

# The Corporation of the Town of Tillsonburg

## Economic Development Advisory Committee Meeting

### AGENDA



Tuesday, July 9, 2024

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

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**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, July 9, 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 June 11, 2024, be approved.

**5. General Business and Reports**

**5.1 Monthly Activity Update**

**5.1.1 Revised June Report**

**5.1.2 July Report**

5.2 Notice of Passing DC By-Laws

5.3 2023 Building Activity and Anticipated Development Summary

5.4 VanNorman Innovation Park – Phase 2 Status Update

6. Planning Items Circulation

6.1 Application for Official Plan Amendment and Zone Change OP24-06-7 and ZN7-24-06 - Station View Developments Inc.

7. Community Strategic Plan

7.1 Town Hall Update

7.2 Affordable and Attainable Housing Committee

7.3 Health Care Committee

8. Boundary Adjustment

9. Community Organization Updates

9.1 Downtown Business Improvement Association

9.1.1 Report from BIA Chair

9.2 Tillsonburg District Chamber of Commerce

9.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

9.3.1 Monthly Statistics

10. Round Table

11. Next Meeting

August 13, 2024 12:00 p.m.

12. Adjournment

Proposed Resolution #3

Moved By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

THAT the Economic Development Advisory Committee meeting of Tuesday, July 9, 2024 be

adjourned at \_\_\_\_\_ p.m.

# The Corporation of the Town of Tillsonburg

## Economic Development Advisory Committee Meeting

### MINUTES



Tuesday, June 11, 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  
Randi-Lee Bain  
Jesse Goossens  
Kirby Heckford  
Mark Renaud, Executive Director, Tillsonburg BIA

Regrets: Steve Spanjers

Staff: Cephas Panschow, Development Commissioner  
Margaret Puhr, Administrative Assistant

Regrets: Kyle Pratt, Chief Administrative Officer  
Laura Pickersgill, Executive Assistant

#### 1. Call to Order

The meeting was called to order at 12:00 p.m.

#### 2. Adoption of Agenda

##### Resolution # 1



**Moved By:** Councillor Parsons

**Seconded By:** Suzanne Renken

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, June 11, 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:** Randi-Lee Bain

**Seconded By:** Suzanne Renken

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

**Carried**

**5. Presentations**

**5.1 Ingersoll Boundary Expansion**

M. Graves presented the Town of Ingersoll's recent boundary adjustment process of approximately 1,600 acres. It was recommended that when approaching boundary adjustment proposals that advantages for both parties involved be highlighted in the proposal. It was suggested that taxation sharing is very important when benefitting both sides. The importance of building respect, collaboration and participation when acquiring lands was discussed.

Opportunity was provided for members to ask questions.

**Resolution # 3**

**Moved By:** Mark Renaud

**Seconded By:** Randy Thornton

THAT the Chair of the Economic Development Advisory Committee requests to present at a future meeting of Council to discuss potential boundary expansion options for the Town of Tillsonburg with associated

next steps along with the infrastructure upgrades and other impacts an expansion would require, such as adjustments to: water, sewer, roads, transportation options and the Tillsonburg airport.

**Carried**

## **6. General Business and Reports**

### **6.1 Monthly Activity Update**

C. Panschow provided an update on the monthly activity update.

Opportunity was provided for members to ask questions.

#### **Resolution # 4**

**Moved By:** Jesse Goossens

**Seconded By:** Randy Thornton

THAT the Economic Development Advisory Committee recommends that video communication be prepared and shared with the community regarding the Bridge Street Re-imagination project by the Bridge Street Task Force to help the public better understand the project.

**Carried**

#### **Resolution # 5**

**Moved By:** Suzanne Renken

**Seconded By:** Kirby Heckford

THAT the Economic Development Advisory Committee recommends to Council that a more robust social media policy be established to provide more proactive communications, particularly to counter inaccuracies on social media, as possible through existing or new resources.

**Carried**

### **6.2 ARU Video**

C. Panschow will circulate the link to the ARU video after the meeting.

## **7. Boundary Adjustment**

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

This item was provided for information.

## **8. Community Organization Updates**

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

#### **8.1.1 Report from BIA Chair**

M. Renaud provided an overview of the report and the agenda for the upcoming Turtlefest event.

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

#### **8.2.1 Report from Executive Director**

S. Renken provided an overview of the report and introduced Ashley Edwards as the new CEO for the Chamber.

### **8.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors**

#### **8.3.1 Monthly Statistics**

These statistics were provided as information.

## **9. Round Table**

An overview of the Ontario Government's SWODF funding announcement on June 10 was provided. There were four announcements across Oxford County with one being Armtec's new facility in Tillsonburg. Originally, it was anticipated that another local manufacturing announcement would be included, but it was pushed back to another date. As an aside, Armtec is still ramping up their hiring and looking for more employees.

The Cirque Italia event was very successful.

The Multi-Service Centre Job Fair hosted 248 job seekers, 25 employers and received positive feedback.

The entrepreneurial pop-up event was informative however participation remained low.

## **10. Next Meeting**

July 9, 2024 12:00 p.m.

## **11. Adjournment**

**Resolution # 6**

**Moved By:** Kirby Heckford

**Seconded By:** Andrew Burns

THAT the Economic Development Advisory Committee meeting of Tuesday, June 11, 2024 be adjourned at 1:55 p.m.

**Carried**

## Monthly Activity Update – (June 2024 Revised)

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"> <li>• Bring to Council for Approval consideration</li> </ul>
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"> <li>• 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</li> <li>• Comprehensive OP Update – Province has released draft Provincial Policy Statement (PPS), which is expected to be finalized in fall 2024</li> </ul>
Future Industrial Growth/Phase 2 VIP	<ul style="list-style-type: none"> <li>• Council approved award of detailed design contract to Dillon Consulting on March 25, 2024</li> <li>• Redling Farms Ltd corporation (and assets) acquired April 16, 2024</li> </ul> <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> <li>• Prepare overview presentation on key items including capacity, design and marketing options for upcoming meeting for July 9 meeting</li> </ul>
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="203 310 409 336">Job Market Pulse</p> <p data-bbox="203 451 457 476"><a href="#">Tillsonburg Jobs Data</a></p> <p data-bbox="203 1081 409 1106"><a href="#">Oxford Jobs Data</a></p>	<p data-bbox="824 310 1401 388">Summary of the jobs available in Tillsonburg and Oxford for <del>June</del> <u>May</u> 2024:</p> <p data-bbox="824 466 1386 655"><del>218-385</del> Active Job Posts (<del>March, April up, June down 42</del> <u>up 11%</u>), <del>17542</del> New Job Posts (down <del>476</del>%), <del>174113</del> Companies Hiring (<del>down-up</del> <u>933%</u>).</p> <p data-bbox="824 682 1047 707">Top Sectors Hiring:</p> <ul data-bbox="873 735 1279 961" style="list-style-type: none"> <li>• General hospitals</li> <li>• Other motor vehicle parts mfg</li> <li>• Limited Service Eating Places</li> <li>• Supermarkets and other grocery</li> <li>• Employment placement agencies</li> </ul> <p data-bbox="824 982 1352 1119">Top hiring companies are: TDMH, Marwood, Armtec, <del>Goodwill Industries</del>, Multi-Service Centre, <u>AllStaff</u></p> <p data-bbox="824 1197 1401 1386"><del>1,1782,012</del> Active Job Posts (<del>April, May up, June down 40</del> <u>up 13%</u>) with <del>185-885</del> New Job Posts (down <del>678</del>%) and <del>613-855</del> Companies Hiring (<del>down 27</del> <u>up 10%</u>).</p> <p data-bbox="824 1413 1047 1438">Top Sectors Hiring:</p> <ul data-bbox="873 1465 1352 1791" style="list-style-type: none"> <li>• General hospitals</li> <li>• Employment placement agencies</li> <li>• <u>Community care facilities</u></li> <li>• Limited service eating places</li> <li>• <del>Community care facilities</del></li> <li>• <del>Nursing care facilities</del> <u>Home health care services</u></li> </ul>

