

The Corporation of the Town of Tillsonburg

Economic Development Advisory Committee Meeting

AGENDA



Tuesday, June 11, 2024

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

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 Tuesday, June 11, 2024, be adopted.

3. Disclosures of Pecuniary Interest and the General Nature Thereof

4. Adoption of Minutes of Previous Meeting

Proposed Resolution #2

Moved By: _____

Seconded By: _____

THAT the minutes of the Economic Development Advisory Committee of May 14, 2024, be approved.

5. Presentations

5.1 Ingersoll Boundary Expansion

6. General Business and Reports

6.1 Monthly Activity Update

6.2 ARU Video

7. Boundary Adjustment

7.1 Overview of Process and Land Use Planning Considerations Related to Municipal Boundary Adjustments for Settlement Expansion Purposes

8. Community Organization Updates

8.1 Downtown Business Improvement Association

8.1.1 Report from BIA Chair

8.2 Tillsonburg District Chamber of Commerce

8.2.1 Report from Executive Director

8.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

8.3.1 Monthly Statistics

9. Round Table

10. Next Meeting

11. Adjournment

Proposed Resolution #3

Moved By: _____

Seconded By: _____

THAT the Economic Development Advisory Committee meeting of Tuesday, June 11, 2024 be adjourned at _____ p.m.



tion of the Town of Tillsonburg pment Advisory Committee Meeting MINUTES

Tuesday, May 14, 2024

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

ATTENDANCE: Suzanne Renken
Dane Willson
Councillor Bob Parsons
Deb Gilvesy, Mayor
Lisa Gilvesy
Andrew Burns
Randy Thornton
Gurvir Hans
Steve Spanjers
Jesse Goossens
Kirby Heckford
Mark Renaud, Executive Director, Tillsonburg BIA

Regrets: Randi-Lee Bain

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

1. Call to Order

The meeting was called to order at 12:02 p.m.

2. Adoption of Agenda

Resolution # 1

Moved By: Suzanne Renken

Seconded By: Dane Willson

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, May 14, 2024, be adopted.

Carried

3. Disclosures of Pecuniary Interest and the General Nature Thereof

No disclosures of pecuniary interest were declared.

4. Adoption of Minutes of Previous Meeting

Resolution # 2

Moved By: Andrew Burns

Seconded By: Randy Thornton

THAT the minutes of the Economic Development Advisory Committee of April 9, 2024, be approved.

Carried

5. General Business and Reports

5.1 Monthly Activity Update

C. Panschow provided an overview of the monthly activity update.

Opportunity was provided for members to ask questions.

The next meeting agenda to include the following in regards to Van Norman Innovation Park Phase II: review of lot configuration layout, pricing review, marketing strategies and servicing and utility capacities, etc.

5.2 Development Charges Update - Mayor Gilvesy

Mayor Gilvesy provided an overview of the new development charges that will be in effect as of June 13, 2024.

A summary of the proposed effects of Bill 185, when passed, in regards to development charges was discussed.

6. Community Strategic Plan

6.1 Health Care Committee

6.1.1 Minutes - Community Health Care Advisory Committee

There was a brief discussion regarding pending retirements of family physicians, which will impact local primary care options.

7. Boundary Adjustment

7.1 Boundary Servicing Review

7.2 Constraint Mapping

7.3 CP 2022-397 Potential Options for Increasing Residential Density

7.4 Application for Official Plan Amendment South-West Ingersoll Secondary Plan Report

7.4.1 Report CP 2024-131

7.4.2 South West Ingersoll Secondary Plan

7.4.3 Amendment No. 314

7.5 Review of Proposed Policies for a new Provincial Planning Policy Instrument

There was a discussion regarding which direction would make the most sense for pursuing boundary adjustment proposals.

The Provincial Policy Statement updates are expected to be released fall 2024 and are anticipated to include an increase of land inventory for up to a 30 year limit as well as an addition of an appeal mechanism. It was suggested that the population data being prepared by Watson Consulting be requested for review.

There was a discussion regarding consideration of an adequate truck by-pass route.

There was discussion on various different approaches that could be taken into consideration for progressing this initiative.

S. Renken left the meeting at 12:56 p.m.

Cephas will invite a representative from the Town of Ingersoll to the June or July meeting to present to the Committee on the steps they took to complete their most recent boundary adjustment.

8. Community Organization Updates

8.1 Downtown Business Improvement Association

8.1.1 Report from BIA Chair

M. Renaud presented the award of merit the BIA received from the Ontario Business Improvement Area Association.

The issues related to homelessness are increasing again in the downtown.

It was suggested that a secondary plan for expansion of the downtown be considered. The City of London recently completed a plan for the Masonville Mall area.

Opportunity was provided for members to ask questions.

8.2 Tillsonburg District Chamber of Commerce

8.2.1 Report from CEO

There were no comments on the report.

8.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

8.3.1 Monthly Statistics

There was a brief discussion on the report and inventory levels.

9. Round Table

Building permit activity in the Town has drastically decreased compared to previous years.

Demolition of the former Maple Lane School will commence shortly.

10. Next Meeting

June 11, 2024 12:00 p.m.

11. Adjournment

Resolution # 3

Moved By: Randy Thornton

Seconded By: Andrew Burns

THAT the Economic Development Advisory Committee meeting of Tuesday, May 14, 2024 be adjourned at 1:55 p.m.

