair, Downtown Tillsonburg BIA

*Mark Renaud*

Executive Director, Downtown Tillsonburg BIA





Sponsorship levels: All contributions are welcomed. We encourage all residents, families, estates, businesses of all sizes and corporations to consider making a capital pledge to our important campaign in the renewal of our downtown Christmas/Holiday decorations.

<u>Level:</u>	<u>Amount:</u>
Platinum sponsorship	\$10,000 plus
Gold sponsorship	\$5,000 - \$9,999
Silver sponsorship	\$2,500 - \$4,999
Bronze sponsorship	\$1,000 - \$2,499
Individual person(s) or small business or family	Any amount of \$25 or more

Special note: donations to this capital campaign are not eligible for a tax receipt.

Cheques are made payable to the Downtown Tillsonburg BIA - 164 Broadway, Unit 10, Tillsonburg, ON N4G 5A8.

Payment plans over time can be arranged through our offices.

The donor wall will be posted at our offices in July of 2023 and will list all donations received by category.

Our goal is to have all donations received before June 30<sup>th</sup>, 2023.

For more information, please call our offices at 519-842-8880 or alternatively via e-mail to [m.renaud@tillsonburgbia.ca](mailto:m.renaud@tillsonburgbia.ca) or to our project coordinator Ashley Blatz at [a.blatz@tillsonburgbia.ca](mailto:a.blatz@tillsonburgbia.ca).



WOODSTOCK INGERSOLL TILLSONBURG & AREA ASSOCIATION OF REALTORS®  
**MLS® ACTIVITY FOR THE TOWN OF TILLSONBURG**  
MONTH ENDING NOVEMBER 2022

	<u>YEAR TO DATE</u>			<u>MONTHLY</u>		
	2022	2021	% Difference	2022	2021	% Difference
\$ value of Total Units Sold	\$206,982,404	\$237,123,381	-12.7%	\$11,128,000	\$21,831,177	-49%
\$ value of Residential Units Sold	\$170,434,504	\$197,874,459	-16.1%	\$7,128,000	\$16,694,400	-57.3%
\$ value of Other Units Sold	\$36,638,900	\$39,248,922	-6.6%	\$4,000,000	\$5,136,777	-22.1%
Total # of Units Sold	289	416	-30.5%	14	31	-54.8%
# of Residential Units Sold	278	385	-27.7%	13	28	-53.5%
# of Other Units Sold	11	31	-64.5%	1	3	-66.6%
Total # of New Listings	574	466	+23.2%	48	30	+60%
Total # of New Residential Listings	480	406	+20.3%	44	27	+62.9%
Total # of Other New Listings	94	60	+56.6%	4	3	+33.3%
Total # Currently on Market	***see monthly numbers			126	24	+425%
# of Residential Currently on Market	***see monthly numbers			113	17	+564.7%
# of Other Listings Currently on Market	***see monthly numbers			13	7	+85.7%

RESIDENTIAL SALES BY PRICE CATEGORY	Accum. 2022 YTD	Accum. 2021 YTD	Month Reporting 2022	Month Reporting 2021
\$ - \$299,999	6	4	0	1
\$300,000 - \$499,999	48	125	5	6
\$500,000 - \$599,999	67	108	5	8
\$600,000 - \$699,999	46	66	1	4
\$700,000 - \$799,999	58	52	1	7
\$800,000 - \$899,999	31	18	1	2
\$900,000 - \$999,999	19	7	0	0
\$1,000,000 - \$1,099,999	2	2	0	0
\$1,100,000 - \$1,199,999	0	3	0	0
\$1,200,000 or Greater	1	0	1	0

**Average Residential Sale Price**

	<u>2022</u>	<u>2021</u>	<u>%DIFF</u>
MONTH	\$548,307	\$596,228	-8.0%
TYD	\$613,073	\$513,959	+19.2%

Region: Oxford  
Municipality: Tillsonburg

All YTD Totals may not match the month to month cumulative due to continuous, live updates of data combined with permitted timing of entry.

The information only represents MLS® listings sold and reported through the ITSO MLS® system. The information has been drawn from sources deemed reliable, but the accuracy and completeness of the information is not guaranteed. In providing this information, the Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® does not assume any responsibility or liability.

Member Thumbnail  
**Active / Commercial Sale**

**67 SIMCOE St Tillsonburg**  
**Confidential for REALTORS® Only**

**MLS® #: 40350636**  
**Price: \$375,000.00**



MLS® #: **40350636**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Retail**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **14/14**  
Bldg Area Total: **2,475**  
Lot Size Area:  
Lot Front: **65.00**  
Lot Depth: **134.00**  
Tax Amount: **\$7,251**  
Tax Year: **2022**  
Listing Date: **11/17/2022**

**Here's your chance to own an affordable commercial building in a great location. 50% interest is being sold in this 2,475 SF commercial building on 0.20 acres located on a busy commercial thoroughfare in the beautiful town of Tillsonburg. Unit A is vacant (1,275 SF) and perfectly suited and finished for your retail/office business or as an investment to well qualified tenant. Plenty of parking directly in front of the building. The building and property are in excellent shape and meticulously maintained. Call today to discuss!**

L/Brokerage: **COLLIERS INTERNATIONAL LONDON ONTARIO, BROKERAGE**  
L/Salesperson: **BRYAN DANIEL VANACKER**

L/Brokerage 2:  
L/Salesperson 2:  
Seller:

**MARTINS, PAMELA GWEN; MARTINS, VICTOR MANUEL; T. L. WILLAERT REALTY LTD.**

Member Thumbnail  
**Active / Commercial Sale**

**131 TOWNLINE Rd Tillsonburg**  
**Confidential for REALTORS® Only**

**MLS® #: 40334923**  
**Price: \$3,600,000.00**



MLS® #: **40334923**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **38/38**  
Bldg Area Total: **21,600**  
Lot Size Area: **2.19**  
Lot Front: **143.16**  
Lot Depth:  
Tax Amount: **\$52,182**  
Tax Year: **2022**  
Listing Date: **10/24/2022**

**Amazing opportunity! Well maintained building with long term stable tenants. The building is approximately 21,600 square feet sitting on 2.185 acres. The two tenants are long term and stable both with net leases. Excellent hands off investment!**

L/Brokerage: **ROYAL LEPAGE R.E.WOOD REALTY, BROKERAGE**  
L/Salesperson: **DANE WILLSON**

L/Brokerage 2: **ROYAL LEPAGE R.E.WOOD REALTY, BROKERAGE**  
L/Salesperson 2: **RICHARD WOOD, Broker**  
Seller: **1000206610 Ontario Ltd.**

Member Thumbnail  
**Active / Commercial Sale**

**22 BIDWELL St Tillsonburg**  
**Confidential for REALTORS® Only**

**MLS® #: 40333838**  
**Price: \$699,000.00**



MLS® #: **40333838**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **43/43**  
Bldg Area Total: **3,616**  
Lot Size Area:  
Lot Front: **66.99**  
Lot Depth: **83.80**  
Tax Amount: **\$3,740**  
Tax Year: **2021**  
Listing Date: **10/19/2022**

**Newly renovated multi-purpose building with potentially 8 plus bedrooms. Ever have ambitions to open a bed/breakfast, boarding house? Perhaps your large family is looking to each have their own room? This property offers it all. Three stories, partially finished basement, two kitchens, four bathrooms, wraparound porch, massive underground garage, with heated driveway and second floor rooftop patio with a view. Located in downtown Tillsonburg, zoning permits businesses, family dwellings, multi-residential, medical, hospitality, place of worship... the list goes on (see attached). The sheer size of the building alone will amaze you! Its potential is as big as your imagination. Whether you wish to earn financial freedom or start that large family with room to grow, 22 Bidwell awaits you.**

L/Brokerage: **DOTTED LINE REAL ESTATE INC., BROKERAGE**  
L/Salesperson: **JEFF BREIT**

L/Brokerage 2:  
L/Salesperson 2:  
Seller:

**AXFORD, MARGARET ORLENE**

Member Thumbnail  
**Active / Commercial Sale**

**127 BROADWAY St Tillsonburg**  
**Confidential for REALTORS® Only**

**MLS® #: 40243733**  
**Price: \$859,000.00**



MLS® #: **40243733**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **215/215**  
Bldg Area Total: **9,506**  
Lot Size Area: **4,561.00**  
Lot Front: **27.23**  
Lot Depth: **167.50**  
Tax Amount: **\$8,077**  
Tax Year: **2021**  
Listing Date: **04/25/2022**

**Commercial investment opportunity. Retail/office property located in the prime core area of downtown Tillsonburg, next to RBC Bank. Spacious display area of combined total of approximately 6889 sqft located on main floor and lower level. New heating and A/C in 2021, main roof installed in 2016 and second floor roof installed in 2013. This well maintained property features spacious open unencumbered display/office area. Second floor has administration and clerical area. Ample street level and municipal parking nearby. Building is currently occupied by retail men's and ladies store in front as well as a small beauty parlor in back. Building, freight delivery and beauty parlor have rear entry access at alley.**

L/Brokerage: **RE/MAX TRI-COUNTY REALTY INC. BROKERAGE**  
L/Salesperson: **SHERRY SANDERS**  
L/Brokerage 2:  
L/Salesperson 2:  
Seller: **942129 Ontario Limited**

Member Thumbnail  
**Active / Commercial Sale**

**31 Clearview Dr Tillsonburg**  
**Confidential for REALTORS® Only**

**MLS® #: XH4143919**  
**Price: \$2,990,000.00**



MLS® #: **XH4143919**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Industrial**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **108/108**  
Bldg Area Total: **4,000**  
Lot Size Area:  
Lot Front: **180.00**  
Lot Depth: **321.00**  
Tax Amount: **\$4,345**  
Tax Year: **2021**  
Listing Date: **08/15/2022**

**State Of The Art Health Canada Licensed Craft Micro Cannabis Cultivator Located In Tillsonburg. Advanced Aeroponic Vertical Towers In Flower Room & Clone Room. Deep Water Culture In Mother Room. Recognized As The Most Efficient Cultivation Method On The Market. Some Of The Benefits Include: Better Supply Of Oxygen & Nutrients At Root Level Producing Exceptional Growth, Less Conducive To The Development Of Insects, Harmful Bacteria, Viruses & Fungi. No Expense Has Been Spared In This Meticulously Maintained Cannabis Facility. Fully Fenced/Gated Facility. Room For Expansion Possible. Huge Growing Achieved In Small Footprint, Produces Stronger, Healthier Plants With Maximum Yields. Plants Mature Faster Which Improves Productivity. 24 Vertical Towers Equates To 6336 Plants That Can Be Harvested In Each Grow Period. \* Other Heating is Fan Coil\***

L/Brokerage: **IPro Realty Ltd.**  
L/Salesperson: **Perry Staikopoulos**  
L/Brokerage 2:  
L/Salesperson 2:  
Seller: **2670043 Ontario Ltd**

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