	<p>Top hiring companies are: Woodstock Hospital, Sienna Senior Living, <del>VDK-Group</del><u>Sysco</u>, Tillsonburg/Alexandria hospitals, <del>Marwood</del><u>Kijiji</u>, Note: Oxford County has approximately 66,000 jobs so the County's October job vacancy rate is estimated at 1.8%</p>
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### Monthly Activity Update – (July 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            June 8 to July 1 – Second Survey Period</p> <p>Next steps include:</p> <ul style="list-style-type: none"> <li>• Final Task Force review and recommendation</li> <li>• Bring to Council for Consideration</li> </ul>
Boundary Adjustment	<p>Current Status:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Comprehensive OP Update – Province has released draft Provincial Policy Statement (PPS), which is expected to be finalized in fall 2024</li> <li>• <b>June 11 EDAC motion to be brought forward to Council</b></li> </ul>
Future Industrial Growth/Phase 2 VIP	<ul style="list-style-type: none"> <li>• Council approved award of detailed design contract to Dillon Consulting on March 25, 2024</li> </ul> <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> <li>• Prepare overview presentation on key items including capacity, design and marketing options for upcoming meeting for July 9 meeting</li> </ul>
Town Hall Project	<p>Report regarding potential full demolition and rebuilt on Council’s July 8 meeting</p>
Job Market Pulse	<p>Summary of the jobs available in Tillsonburg and Oxford for June 2024:</p>





	<ul style="list-style-type: none"><li>• Attendance Area Review for South Oxford (Tillsonburg &amp; Norwich) being initiated by the Thames Valley District School Board</li><li>• Economic Development &amp; Marketing has prepared a flyer to highlight the private sector and a few key municipally owned meeting spaces in Town to assist businesses with finding meeting space in our community:</li><li>• <a href="https://www.tillsonburg.ca/recreation-and-culture/community-centre/rentals/#Meeting">https://www.tillsonburg.ca/recreation-and-culture/community-centre/rentals/#Meeting</a></li></ul>
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## Notice of the passing of Development Charge By-Law

**TAKE NOTICE** that the Council of the County of Oxford passed development charge by-law No. 6639-2024 on the 12<sup>th</sup> day of June, 2024, under section 2 (1) of the *Development Charges Act, 1997, S.O., 1997 c. 27*, as amended;

**AND TAKE NOTICE** that any person or organization may appeal to the Local Planning Tribunal under section 14 of the Act, in respect of the development charge by-law, by filing with the Clerk on or before the 22<sup>nd</sup> of July, 2024, a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

County-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as library, ambulance services, growth-related studies, waste diversion, long-term care and services related to a highway. Schedule 1 sets out the development charge rates applicable throughout the County.

Area-specific development charges related to the provision of water and wastewater servicing apply to the specified areas of Woodstock, Tillsonburg, Ingersoll,

Plattsville, Drumbo, Tavistock, Innerkip, Norwich, Thamesford, Embro and Mt. Elgin. All area-specific charges are listed in Schedule 2 (page 2).

Key maps are not set out in this notice as the details and scale of such maps would be difficult to reproduce in an accurate and legible form. Map schedules for each applicable service area are attached to the by-law on the County's website.

**The development charges imposed under the by-law, which came into effect on June 13, 2024, are calculated and payable on the date of building permit issuance.**

Copies of the complete development charge by-law are available for examination during regular business hours (weekdays from 8:00 a.m. to 4:30 p.m.) in the offices of the County located at 21 Reeve Street, Woodstock, and on the website at [www.oxfordcounty.ca](http://www.oxfordcounty.ca).

For further information, please contact the Clerk's Office at 519-539-0015, ext. 3001.

Chloe J. Senior  
County Clerk, Oxford County  
clerksoffice@oxfordcounty.ca  
21 Reeve Street, P.O. Box 1614  
Woodstock, Ontario N4S 7Y3

### Schedule 1 – County-Wide Development Charge Rates

Service Component	RESIDENTIAL DWELLINGS <sup>1</sup>				NON-RESIDENTIAL <sup>2</sup>		
	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Gross Floor Area	Per bed for Farm Bunk Houses	Per Wind Turbine
		2-Bedroom & Larger	Bachelor & 1-Bedroom				
Services related to a highway	4,462	2,541	1,613	3,159	16.16	1,430	4,462
Waste Diversion	139	79	50	98	-	-	-
Ambulance services	58	33	21	41	0.21	19	58
Long-term Care	1,857	1,057	671	1,314	-	-	-
Growth-Related Studies	141	80	51	100	0.33	45	141
Library Service <sup>1</sup>	1,556	886	563	1,102	0.86	499	-
<b>Total</b>	<b>\$8,213</b>	<b>\$4,676</b>	<b>\$2,969</b>	<b>\$5,814</b>	<b>\$17.56</b>	<b>\$1,993</b>	<b>\$4,661</b>

<sup>1</sup>The charge for library is not applicable in Woodstock

<sup>2</sup>Industrial buildings exempt

## Schedule 2 – Area-Specific Development Charge Rates

		RESIDENTIAL DWELLINGS <sup>1</sup>				NON-RESIDENTIAL <sup>2</sup>	
Area	Service	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area	Per bed for Farm Bunk Houses
			2-Bedroom & Larger	Bachelor & 1-Bedroom			
Woodstock	Water	\$3,348	\$1,737	\$1,103	\$2,200	\$17.96	\$1,073
	Wastewater	\$3,534	\$1,834	\$1,165	\$2,322	\$19.24	\$1,133
Tillsonburg	Water	\$6,401	\$4,087	\$2,595	\$5,102	\$42.46	\$2,052
	Wastewater	\$1,309	\$836	\$531	\$1,043	\$7.43	\$420
Ingersoll	Water	\$5,819	\$3,491	\$2,217	\$4,359	\$13.57	\$1,865
	Wastewater	\$8,966	\$5,380	\$3,416	\$6,716	\$31.84	\$2,874
Plattsville	Water	\$5,139	\$2,843	\$1,806	\$3,549	\$24.63	\$1,647
	Wastewater	\$6,771	\$3,746	\$2,379	\$4,677	\$10.82	\$2,170
Drumbo	Water	\$2,390	\$1,323	\$840	\$1,651	\$4.94	\$766
	Wastewater	\$31,003	\$17,153	\$10,893	\$21,414	\$97.87	\$9,937
Tavistock	Water	\$7,325	\$4,181	\$2,655	\$5,219	\$26.27	\$2,348
	Wastewater	\$33,029	\$18,851	\$11,971	\$23,534	\$95.40	\$10,586
Innerkip	Water	\$156	\$89	\$56	\$111	\$0.98	\$50
	Wastewater	\$16,198	\$9,245	\$5,871	\$11,542	\$63.41	\$5,192
Norwich	Water	\$3,926	\$2,165	\$1,375	\$2,703	\$11.82	\$1,258
	Wastewater	\$6,060	\$3,343	\$2,123	\$4,173	\$37.98	\$1,942
Thamesford	Water	\$3,586	\$2,114	\$1,343	\$2,640	\$22.95	\$1,149
	Wastewater	\$9,156	\$5,399	\$3,429	\$6,740	\$26.64	\$2,935
Embro	Water	\$2,706	\$1,596	\$1,013	\$1,992	\$6.70	\$867
	Wastewater	\$7,860	\$4,634	\$2,943	\$5,786	\$8.84	\$2,519
Mount Elgin	Water	\$3,398	\$1,619	\$1,028	\$2,021	\$6.98	\$1,089
	Wastewater	\$11,736	\$5,592	\$3,551	\$6,982	\$26.78	\$3,762

<sup>1</sup>For exemptions that may apply, check applicable by-laws    <sup>2</sup>Industrial buildings exempt



# Growth and Development Overview

Tillsonburg Building Activity

Updated July 2024



# Introduction

The following charts summarize data regarding building and construction permits.