Carried

Monthly Activity Update – (June 2024)

Prepared for the Economic Development Advisory Committee

Project Name/Reference	Status
Bridge Street Re-Imagining Task Force	<p>April 8 - Update to Council April 10 – Survey Released April 17 – Public Information Centre June 8 – Second Public Information Centre</p> <p>Next steps include:</p> <ul style="list-style-type: none"> • Bring to Council for Approval consideration
Boundary Adjustment	<p>RFP to review 2020 Hemson Study and support Town’s review of future studies put on hold on due to Bill 23 impacts/County Advice Committee rolled into Economic Development Advisory Committee</p> <p>Current Status:</p> <ul style="list-style-type: none"> • CN Watson has been retained by County to undertake the Comprehensive Population and Employment Forecasts and have commenced work on gathering background info for their analysis. Land inventory has been provided to the consultant with draft study due in Q3 for consultation • Comprehensive OP Update – Province has released draft Provincial Policy Statement (PPS), which is expected to be finalized in fall 2024
Future Industrial Growth/Phase 2 VIP	<ul style="list-style-type: none"> • Council approved award of detailed design contract to Dillon Consulting on March 25, 2024 • Redling Farms Ltd corporation (and assets) acquired April 16, 2024 <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Prepare overview presentation on key items including capacity, design and marketing options for upcoming meeting for July 9 meeting
Post-Secondary Education Enhancements	<p>Town and MSC met with Glendale High School and discussed Tech Health Care Class, SHSM, Course Needs.</p>

Town Hall Project	Building/property assessments underway. Updates to earlier floor plans being finalized.
<p data-bbox="203 306 407 331">Job Market Pulse</p> <p data-bbox="203 449 456 474">Tillsonburg Jobs Data</p> <p data-bbox="203 1079 407 1104">Oxford Jobs Data</p>	<p data-bbox="824 306 1398 386">Summary of the jobs available in Tillsonburg and Oxford for June 2024:</p> <p data-bbox="824 466 1406 600">218 Active Job Posts (March, April up, June down 42%), 42 New Job Posts (down 76%), 113 Companies Hiring (down 33%).</p> <p data-bbox="824 625 1045 651">Top Sectors Hiring:</p> <ul data-bbox="873 680 1276 907" style="list-style-type: none"> • General hospitals • Other motor vehicle parts mfg • Limited Service Eating Places • Supermarkets and other grocery • Employment placement agencies <p data-bbox="824 932 1414 1012">Top hiring companies are: TDMH, Marwood, Armtec, Goodwill Industries, Multi-Service Centre</p> <p data-bbox="824 1087 1406 1222">1,178 Active Job Posts (April, May up, June down 40%) with 185 New Job Posts (down 78%) and 613 Companies Hiring (down 27%).</p> <p data-bbox="824 1247 1045 1272">Top Sectors Hiring:</p> <ul data-bbox="873 1302 1276 1528" style="list-style-type: none"> • General hospitals • Employment placement agencies • Limited service eating places • Community care facilities • Nursing care facilities <p data-bbox="824 1587 1386 1722">Top hiring companies are: Woodstock Hospital, Sienna Senior Living, VDK Group, Tillsonburg/Alexandria hospitals, Marwood,</p> <p data-bbox="824 1747 1386 1881">Note: Oxford County has approximately 66,000 jobs so the County's October job vacancy rate is estimated at 1.8%</p>



STAFF BRIEFING NOTE COMMUNITY PLANNING OFFICE

Overview of Process and Land Use Planning Considerations Related to Municipal Boundary Adjustments for Settlement Expansion Purposes

October, 2021

Background/Purpose

The purpose of this memo is to provide a brief overview of the land use planning process and related considerations associated with a municipal boundary adjustment for the purposes of an urban settlement expansion (e.g. for development purposes) in the County of Oxford. This memo does not address the various other issues and considerations that may be part of the boundary adjustment discussion process, such as impacts on municipal assessment, compensation and service agreements etc.

Overview of the Settlement Expansion Process

a) Municipal Act Framework

Locally initiated municipal boundary adjustments are subject to the relevant provisions of Part V of the Municipal Act, 2001 that address a negotiated settlement between municipalities and the approval of the annexation by the Minister of Municipal Affairs and Housing.

There is no Provincial requirement to justify the proposed location, configuration and/or extent of the lands to be incorporated into the corporate boundary of an urban municipality as part of the boundary adjustment process under the Municipal Act. However, such matters are still essential to consider if the annexed lands are intended for settlement expansion purposes, as the permitted use of such lands is determined by their Official Plan designation and zoning, not by the location of the corporate boundary. Development of any annexed lands for non-agricultural (e.g. settlement) purposes would require an Official Plan amendment to re-designate the lands from 'agricultural reserve' to 'settlement'. Such amendments must be consistent with the policy requirements of the 2020 Provincial Policy Statement and the County Official Plan, both of which require justification of need and location for any settlement expansion. These types of Official Plan amendments tend to be closely monitored by the Province to ensure they have been justified in accordance with Provincial policy.

Therefore, if the intent of a municipal boundary adjustment/annexation is to incorporate lands for settlement expansion/development purposes, planning staff generally advise that the relevant land use planning considerations be considered (at least preliminarily) as part of the boundary adjustment process. This will help to ensure that municipalities involved in the boundary adjustment process have a general understanding of whether the location and extent of any lands to be annexed can be reasonably justified for re-designation to 'settlement', before the boundary adjustment is finalized. Planning staff are available to assist in this regard by providing planning related information and advice, including the preparation of preliminary land use screening mapping for any proposed annexation areas, where requested.

b) Land Use Planning Considerations - Provincial Policy

The Planning Act requires that all municipal land use planning decisions be 'consistent with' the Provincial Policy Statement (PPS). The current 2020 Provincial Policy Statement contains a range of policies that apply to proposed settlement expansions including, but not limited to:

i) 25 Year Planning Horizon

Section 1.1.2 of the PPS directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected land needs for a time horizon of up to 25 years. The projected growth is to be accommodated through intensification and re-development and, if necessary, designated growth areas.

However, the PPS does not limit planning for infrastructure and public service facilities or long term protection of employment areas beyond a 25 year planning horizon, provided that no lands are designated for growth beyond the 25 year planning horizon. Further, the PPS does not prevent municipalities from undertaking planning (e.g. secondary planning and servicing strategies) for a longer time frame or larger area, provided that no lands are designated for growth beyond the 25 year planning horizon.

Given the considerable lead time often required to complete municipal boundary adjustments and the secondary planning required to expand a settlement area designation and to provide the level of certainty necessary to undertake the comprehensive, longer term planning required to ensure the development of complete communities and associated infrastructure and public services, municipalities may wish to consider looking beyond the 25 year planning period for the purposes of adjusting their corporate boundaries. The designation of any additional growth lands in accordance with such longer term plan could then be phased-in (e.g. through Official Plan amendment) as required to ensure a consistent 25 year supply of land is maintained.

ii) Coordination

Section 1.2 of the PPS indicates that the Upper Tier Municipality (in consultation with Area Municipalities) is responsible for matters such as:

- Identifying and allocating population, housing and employment projections to the Area Municipalities;
- Identifying where growth or development will be directed;

- Identifying targets for intensification and redevelopment; and
- Providing policy direction to the Area Municipalities on matters that cross municipal boundaries.

In Oxford, this PPS requirement is largely addressed through Official Plan policy and the County Growth Forecasts and Land Needs Study (e.g. Phase 1 Comprehensive Review, 2020), which is updated in consultation with the Area Municipalities approximately every 5 years.

iii) Providing for Appropriate Range and Mix of Housing

Section 1.4.1 of the PPS requires that planning authorities maintain at all times the ability to accommodate projected residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for development. Further, a minimum 3 year supply of residential units in draft approved or registered plans and/or on lands suitably zoned to facilitate residential intensification is to be maintained together with adequate servicing capacity.

iv) Settlement Expansions

Section 1.1.3.8 and of the PPS indicates that the designation of lands for settlement purposes can only occur through a 'comprehensive review'. A comprehensive review is defined by the PPS as an Official Plan review initiated or adopted by a planning authority, which is based on a review of population and employment projections and reflects allocations by an upper tier municipality and which demonstrates that:

- Physical constraints to accommodating growth within the existing settlement boundary have been considered and that sufficient opportunities for growth are not available through intensification, redevelopment and existing designated growth areas to accommodate projected needs over the 25 year planning horizon;
- Infrastructure and public services which are planned or available are suitable for the development and financially viable over their life cycle and that planning for infrastructure and public services is integrated with planning for growth;
- Alternative directions for growth or development have been evaluated and it has been determined how best to accommodate growth while protecting provincial interests. For example, impact on natural resources (e.g. woodlands, wetlands, water, agriculture land/operations, minerals and petroleum, cultural heritage and archeological resources) and protecting public health and safety by avoiding natural and/or human made hazards);
- There are no reasonable alternatives that avoid prime agricultural lands or are on lower priority agricultural lands, the proposed expansion complies with the minimum distance separation formula, and impacts on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible; and
- Cross jurisdictional issues have been considered.

The recently completed County of Oxford Phase 1 Comprehensive Review study (Hemson, March 2020) provides the current basis for addressing the PPS comprehensive review requirements

related to population and employment forecasts and allocations and associated land need. Further, the estimated land need for each Area Municipality is generally updated by the County planning office on an annual basis.

With respect to the comprehensive review requirements related to the evaluation of alternative directions for growth, following is an overview of some of the key land use planning considerations that must typically be reviewed and addressed in Oxford:

- Prime Agricultural Lands – Virtually all lands located outside of designated settlements in Oxford are considered to be prime agricultural land. Therefore, assessment of agricultural impacts is typically a key consideration when evaluating the most appropriate direction for any proposed settlement expansion. Such an assessment typically involves, but is not necessarily limited to, consideration of soil capability, size of parcels, degree of land fragmentation, prevalence of existing non-agricultural uses, size and type of livestock facilities, level of investment in farm infrastructure, and impacts on the broader agricultural system (e.g. support services, agricultural related industries etc.).
- Minimum Distance Separation Formulae (MDS) – MDS is a land use planning tool that determines a recommended separation distance between a livestock barn and/or manure storage facility and a potentially sensitive land use (i.e. a settlement area or other non-agricultural use). The objective is to prevent land use conflicts and minimize nuisance complaints related to odour. Given the size and number of livestock operations in the County, most settlement expansion proposals tend to be impacted, at least to some extent, by the presence of existing livestock operations/facilities. The required MDS setbacks from such facilities may limit the use of lands for settlement expansion purposes in certain locations.

The application of MDS is optional for a livestock operations are located within a designated settlement area in an Official Plan. In Oxford, MDS is not typically applied to livestock operations that have been incorporated into a designated settlement area through settlement expansion. However, it is important to note that the setback requirements from livestock operations located outside of a proposed settlement expansion area can often significantly limit which lands within a proposed expansion area can be designated for settlement purposes (e.g. as settlement expansions are required to comply with MDS). These potential MDS impacts can result from livestock facilities located as far as 1.5 km beyond the limits of a proposed settlement.

- Limestone and Sand and Gravel Resources – The PPS states that, in areas adjacent to or within known deposits of mineral aggregate resources, development and activities which would preclude or hinder new aggregate operations or access to the resource (e.g. settlement expansions) shall only be permitted if the resource extraction would not be feasible, the proposed land use serves a greater long-term public interest and if issues of public health, public safety and environmental impact are addressed. For this reason, it is typically difficult to justify including lands containing such resources in a proposed settlement expansion area.
- Natural Features and Areas – Open watercourses are generally considered to be potential fish habitat and any associated valleyland/floodplain areas are identified as both significant environmental features and natural hazard areas. Most wetlands and larger wooded areas are also considered to be significant natural heritage features.