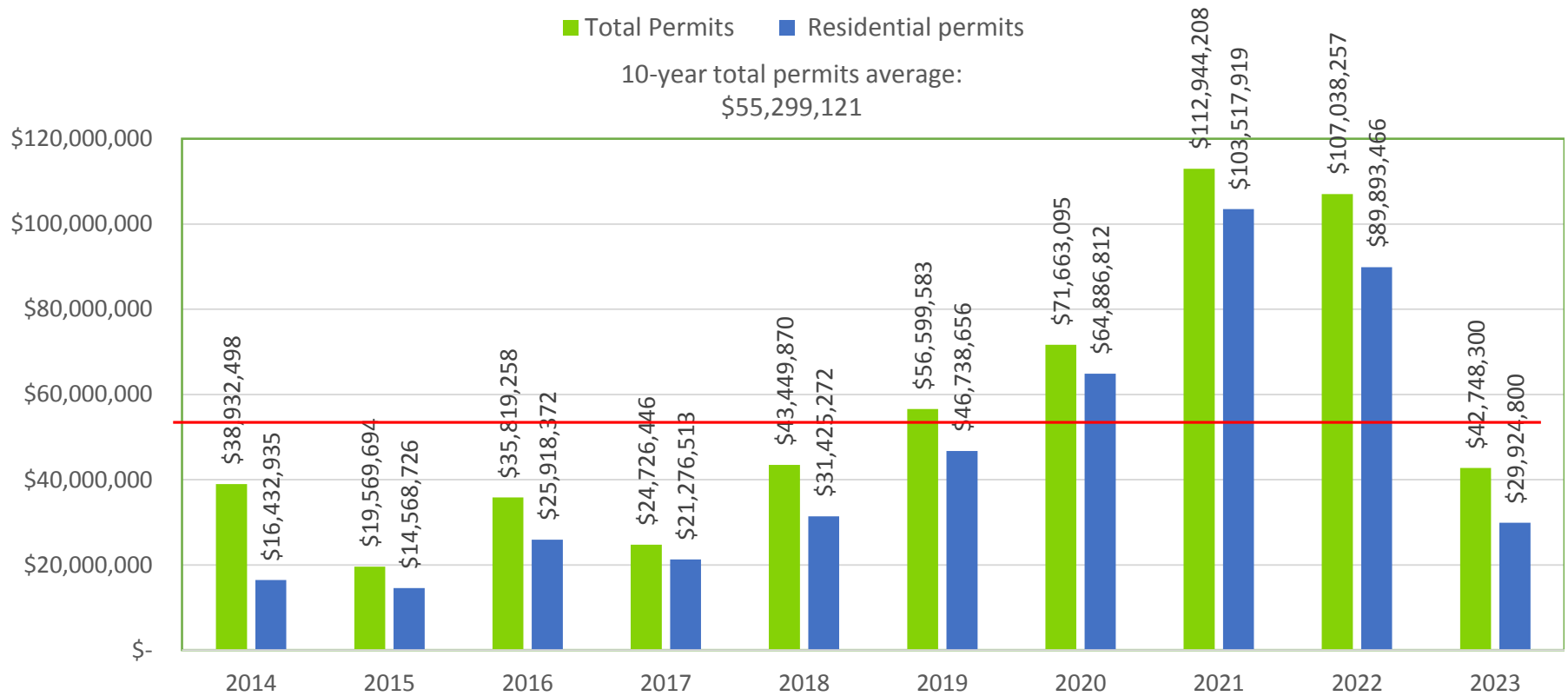
They represent information that was collected in the Building, Planning & By-Law Services Annual reports.

This information is current as of December 31, 2023.