Development and site alteration are not generally permitted within such features and any proposed development on any adjacent lands is generally required to undertake an environmental impact study to demonstrate that there will be no negative impact on such features or their ecological functions. As such, although lands occupied by and immediately adjacent to such features are often located within proposed areas of settlement expansion, they are not generally included in the determination of the developable land area.

- Natural and Man-Made Hazards – Development is not generally permitted on lands subject to natural (e.g. flooding, erosion, unstable soils etc.) and/or man-made (e.g. contaminated sites, oils and gas wells etc.) hazards. As such, although such lands are often located within proposed areas of settlement expansion, they are generally not included in the determination of the developable land area.
- Wellhead Protection Areas – Lands located within a Wellhead Protection Areas may be subject to certain restrictions on uses/activities. For instance, certain activities prescribed under the Clean Water Act are considered to be significant drinking water threats in these areas and, as such, may be prohibited, restricted or otherwise regulated by the policies in an approved Source Protection Plan. Although the vast majority of activities can only be a significant threat within a WHPA-A (e.g. 100 m around the well), Dense Non-Aqueous Phase Liquids (DNAPLS), which may be used in certain industrial type processes/operations, can be significant threats in WHPAs A to C. As such, the WHPAs may be a consideration in determining the most appropriate location for future employment lands.
- Efficient Use of Infrastructure and Public Service Facilities – The PPS requires that any infrastructure (roads, transit, water and wastewater, storm drainage, utilities etc.) and public service facilities (e.g. libraries, emergency services, recreation facilities etc.) are suitable for the proposed development and financially viable over their life cycle. Provincial Highway crossings, environmental features, topography, location and capacity of existing services, and type, extent and timing of development are just some of the considerations that may affect the cost and/or feasibility of servicing a potential annexation area. These considerations are typically addressed, at least at a functional level, through the Servicing Strategy that is part of the Comprehensive Review/Secondary Planning exercise required to consider any proposed settlement expansion. However, in the case of infrastructure, any Environmental Assessment requirements will also need to be considered. Any specific questions with respect to planning for Water and Wastewater Servicing infrastructure should be directed to County Public Works.

c) Official Plan Policies and Zoning

The lands located outside of existing settlement areas in the County are designated primarily as 'Agricultural Reserve' in the County Official Plan. Therefore, if any such lands were to be annexed, an Official Plan Amendment would be required to change the land use designation from 'Agricultural Reserve' to 'Settlement', before any of the lands could be used for settlement purposes. Such an amendment would need to be consistent with the relevant policies of the PPS and Official Plan.

The Official Plan policies require the municipality to undertake a secondary planning study and a servicing strategy prior to the re-designation of any annexed lands for settlement purposes. The

primary purpose of these studies is to justify the extent and location/direction of the proposed settlement expansion and to identify appropriate land use designations, urban design standards, major road alignments, public service and infrastructure locations and requirements, pedestrian and transit routes, development phasing, how natural resources (e.g. environmental features and aggregates) are to be protected and environmental hazards avoided etc.

If more than one area is being proposed for annexation, it is possible that each area could be studied separately, particularly if they are intended for different purposes (e.g. employment vs. residential). Normally, the County and Area Municipality would oversee the preparation of such studies, with qualified consultants retained to assist staff in addressing the complex technical issues. The studies would result in recommendations for appropriate land use designations, and provide directions on which servicing approaches best suit the potential future development of the annexed lands. Following completion of the secondary planning and servicing studies, an amendment to the Official Plan would generally be initiated by the Area Municipality/County to implement the findings and recommendations of the studies. However, in some circumstances (e.g. where the lands are in one ownership and intended primarily for residential development or a single use) the County and Area Municipality may potentially allow a development proponent to prepare and submit the required studies and planning applications for Council's review and approval.

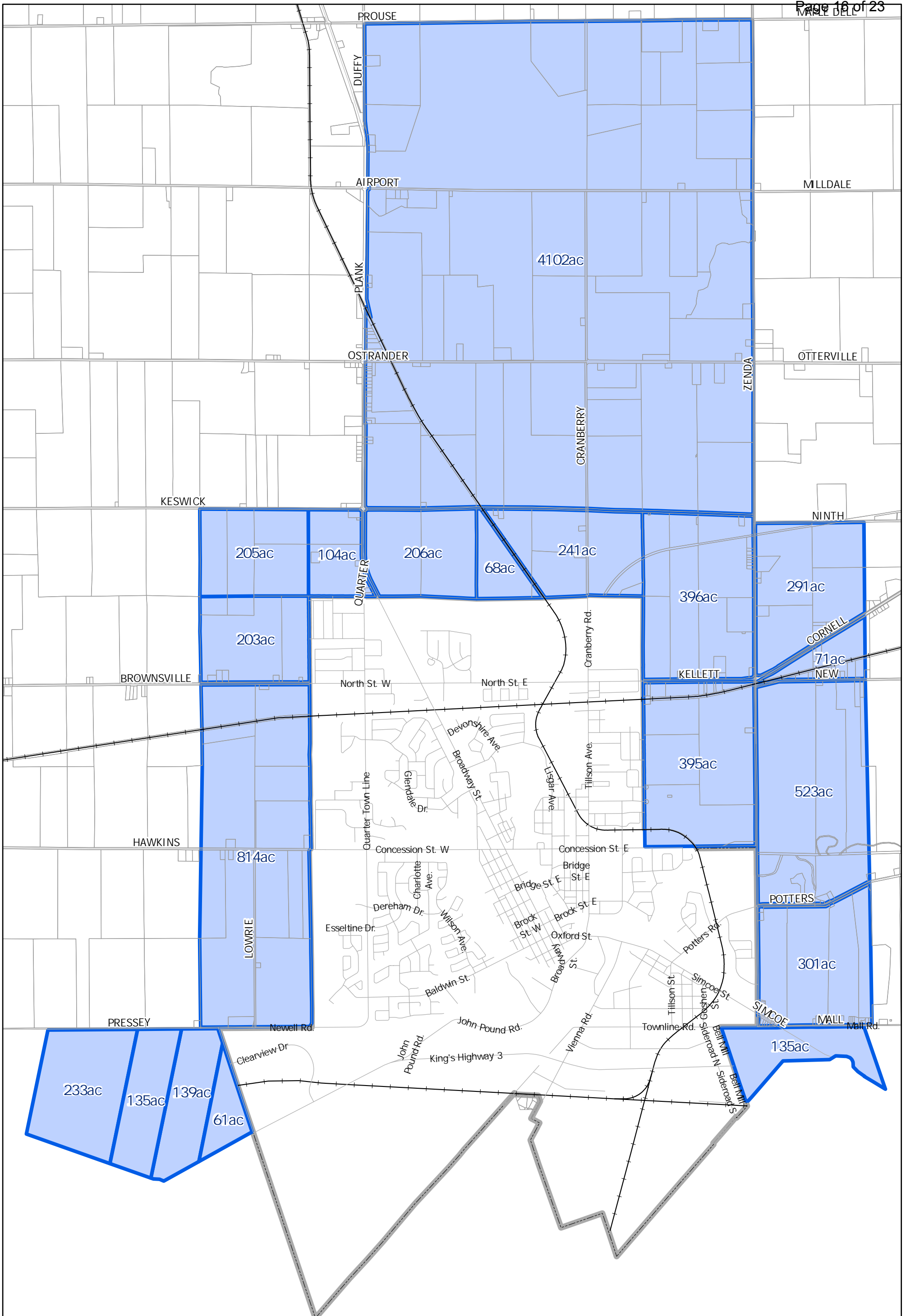
In Oxford, the majority of the land surrounding most existing settlements is zoned for agricultural purposes. Therefore, following the adoption of any Official Plan amendment to establish policies and land use designations for any settlement expansion on such lands, the Area Municipality within which they are contained would need to adopt zoning to accommodate and regulate the intended type and forms of urban development. Post-annexation, two (2) approaches are commonly used to establish new zoning:

- i) In annexed areas that have not been re-designated for settlement purposes (e.g. remain designated for agriculture), or that are within a settlement designation for which new comprehensive zoning has not yet been established, lands may be rezoned on a site-specific or case-by-case basis in accordance with the applicable Official Plan designation; or,
- ii) In the case of annexed lands that have been re-designated for settlement purposes, the Area Municipality can pre-zone all of or parts of such lands in anticipation of intended growth.

It should be noted that the Zoning By-law provisions of the Area Municipality from which the lands were annexed will generally continue to apply until such time as the municipality that annexed the lands has amended their comprehensive zoning by-law to incorporate said lands.

Questions?

As a starting point, any questions regarding the information contained in this memo should be directed to the County planner assigned to the Area Municipality(ies) involved and they can then consult with and/or involve other County staff (i.e. PW, policy planners, GIS etc.) as may be necessary to respond.



TOWN OF TILLSONBURG RG
ENGINEERING SERVICES
PUBLIC WORKS DIVISION

200-204 BROADWAY ST, TILLSONBURG, ON, N4G 5A7

0 1250 500 750 1,000

Meters

Lands Outside of Tillsonburg Boundaries

- Lands Outside of Tillsonburg Boundaries
- Non Tillsonburg Parcels (Nov. 2021)
- Railway Line
- Tillsonburg Limits





DTBIA ECDEV/TDCC REPORT - EXECUTIVE SUMMARY

June 2024

- 1) TurtleFest: In the final stages for event planning and execution. There will be a record number of vendor booths, food trucks and entertainers. The social media reach on Facebook is now over 44k and the impressions are over 86k. These metrics are off the charts which is indicative of the favourable brand recognition of TurtleFest and the overall interest of the festival.
- 2) Planning for next year's budget continues with many of the assumptions and initiatives already formulated into the documents and overall budget presentation.
- 3) There is one new co-working tenant that joined the DTBIA offices effective June 1st. The Huron Farmworker's Ministry - part of the Anglican Diocese of London; will be opening a migrant farmworker support centre focused on various programming to ensure that these individuals are successful in their work placements. There is a one-year lease in place until May 31/2025.
- 4) Façade Improvement Program update: The project at 77 Broadway is under construction and will be a significant improvement to that block of the downtown core area. There are additional applications in the pipeline and further interest in the program.
- 5) Tillsonburg Town Centre update: Stacked Pancake House will be opening in the space currently occupied by Lady's a Champ/Kinetics/Frat House. The former will be moving to a temporary location in the space formerly occupied by Knock-out Fashions with construction to commence shortly.



- 6) Marketing and events: The social media channels continue to grow with high quality video content.
- 7) Beautifications: The deployment of the full summer floral program is nearly complete. Special thanks to Tillsonburg Garden Gate and staff for their diligence and hard work readying the downtown for a busy summer.
- 8) Safety and security concerns: There continues to be significant challenges with vandalism particularly with pots, plants and furniture being disturbed, moved or destroyed on an almost daily basis.
- 9) The board approved commencement of the strategic plan project to be completed in the coming weeks. Surveys will be sent to community members and all other stakeholders. The target date for completion of the full strat-plan is mid-August.
- 10) Finance: The financial audit is nearing completion. All expenses are well controlled to date.
- 11) The next board meeting is June 26th.



TILLSONBURG DISTRICT
Chamber of Commerce

BUSINESS. VITALITY.