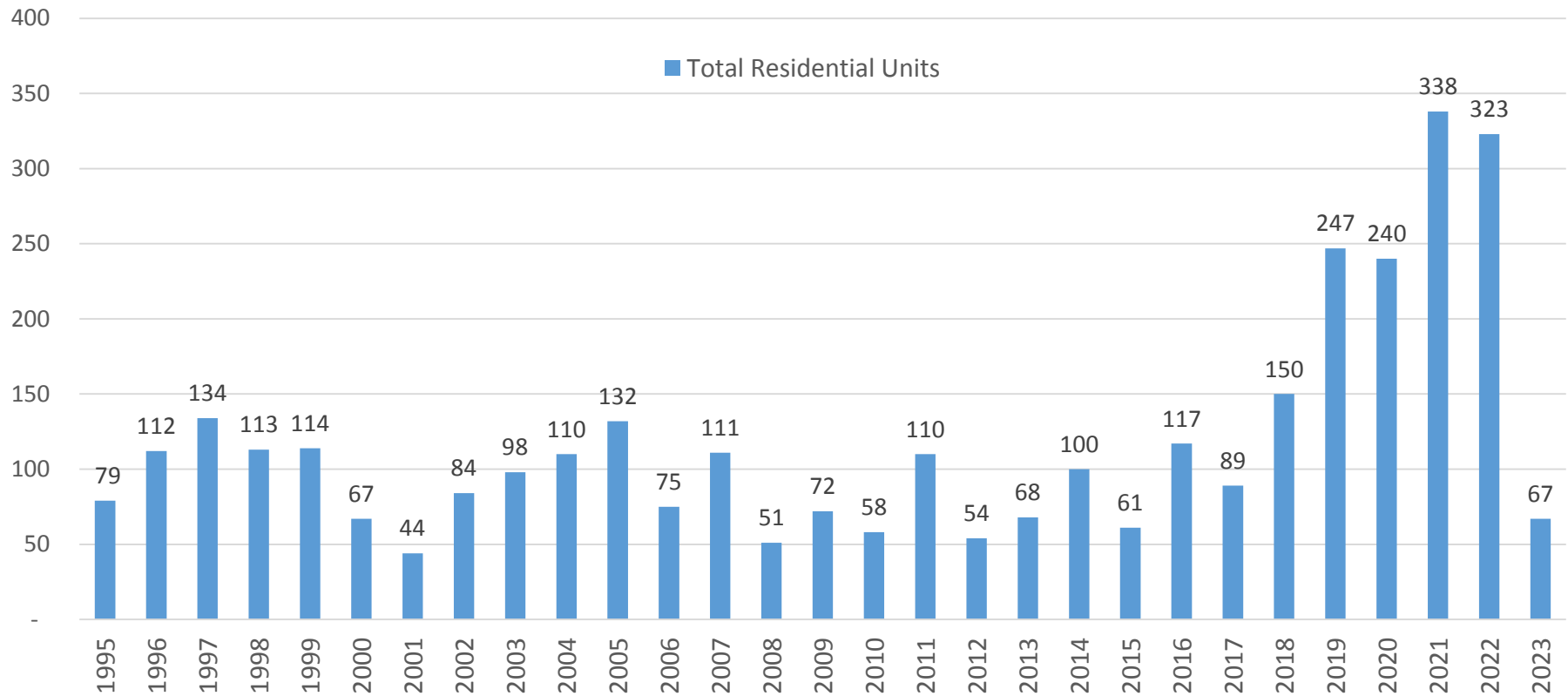


# Residential and Total Permit Data - 2014 to 2023

## (10 year average)

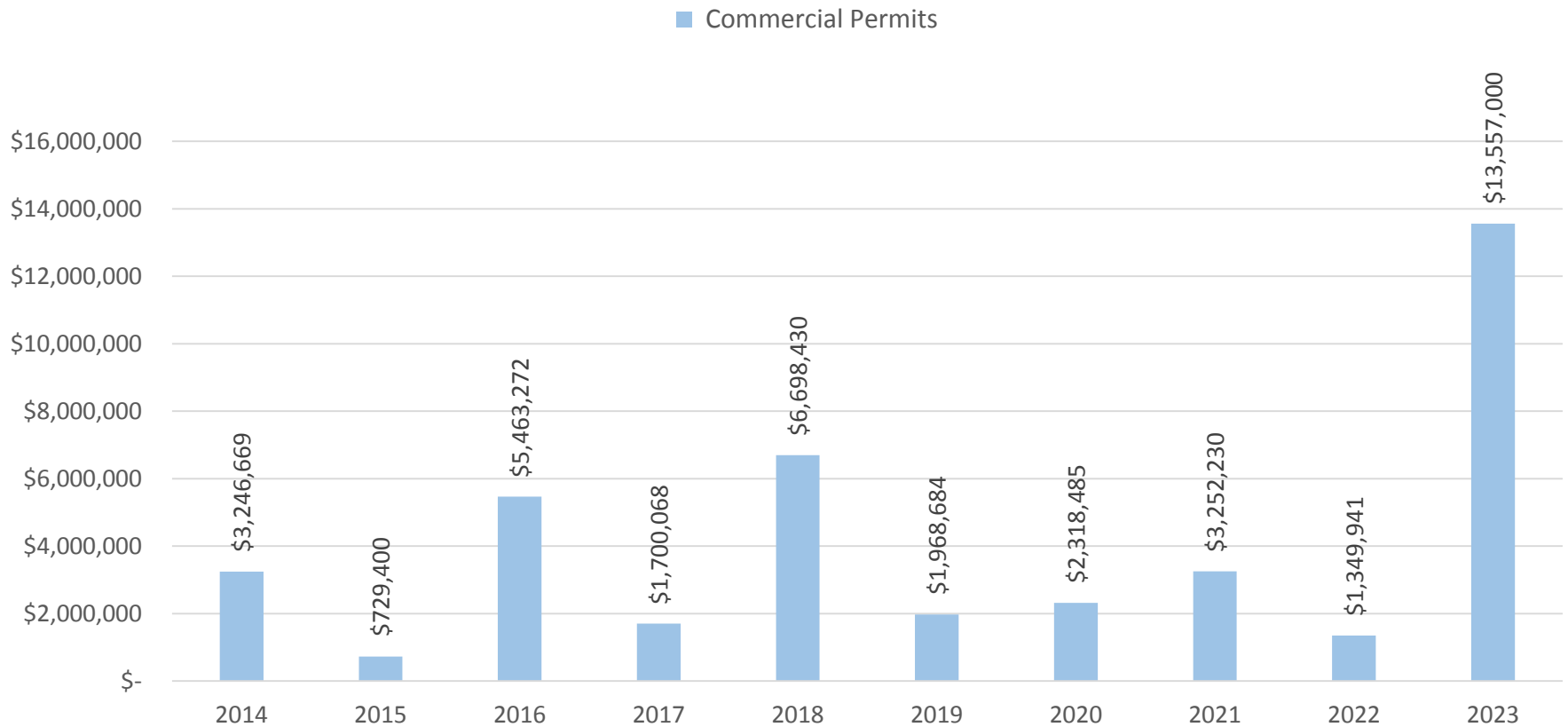


## Residential Unit Construction - 1995 to 2023





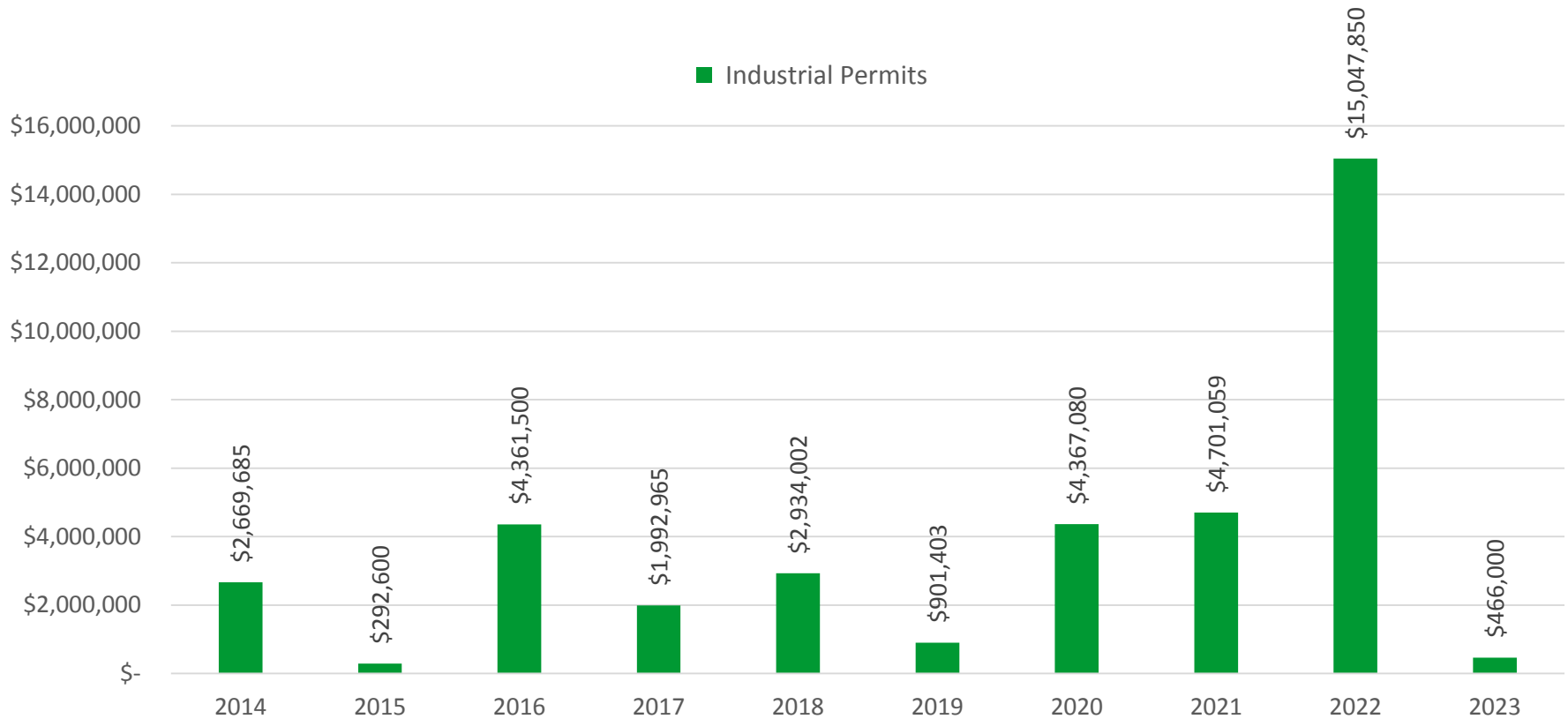
## Commercial Permit Data - 2014 to 2023



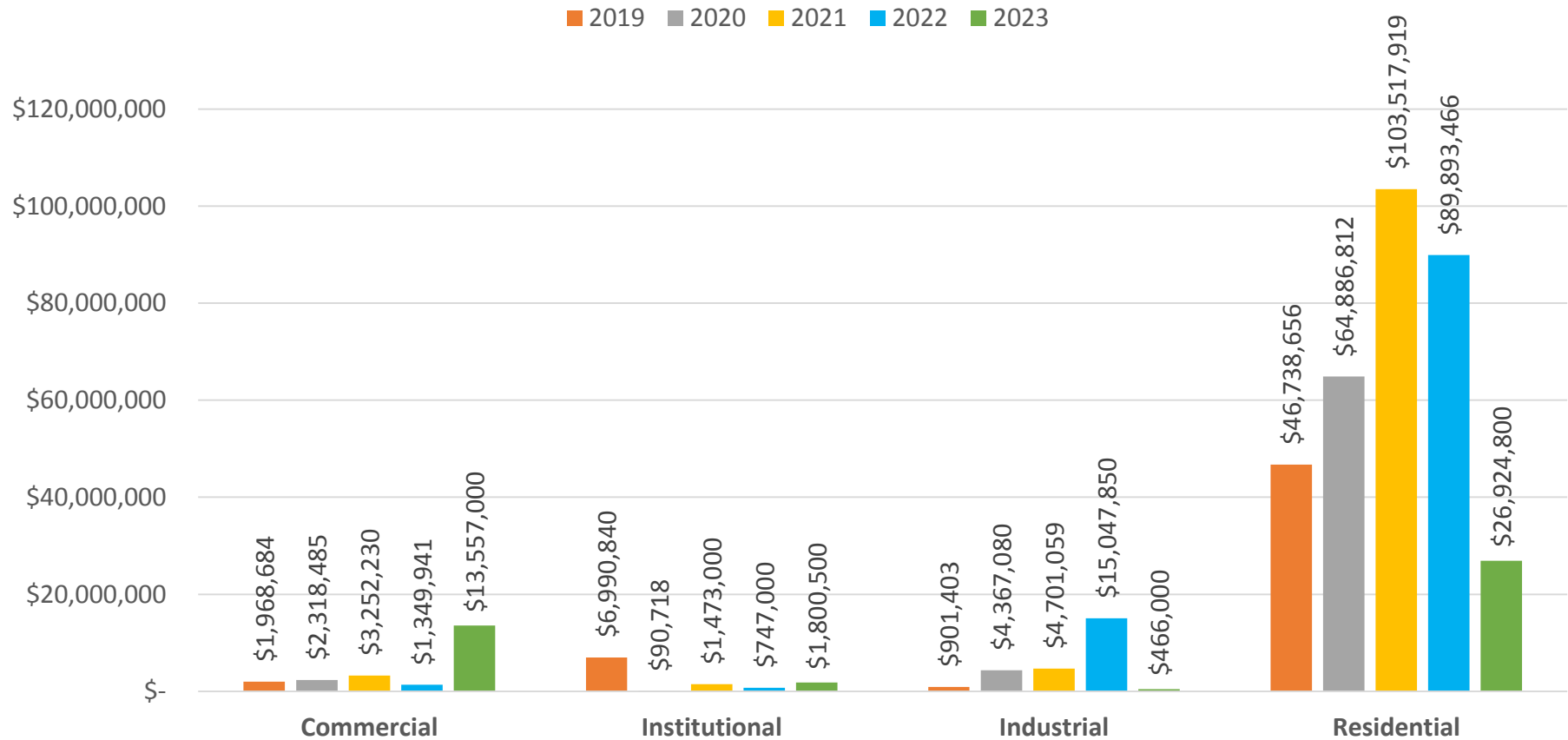
## Institutional Permit Data - 2014 to 2023