Tillsonburg District Chamber of Commerce

Update to Economic Development Advisory Committee Meeting of Tuesday, June 11, 2024

- 1) Ashley Edwards was announced as the CEO of the Tillsonburg District Chamber of Commerce with a start date of May 21st. Ashley Edwards is now the Chamber's representative on the Town's Affordable & Attainable Housing Committee.
- 2) The Chamber's Strategic Plan was finalized and is posted to our website.
- 3) The Awards of Excellence Selection Committee met Wednesday, May 15, 2024, and the 2024 winners were selected. The 2024 Awards of Excellence is Thursday, September 26, 2024.
- 4) Ontario Chambers of Commerce are in the process of submitting policies to the Canadian Chamber of Commerce annual AGM & Conference which takes place in Halifax October 17 to 19th. Tillsonburg is co-sponsoring a few policies with our Ontario network peers, and these will be shared with the network if the policies are voted in at the Conference.
- 5) The Chamber's June 20, 2024 TDCC Open golf tournament is full. Dinner sponsorship is still available, and raffle / door prizes are being accepted.
- 6) Our 2024 Business After Five schedule is:
 - Thursday, June 13, 2024 at Bere's Butchery & Catering, 510 Broadway
 - Thursday July 18, 2024 at Varro's My Paint & Décor, 142 Simcoe Street
 - Thursday, August 22, 2024 at Station Arts Centre, 41 Bridge Street
 - Thursday, September 19, 2024 at The Spot, Town Centre Mall
 - Thursday, October 10 2024, Canadian Harvard Aircraft Association, to recognize their 100th Anniversary of the Royal Canadian Air Force.
 - Thursday, November 14, 2024 at Tillsonburg Garden Gate, 167 Simcoe St.
 - Thursday, December 5, 2024 Christmas Business After Five
- 7) Visit our website www.tillsonburgchamber.ca or email ashley@tillsonburgchamber.ca to register for all Chamber events.

Thank you, we welcome any questions and feedback!

Ashley Edwards
Suzanne Renken

**WOODSTOCK INGERSOLL TILLSONBURG & AREA ASSOCIATION OF REALTORS®
MLS® ACTIVITY FOR THE TOWN OF TILLSONBURG
MONTH ENDING MAY 2024**

	YEAR TO DATE			MONTHLY		
	2024	2023	% Difference	2024	2023	% Difference
\$ value of Total Units Sold	\$92,351,061	\$119,851,147	-22.9%	\$22,359,514	\$29,459,175	-24.1%
\$ value of Residential Units Sold	\$89,711,061	\$110,754,396	-19.0%	\$22,359,514	\$29,459,175	-24.1%
\$ value of Other Units Sold	\$2,640,000	\$9,096,751	-70.9%	\$0	\$0	-
Total # of Units Sold	150	187	-19.7%	35	46	-23.9%
# of Residential Units Sold	146	176	-17.0%	35	46	-23.9%
# of Other Units Sold	4	11	-63.6%	0	0	-
Total # of New Listings	298	265	12.5%	72	62	16.1%
Total # of New Residential Listings	276	247	11.7%	70	59	18.6%
Total # of Other New Listings	22	18	22.2%	2	3	-33.3%
Total # Currently on Market	***see monthly numbers			148	84	76.1%
# of Residential Currently on Market	***see monthly numbers			122	46	60.5%
# of Other Listings Currently on Market	***see monthly numbers			26	38	-31.5%

RESIDENTIAL SALES BY PRICE CATEGORY	Accum.	Accum.	Month Reporting	Month Reporting
	2024 YTD	2023 YTD	2024	2023
\$ - \$299,999	1	2	0	1
\$300,000 - \$499,999	37	29	6	3
\$500,000 - \$599,999	41	48	9	15
\$600,000 - \$699,999	27	40	6	6
\$700,000 - \$799,999	19	32	6	10
\$800,000 - \$899,999	11	12	4	5
\$900,000 - \$999,999	1	6	0	2
\$1,000,000 - \$1,099,999	3	0	1	1
\$1,100,000 - \$1,199,999	3	1	1	0
\$1,200,000 or Greater	1	0	0	0

<u>Average Residential Sale Price</u>			
	<u>2024</u>	<u>2023</u>	<u>%DIFF</u>
MONTH	\$638,843	\$640,123	-0.2%
YTD	\$614,459	\$628,924	-2.3%

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

131 TOWNLINE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40570360
Price: \$3,275,000.00



MLS®#: **40570360**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Building and Land**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **50/50**
 Bldg Area Total: **21,600**
 Lot Size Area:
 Lot Front: **143.00**
 Lot Depth:
 Tax Amount: **\$52,182**
 Tax Year: **2023**
 Listing Date: **04/15/2024**

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! Property can be purchased with adjacent building at 102 Spruce street see MLS#40570345

L/Brokerage: [Royal Lepage R.E. Wood Realty Brokerage](#)
 L/Salesperson: [Dane Willson, Broker](#)
 L/Brokerage 2:
 L/Salesperson 2:
 Seller: **1000206610 Ontario Limited**

Member Thumbnail
Active / Commercial Sale

102 SPRUCE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40570345
Price: \$6,295,000.00



MLS®#: **40570345**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Building and Land**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **50/50**
 Bldg Area Total: **19,825**
 Lot Size Area:
 Lot Front: **416.00**
 Lot Depth:
 Tax Amount: **\$46,965**
 Tax Year: **2023**
 Listing Date: **04/15/2024**

Rare opportunity! Property must be sold with adjacent building to the North 131 Townline Road MLS#40570360. Combined 39,100 feet on 5.197 acres with long term potential from excess land to expand the existing building. Long term tenants with triple net leases. Pictures are of 102 Spruce Street and 131 Townline Road.