## Industrial Permit Data - 2014 to 2023



## Building Permits by Sector - 2019 to 2023



# Approved Residential Developments

- Approved Developments
  - Ambrus Subdivision (49 units)
  - Harvest Retirement Community & Oxnard (48 units)
  - Lindprop Properties (868-890 units)
  - Oak Park (64 units)
  - Performance Communities Reality (Hayhoe) – Rolling Meadows (206-249 units)
  - Potters Gate – Phase 4 (79 units)
  - Sandham Subdivision (7 units)
  - Southridge/Daisy Court (58 units)
  - Southside Developments (232 units)
  - Station View Developments (188 units)
  - The Bridges Estates (89 units)
  - Tillsonburg Development Inc – 133 North Street (6 units)
  - Victoria Woods on Quarter Town Line (702-1117 units)
- Total Approved Units = 2,596 to 3,076

# Anticipated Residential/Mixed-use Developments

- Anticipated Developments
  - Harvest Ave Inc (506 units)
  - PeopleCare Inc (50 units)
  - Thames Valley DSB - 102 Dereham Dr (99 units)
- Total Anticipated Units is 655

Total Approved and Anticipated Housing Units =  
**3,251 to 3,731 Residential Units!**

# Van Norman Innovation Park – Phase 2 Status Update

Economic Development Advisory  
Committee

July 9, 2024



# Outline

- Background
- Map of Properties
- Preliminary Servicing Options (Water & WW)
- Conceptual Lot Layouts
- Next Steps



# Background – VIP Phase 1

## Over 550,000 SF of development underway

### INNOVATION WAY, TILLSONBURG, ON



#### TILLSONBURG ADVANTAGES


1. Competitive land prices
2. Save \$10 to \$20 per square foot on development charges
3. Low industrial taxes
4. Gigabit fibre service available
5. Located in the heart of Ontario's 401 corridor
6. Part of Ontario's market of 15 million people
7. Within a 2 hour's drive of 22 universities/colleges
8. Downtown offers a delightful mix of heritage buildings and storefronts
9. Business friendly Council
10. Canada/Ontario is one of the top places to do business

Town of Tillsonburg  
200 Broadway, Suite 204  
Tillsonburg, ON N4G 5A7  
519.688.3009

Contact us to be waitlisted  
for Phase 2 & 3 releases.

CEPHAS PANSCHOW, Ec.D.  
Development Commissioner  
cpanschow@tillsonburg.ca  
T. 519.688.3009 ext. 4007



 Follow us on LinkedIn

 [www.tillsonburg.ca/invest](http://www.tillsonburg.ca/invest)

# Schep's Bakeries

**Schep's**   
**Bakeries Ltd.**

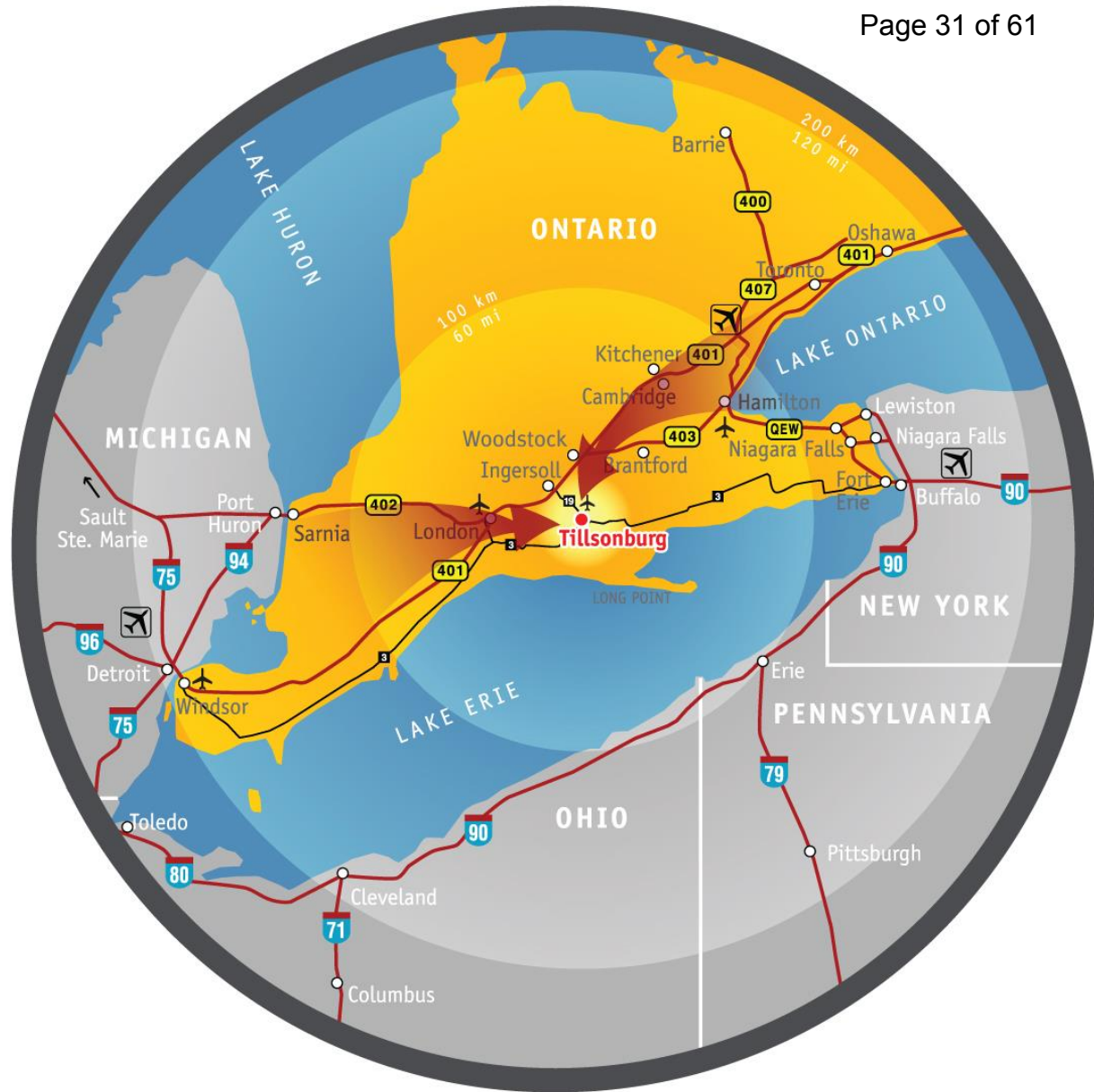


**STONECREST**  
ENGINEERING INC.  
EST. 1995

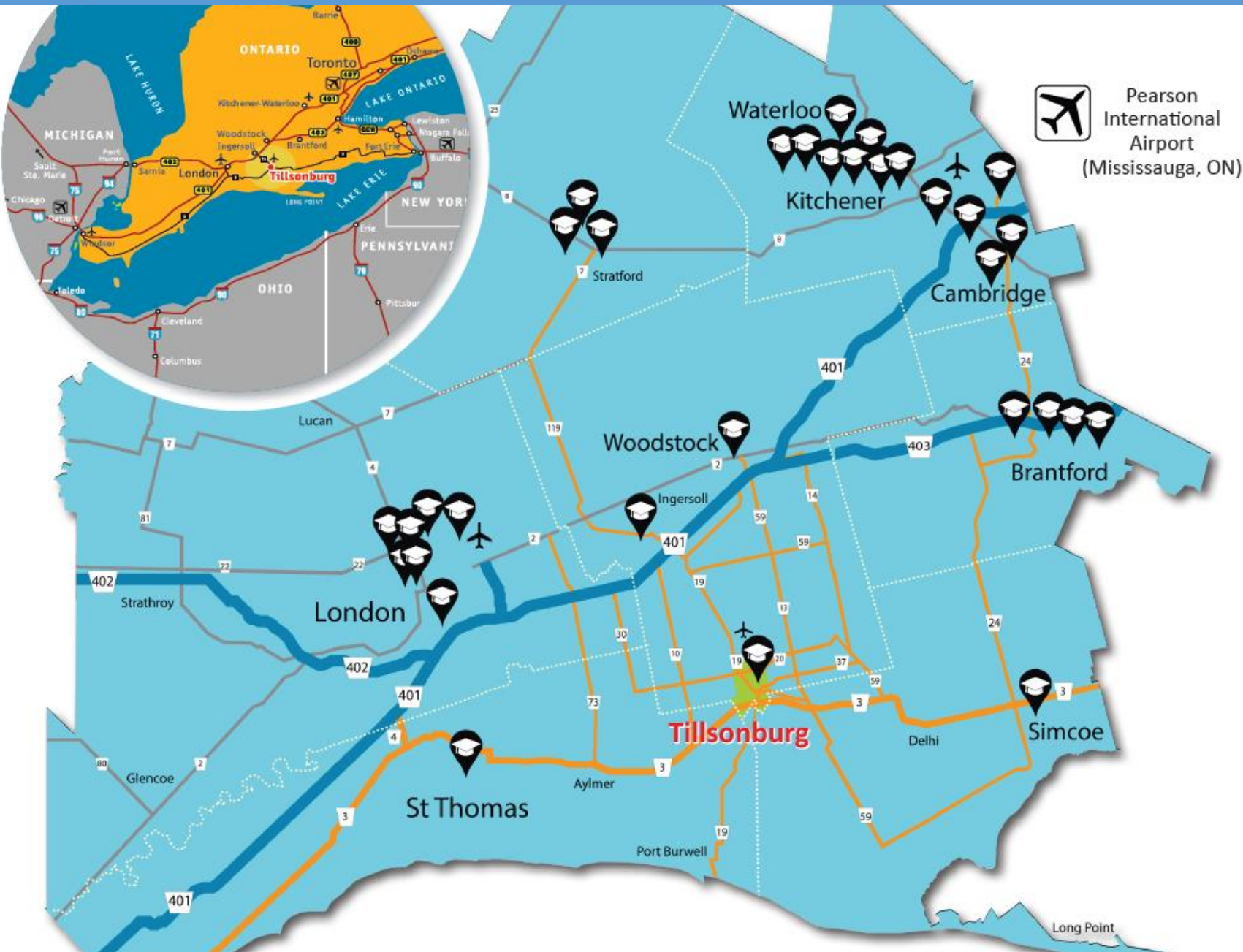




# Background - Location & Access Routes



# Access Routes Including Proximity to Post-Secondary

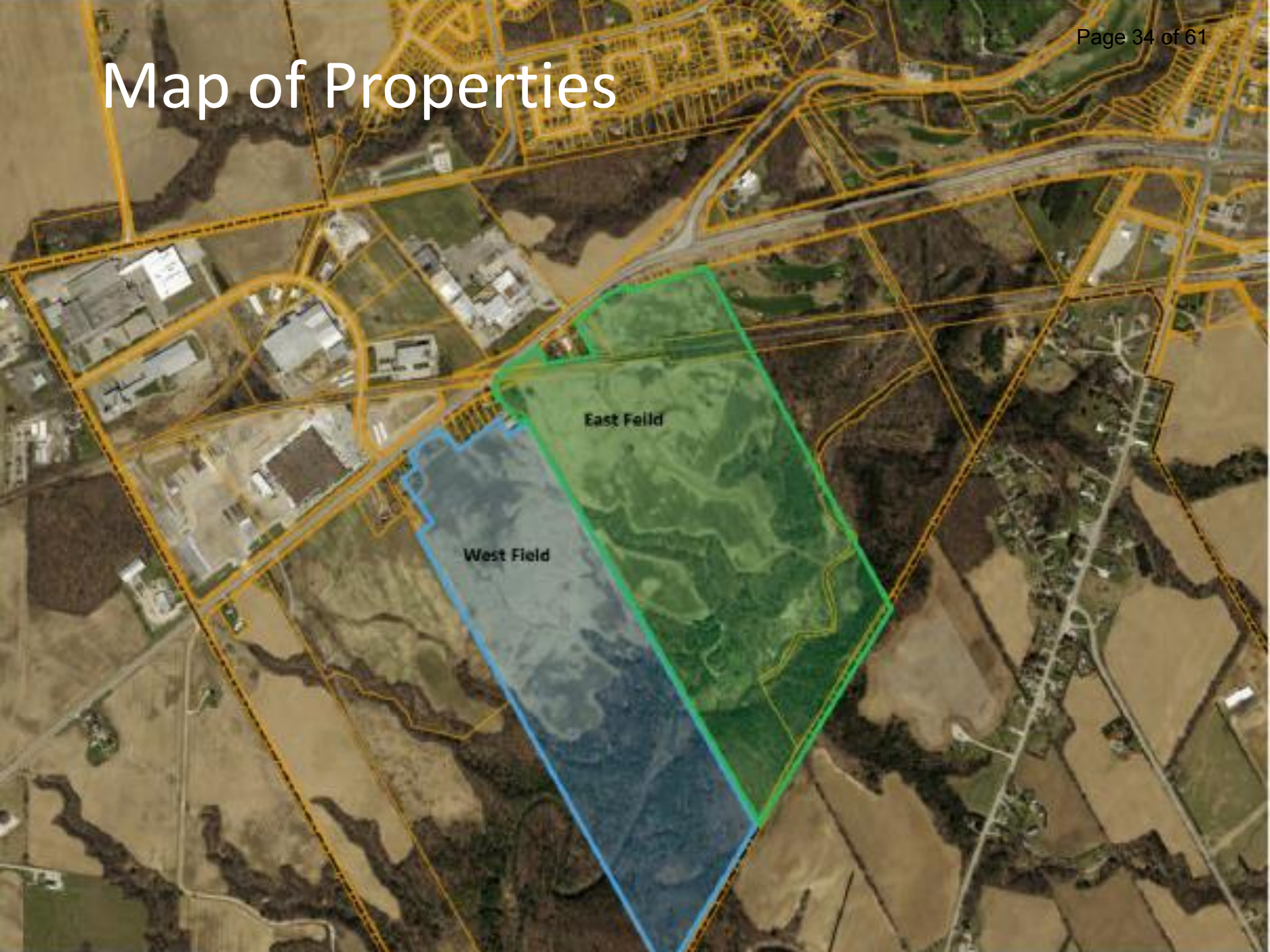


# Background

- Draft “Roadmap” for VIP Phase 2 presented to Committee in September 2022
- Project Management Contract with Colliers Project Leaders (CPL) kicked-off May 2023
- Environmental Impact Study Consultant retained Oct 2023
- Council approved award of detailed design contract to Dillon Consulting on March 25, 2024
- Acquired East Redling property in 2020 and West Redling Property in April 2024



# Map of Properties



East Field

West Field



# Preliminary Servicing Options (Water & Waste Water





### Legend

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- **Watermain Breaks**
- **Service Breaks**
- Watermain**
  - Watermain
  - Raw Watermain
- **Gravity Watermain**
- **Production Well**
- **Active Monitoring Well**
- **Sanitary Pipe Break**
- Sanitary Gravity Main**
  - all other values
  - Collector
  - Drain
  - Interceptor
  - Overflow
  - Tank
  - Vent
- **Sanitary Force Main**
- **Sanitary Low Pressure Main**

### Notes



0 0 0 Kilometers  
 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

April 29, 2020





### Figure 5 - Watermain Connections



#### Legend

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Watermain Breaks**
- Service Breaks**
- Watermain**
  - Watermain
  - Rain Watermain
- Gravity Watermain**
- Production Well**
- Active Monitoring Well**
- Sanitary Pipe Break**
- Sanitary Gravity Main**
  - all other sanitary
  - Collector
  - Drain
  - Interceptor
  - Overflow
  - Trunk
  - Vent
- Sanitary Force Main**
- Sanitary Low Pressure Main**