L/Brokerage: [Royal Lepage R.E. Wood Realty Brokerage](#)
 L/Salesperson: [Dane Willson, Broker](#)
 L/Brokerage 2:
 L/Salesperson 2:
 Seller: **1000206610 Ontario Limited**

Member Thumbnail
Active / Commercial Sale

100 TOWNLINE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40563595
Price: \$19,750,000.00



MLS®#: **40563595**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Building and Land**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **64/64**
 Bldg Area Total: **167,000**
 Lot Size Area: **7.29**
 Lot Front: **644.00**
 Lot Depth:
 Tax Amount: **\$89,170**
 Tax Year: **2023**
 Listing Date: **04/01/2024**

Rare Industrial facility for sale located in the growing town of Tillsonburg. Fully renovated former manufacturing space with large 2000 amp power service, 14 truck level docks, on site rail spur, large steel sided storage building not included in square footage numbers all located on 7.29 acres of land. Located in close proximity to Highway 3, and is approximately 25 minutes South of Highway 401.

L/Brokerage: [Royal Lepage R.E. Wood Realty Brokerage](#)
 L/Salesperson: [Dane Willson, Broker](#)
 L/Brokerage 2: [CBRE LIMITED, BROKERAGE](#)
 L/Salesperson 2: [LARIN SHOULDICE, Sales Representative](#)
 Seller: **West Wind Properties Inc.**

Member Thumbnail
Active / Commercial Sale

128 BROADWAY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40561125
Price: \$719,000.00



MLS®#:	40561125	DOM/CDOM	71/71
Region:	Oxford	Bldg Area Total:	4,677
Municipality Area:	Tillsonburg	Lot Size Area:	0.09
Neighbourhd/SubDist:	Tillsonburg	Lot Front:	21.93
Property Sub Type:	Building and Land	Lot Depth:	
Business Type:		Tax Amount:	\$4,812
Waterfront Y/N:	No	Tax Year:	2023
		Listing Date:	03/25/2024

Prime Downtown Tillsonburg Investment opportunity to own an established commercial building on the main street Broadway. Busy restaurant with 2 bedroom rental unit on 2nd floor. Increase your monthly income with the option to add a tenant upstairs as the unit will be vacant on close. Perfect for the Owner-Occupier, this work-live property is ready to go. The restaurant features 3093sf of space including a dining area, 2 kitchen work spaces, 2 offices, 2 washrooms, and plenty of storage. The charming 2nd floor boasts a large living room, kitchen and island, laundry/storage, full bath, 2 bedrooms, with 9ft + soaring ceilings. Separate HVAC systems, each with separate controls, and water heaters. 2 x Furnaces and 2 x Hot water heaters are owned. Separately metered for electricity and gas. The massive full basement runs the length of the building and is ready for future development. Book your showing today! Business also for sale on **MLS#40561194**

L/Brokerage: **[PRIME REAL ESTATE BROKERAGE](#)**
L/Salesperson: **[ROGER HORVATH, Sales Representative](#)**
L/Brokerage 2:
L/Salesperson 2:
Seller: **2434137 Ontario inc.**

Member Thumbnail
Active / Commercial Sale

18 HARVEY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40560453
Price: \$599,900.00



MLS®#:	40560453	DOM/CDOM	74/350
Region:	Oxford	Bldg Area Total:	2,133
Municipality Area:	Tillsonburg	Lot Size Area:	
Neighbourhd/SubDist:	Tillsonburg	Lot Front:	60.50
Property Sub Type:	Building and Land	Lot Depth:	
Business Type:		Tax Amount:	\$2,805
Waterfront Y/N:	No	Tax Year:	2022
		Listing Date:	03/22/2024

Welcome to this amazing investment opportunity in the heart of downtown Tillsonburg! This triplex has it all - a commercial office on the main floor, two residential units (one 2-bedroom and one 1-bedroom), and plenty of parking for both customers and residents. With an ideal location across from Starbucks, you have the potential to tap into high foot traffic or open up your own business. Enjoy peace of mind knowing that there are long term tenants already in place. Don't miss out on this great opportunity!

L/Brokerage: **[Wiltshire Realty Inc. Brokerage](#)**
L/Salesperson: **[Bryan Wiltshire, Broker of Record](#)**
L/Brokerage 2: **[Wiltshire Realty Inc. Brokerage](#)**
L/Salesperson 2: **[Amanda Wiltshire, Salesperson](#)**
Seller: **Estate of Bobby West c/o Jamie West**

Member Thumbnail
Active / Commercial Sale

1418 BELL MILL SIDE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40553579
Price: \$1,300,000.00



MLS@#:	40553579	DOM/CDOM	83/83
Region:	Oxford	Bldg Area Total:	4,554
Municipality Area:	Tillsonburg	Lot Size Area:	0.96
Neighbourhd/SubDist:	Tillsonburg	Lot Front:	286.05
Property Sub Type:	Building and Land	Lot Depth:	
Business Type:		Tax Amount:	\$2,634
Waterfront Y/N:	No	Tax Year:	2023
		Listing Date:	03/13/2024

Located at 1418 Bell Mill Road, this Industrial Property and Building is ready for your design and layout input. With 17' side wall height and three 14x16 O/H Doors in the warehouse portion totaling over 3,036 sq.ft (66'x46') and 10' ceilings in the designated office portion totaling approx 1,518 sq.ft (66x23') with a 10x8 OH Door, double glass main entrance door, lots of windows to make the space bright and friendly, and multiple exterior man doors throughout. This is all situated on a private one acre lot with controlled access to a main road leading in and out of Tillsonburg. Enhance your business prospects with the coveted M2 zoning. This designation opens up an array of ventures, allowing for a range of industrial and warehouse uses. Whether it's manufacturing, distribution, or logistics, start here with your ideas and we will finish the interior with your design specification.