#### Notes

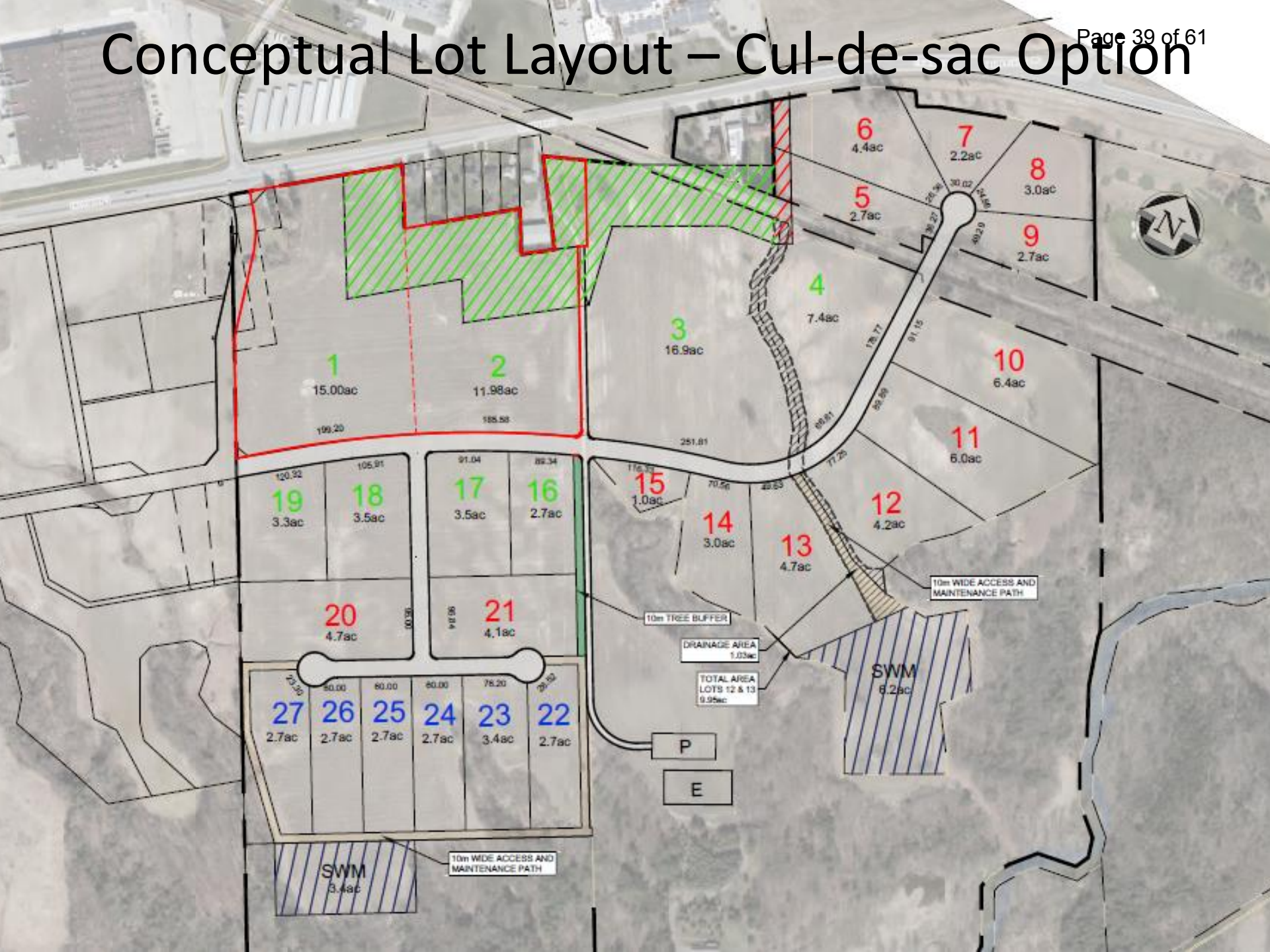




# Conceptual Lot Layout Options



# Conceptual Lot Layout – Cul-de-sac Option







# Next Steps - Internal

- Bring more detailed information forward as available
  - Conceptual plan “ground truthed” with topographical data, any EIS impacts, transportation (rail, MTO) info, etc
  - Detailed servicing information with water, wastewater, storm, and electrical
  - Additional zoning information
  - Pricing comparisons and recommendations
  - “To list or to not list”

## Next Steps - External

- Proceed with marketing/sale of initial 15 acres that are already serviced
- Proceed with marketing remaining lands on a “wait-list” type basis
- Target H2 2025/2026 for closings

# Q&A/Discussion

**From:** [Laurel Davies Snyder](#)  
**To:** [Planning](#); [Planning](#)  
**Subject:** Application for Official Plan Amendment and Zone Change OP24-06-7; ZN7-24-06 - Station View Developments Inc.  
**Date:** Friday, June 14, 2024 2:35:02 PM

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**Re: Applications for Zone Change and Official Plan Amendment  
Station View Developments Inc.  
File No. OP24-06-7; ZN7-24-06  
Plan 500, Lot 800, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29,  
and 33 Venison Street West  
Town of Tillsonburg**

Hello,

The County of Oxford and Town of Tillsonburg have received applications for an Official Plan Amendment and Zoning By-law Amendment from the above-noted owner.

The intent of the Official Plan Amendment is to redesignate the subject lands currently designated as Entrepreneurial District and Community Facility to Entrepreneurial District with special provisions to permit retail and high density residential land uses, and a residential density of up to 215 units per hectare.

The intent of the Zoning By-law Amendment is to rezone the subject lands from 'Special Major Institutional Zone (IN2-3)' and 'Entrepreneurial Zone (EC)' to 'Special Entrepreneurial Zone (EC-sp)'. The proposed zoning includes a number of modifications to the standard provisions of the 'EC' Zone, as follows:

- Include art gallery; assembly hall; automated banking machine; bakeshop; bar or tavern; convenience store; eating establishment excluding a drive-through facility, including an outdoor patio/terrace and pop-up style food vending as part of the market; farm produce retail outlet; fitness club; liquor, beer, and/or wine store; market; retail food store; and, retail store as additional permitted uses;
- Define a Stacked Townhouse (Multiple Unit Dwelling) as "a dwelling of two or more storeys in height and containing four or more dwelling units, which may have direct access at street level and/or a common shared entrance at street level or above the first floor which the occupants have the right to use in common (halls and/or stairs and/or elevators and yards)";
- Define lot line abutting Bridge Street as the front lot line;
- Reduce the Minimum Rear Yard Depth to 2.5 m (8.2 ft);
- Increase the allowable projection of canopies, balconies, terraces, steps and other protrusions either mechanical functional or decorative for the Rear Yard and Exterior Side Yard to permit a nil setback to the rear or exterior side lot line;
- Allow for a Combined Maximum Lot Coverage of 55% (Residential and Non-Residential Uses);
- Allow for a Combined Minimum Landscaped Open Space of 30% (Residential and Non-Residential Uses);
- Increase the Maximum Height of Apartment Dwelling to 35 m (114.8 ft);
- Increase the Maximum Height of Multiple Unit Dwelling to 14 m (45.9 ft);
- Reduce the required Minimum Amenity Area to 10m<sup>2</sup> per Residential Unit (inclusive



of private balconies/terraces, shared roof terraces, outdoor courtyard space and interior shared amenity space);

- Reduce the required Children's Play Area to a combined total of 40m<sup>2</sup>;
- Reduce the required parking provisions to:
  - 1 space per 20 m<sup>2</sup> for eating establishment;
  - 1 space per 40m<sup>2</sup> for all other non-residential uses;
  - 1.2 spaces per residential dwelling unit;
- For Multiple Unit Dwellings and Apartment Dwellings:
  - remove the provision for Maximum Number of Dwellings per Lot;
  - remove the provision for Minimum Lot Area per Residential Unit;
  - allow for a Minimum Front Yard Depth of 0 m;
  - allow for a reduced Exterior Side Yard Depth of 3.0 m (9.84 ft);
  - allow for underground parking;
- For Non-Residential Uses:
  - allow for an Exterior Side Yard Depth of 3.0 m (9.84 ft);

The effect of the proposed amendments would be to facilitate the development of the following two (2) new buildings on the subject lands, described below, for a total of up to 188 new residential units (approximately 86 one-bedroom units, 71 two-bedroom units, 6 three-bedroom units) and approximately 1,592 m<sup>2</sup> (17,125 ft<sup>2</sup>) of commercial space.

**Building A: mixed-use residential and commercial building consisting of four (4) components described below. The proposed maximum height for Building A is 35 m (114.8 ft).**

- Component 1: 5 2-storey townhouses fronting onto Bidwell Street; 1 2-storey townhouse unit and commercial space fronting onto Venison Street; commercial space fronting onto Venison Street, and apartment dwelling facing Bidwell Street;
- Component 2: commercial space and an apartment dwelling fronting onto Bridge Street;
- Component 3: 3 townhouses and apartment dwelling facing Rolph Street, commercial space at the corner of Venison Street and Rolph Street, and two townhouse units facing Venison Street.

**Building B: one 3-storey 7-unit multi-residential block (stacked townhouses) to be located in the north section of the subject property, fronting onto Venison Street. The proposed maximum height for Building B is 14 m (45.9 ft).**

Underground parking consisting of 302 spaces will be provided for residents and visitors of the proposed development.

The subject lands are legally identified as Plan 500 Lot 800, Town of Tillsonburg, and bounded by Venison Street, Bidwell Street, Bridge Street, and Rolph Street, and municipally known as 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West. Tillsonburg.

In support of the applications, the Applicant has submitted a Transportation Impact Study, Functional Servicing Report, Schematic Drawings, and a Planning Justification Report (which includes a Site Plan Concept, Shadow Study Imaging, and Urban Design Memo). Links to these studies, the application forms and location maps are attached to this email. Additional information relating to the Official Plan Amendment and Zone Change is available upon request.