L/Brokerage: [Re/Max a-b Realty Ltd Brokerage](#)
L/Salesperson: [Marius Kerkhoff, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **Stubbe Inc**

Member Thumbnail
Active / Commercial Sale

92 BROADWAY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40551702
Price: \$670,000.00



MLS@#:	40551702	DOM/CDOM	85/85
Region:	Oxford	Bldg Area Total:	5,000
Municipality Area:	Tillsonburg	Lot Size Area:	
Neighbourhd/SubDist:	Tillsonburg	Lot Front:	22.00
Property Sub Type:	Building and Land	Lot Depth:	167.60
Business Type:		Tax Amount:	\$4,435
Waterfront Y/N:	No	Tax Year:	2023
		Listing Date:	03/11/2024

Prime location right in the heart of the downtown shopping area. This building is Zoned C1. Retail approx. 1875 sq. ft. with a full basement and a 2 bedroom apartment having 1290 sq. ft. on the 2nd floor with separate entrance. The Tenant is long term and very quiet. apartment is a month to month \$600./month Plus utilities. Basement is approx. 1835 sq. ft. Excellent investment opportunity.

L/Brokerage: [Re/Max Tri-county Realty Inc Brokerage](#)
L/Salesperson: [Bonnie Mudge, Salesperson](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **Quang-Nghia Duong**

Member Thumbnail
Active / Commercial Sale

124636 SIMCOE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40453249
Price: \$399,900.00



MLS@#:	40453249	DOM/CDOM	324/324
Region:	Oxford	Bldg Area Total:	1,396
Municipality Area:	Tillsonburg	Lot Size Area:	
Neighbourhd/SubDist:	Tillsonburg	Lot Front:	141.90
Property Sub Type:	Building and Land	Lot Depth:	
Business Type:		Tax Amount:	\$2,730
Waterfront Y/N:	No	Tax Year:	2023
		Listing Date:	07/15/2023

Opportunity knocks. The perfect shell unit for you to operate your own business in a high traffic area. Variety of uses. Zoned Highway Commercial CH zone.

L/Brokerage: [Re/Max Tri-county Realty Inc Brokerage](#)
L/Salesperson: [Bonnie Mudge, Salesperson](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **2758584 Ontario Inc.**

Member Thumbnail
Active / Commercial Sale

19 RIDOUT St W Tillsonburg
Confidential for REALTORS® Only

Listing ID: XH417268
Price: \$445,000.00



MLS®#: **XH4172682**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Retail**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **280/280**
Bldg Area Total: **1,800**
Lot Size Area:
Lot Front: **31.03**
Lot Depth: **60.16**
Tax Amount: **\$6,065**
Tax Year: **2022**
Listing Date: **08/29/2023**

Welcome to 19 Ridout Street, your business opportunity in the heart of Tillsonburg! This exceptional office building boasts a strategic location in this busy town, offering two spacious office areas with a welcoming waiting area, a fully equipped kitchen, and a versatile meeting hall on the main level. Additionally, the basement area offers multiple rooms that can be customized to suit your unique needs. Whether you're looking to establish a new office space, expand your current operations, or simply secure a prime location for your business, 19 Ridout Street offers the ideal canvas for your success. Don't miss out on the chance to establish or expand your business in this fantastic location.

L/Brokerage: **RE/MAX Escarpment Realty Inc.**
L/Salesperson: **Chuck Hogeterp, Salesperson**
L/Brokerage 2: **Re/Max a-b Realty Ltd. Brokerage**
L/Salesperson 2: **Marius Kerkhoff, Salesperson**
Seller: **O.B.B PROPERTIES INC.**

Member Thumbnail
Active / Business Only

126 CONCESSION St E #1 Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40571890
Price: \$60,000



MLS®#: **40571890**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Sale of Business**
Business Type: **Convenience/Variety**
Waterfront Y/N:

DOM/CDOM **49/49**
Bldg Area Total:
Lot Size Area:
Lot Front:
Lot Depth:
Tax Amount:
Tax Year:
Listing Date: **04/16/2024**

Conveniently located in booming Tillsonburg, ON. Maple View Variety has been profitably in business for many, many years and is considered a community staple. The business offers a range of essential services and products from an ATM, Lotto and Canada Post. Everyday items like snack foods, lottery tickets, tobacco products, newspapers, magazines, movies, drinks, ice cream, and much more. Located in close proximity to the downtown core, Beer Store and several abutting neighbourhoods. Ideal for owner operator, with an opportunity to extend hours for even greater cash flow! Be your own boss at this established, respected business.

L/Brokerage: **Royal LePage R.E. Wood Realty Brokerage**
L/Salesperson: **David Bennett, Broker**
L/Brokerage 2:
L/Salesperson 2:
Seller: **Maple View Variety c/o Tuan-Anh Tran**

Member Thumbnail
Active / Business Only

128 BROADWAY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40561194
Price: \$179,999



MLS®#: **40561194**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Sale of Business**
Business Type: **Restaurant**
Waterfront Y/N:

DOM/CDOM **71/71**
Bldg Area Total:
Lot Size Area:
Lot Front:
Lot Depth:
Tax Amount:
Tax Year:
Listing Date: **03/25/2024**

Attention Investors! Here is your chance to own the only Sushi Restaurant in Tillsonburg. Located on busy Broadway st, with excellent visibility, walking traffic, and street parking. This 3093sf of main floor space is turnkey and ready for your customers. Fully equipped with tables & chairs, pos system, 5 refrigerators, 2 freezers, sushi showcase fridge, 4 stainless steel work tables, kimchi refrigerator, grease trap, water purifier, 2 rice cookers, audio system, and Automatic Maki Making Machine (\$20,000). List of all chattels available upon request. This new business is on track to make a Net Operating Income of \$175k this year, based on current sales to date. Perfect for the owner-occupier, as the property is also for sale on MLS#40561125.

L/Brokerage: **PRIME REAL ESTATE BROKERAGE**
L/Salesperson: **ROGER HORVATH, Sales Representative**
L/Brokerage 2:
L/Salesperson 2:
Seller: **2434137 Ontario inc.**