We would appreciate receiving your comments and suggestions prior to **July 9, 2024**, so that we may respond to the applications. Email responses are preferred and acceptable. **Please ensure that your responses are sent to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).**

[2. \(220693\) 129 Bidwell St, Tillsonburg TIS - FINAL 1.0.0 - 2024.04 \(Submission Copy\).pdf \(5861Kb\)](#)

[3. Functional Servicing Report.pdf \(3342Kb\)](#)

[4. 23010 Station-District-Tillsonburg\\_Schematic Drawings \(1\).pdf \(14468Kb\)](#)

[5. PJR - Station District - Final - Compiled.pdf \(31249Kb\)](#)

[Plate 1.pdf \(689Kb\)](#)

[Plate 2.pdf \(1776Kb\)](#)

[Plate 3.pdf \(6953Kb\)](#)

[op24-06-7\\_appl-20240529.pdf \(3006Kb\)](#)

[7-26-06\\_appl-20240529.pdf \(2616Kb\)](#)

Thank you.

Laurel

**Laurel Davies Snyder, MA, MCIP, RPP**

Development Planner | Community Planning

[ldaviessnyder@oxfordcounty.ca](mailto:ldaviessnyder@oxfordcounty.ca)

519.539.9800 ext 3217 | 1.800.755.0394 ext 3217

**Plate 3: Applicant's Sketch**  
**File Nos: OP 24-06-07; 7-24-06 (Station View Developments)**  
**Plan 500, Block 800, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West**

**Building A - Component 3**  
 proposed maximum height of 35 m (114.8 ft)

**Building B**  
 proposed maximum height of 14 m (45.9 ft)

**Building A - Component 1**  
 proposed maximum height of 35 m (114.8 ft)



**SITE DATA**

**1. Areas**

Lot Area	8892 m <sup>2</sup> (95,713 ft <sup>2</sup> )	Lot Coverage	Req.	Proposed
P2	3935 m <sup>2</sup> (42,356 ft <sup>2</sup> )	Res. (max.)	40%	34%
P1	7664 m <sup>2</sup> (82,495 ft <sup>2</sup> )	Non-Res. (max.)	35%	15%
L1	4327 m <sup>2</sup> (46,575 ft <sup>2</sup> )	Landscape(min.)	30%	42%
L2	3768 m <sup>2</sup> (35,381 ft <sup>2</sup> )			
L3	3287 m <sup>2</sup> (35,381 ft <sup>2</sup> )			
L4-L6	2596 m <sup>2</sup> (27,943 ft <sup>2</sup> )			
L7	2100 m <sup>2</sup> (22,604 ft <sup>2</sup> )			
L8	1742 m <sup>2</sup> (18,751 ft <sup>2</sup> )			
L9	154 m <sup>2</sup> (1,658 ft <sup>2</sup> )			
<b>Total Area</b>	<b>34,765 m<sup>2</sup> (374,207 ft<sup>2</sup>)</b>			

Suite #4 (Other)	63 m <sup>2</sup>
Suite #5 (Other)	477 m <sup>2</sup>
<b>TOTAL =</b>	<b>1,591 m<sup>2</sup> (17,125 ft<sup>2</sup>)</b>

**1.3 Amenity Areas:**

**Shared Indoor Amenities**

Party Room	76 m <sup>2</sup>
Co-Working Space	63 m <sup>2</sup>
Fitness Room	103 m <sup>2</sup>
Bicycle Room	58 m <sup>2</sup>
<b>TOTAL =</b>	<b>300 m<sup>2</sup> (3,229 ft<sup>2</sup>)</b>

**Shared Outdoor Amenities**

Resident's Courtyard	700 m <sup>2</sup>
Children's Play Area	45 m <sup>2</sup> (Exclusive of Total)
<b>TOTAL =</b>	<b>700 m<sup>2</sup> (7,535 ft<sup>2</sup>)</b>

**Private Outdoor Amenities**

Balconies (Suites)	4.3 m <sup>2</sup> /per unit x 163 = 704 m <sup>2</sup>
Terrace (Town A)	16 m <sup>2</sup> /per unit x 7 = 112 m <sup>2</sup>
Terrace (Town B)	22 m <sup>2</sup> /per unit x 7 = 154 m <sup>2</sup>
Terrace (Town C)	8.6 m <sup>2</sup> /per unit x 11 = 95 m <sup>2</sup>
<b>TOTAL AREA =</b>	<b>1065 m<sup>2</sup> (11,464 ft<sup>2</sup>)</b>
<b>TOTAL PER UNIT =</b>	<b>10 m<sup>2</sup> per Residential Unit</b>

**2. Residential Suites**

Level 1 = 18 TH	<b>Suite Mix:</b> 46% One Bedrooms 47% Two Bedrooms 7% Three Bedrooms  Towns: 25 Units (18 Two Bed, 7 Three Bed) Suites: 163 Units (86 One Bed, 71 Two Bed, 6 Three Bed)
Level 2 = 22 UNITS	
Level 3 = 28 units	
Level 4 = 28 units	
Level 5 = 28 units	
Level 6 = 28 units	
Level 7 = 22 units	
Level 8 = 14 units	
<b>TOTAL = 188 UNITS</b>	

**3. Underground Parking:**

Parking Level 1 = 198
Parking Level 2 = 104
<b>TOTAL = 302 PARKING SPACES</b>

Residential:	230 SPACES (1.20 Space / Unit)
Commercial (Eatery):	54 SPACES (1 Space / 20m <sup>2</sup> )
Commercial (Other):	16 SPACES (1 Space / 40m <sup>2</sup> )

**4. Dimensions:**

	Provided:	Current Zoning:
Building Height (Mid-Rise Buildings)	35 m	11 m
Building Height (Towns at Venison St)	13 m	11 m
Building Setbacks	Provided:	
Bridge Street W	0 m	
Venison Street W	2.5 m	
Rolph Street	3.0 m	
Bidwell Street	3.0 m	

0 m setback to canopies, balconies, terraces, steps and other protrusions either mechanical, functional or decorative.

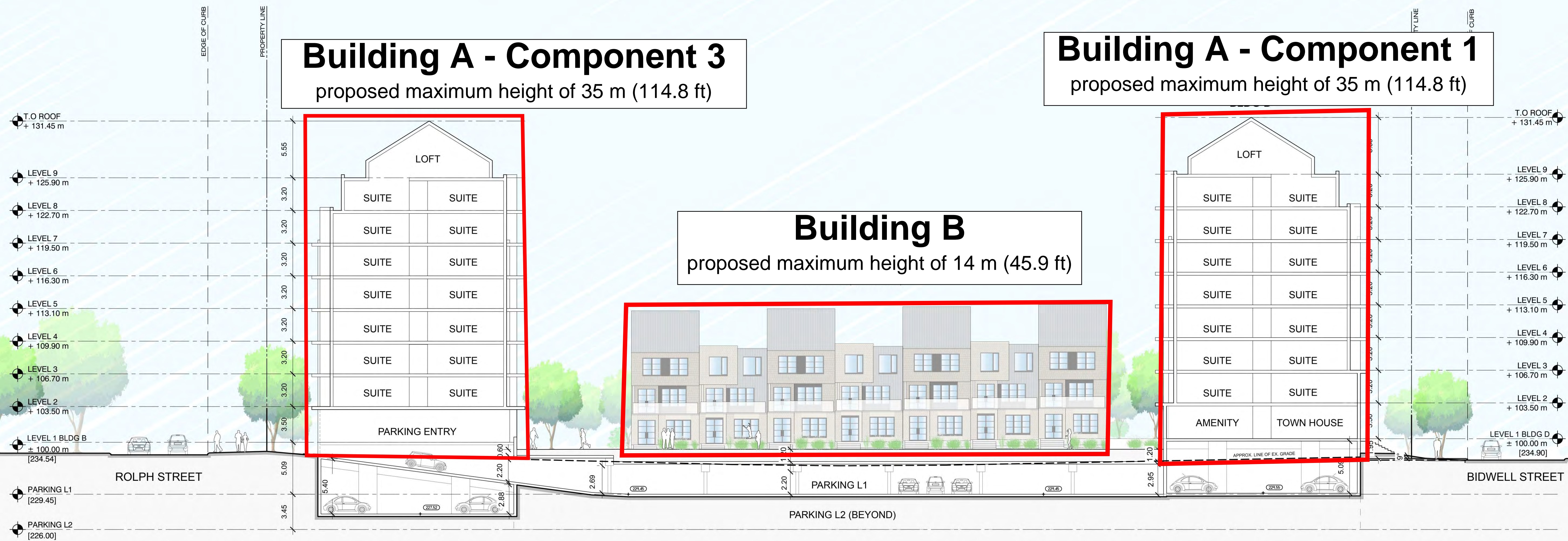




**Building A - Component 3**  
proposed maximum height of 35 m (114.8 ft)

**Building A - Component 1**  
proposed maximum height of 35 m (114.8 ft)

**Building B**  
proposed maximum height of 14 m (45.9 ft)

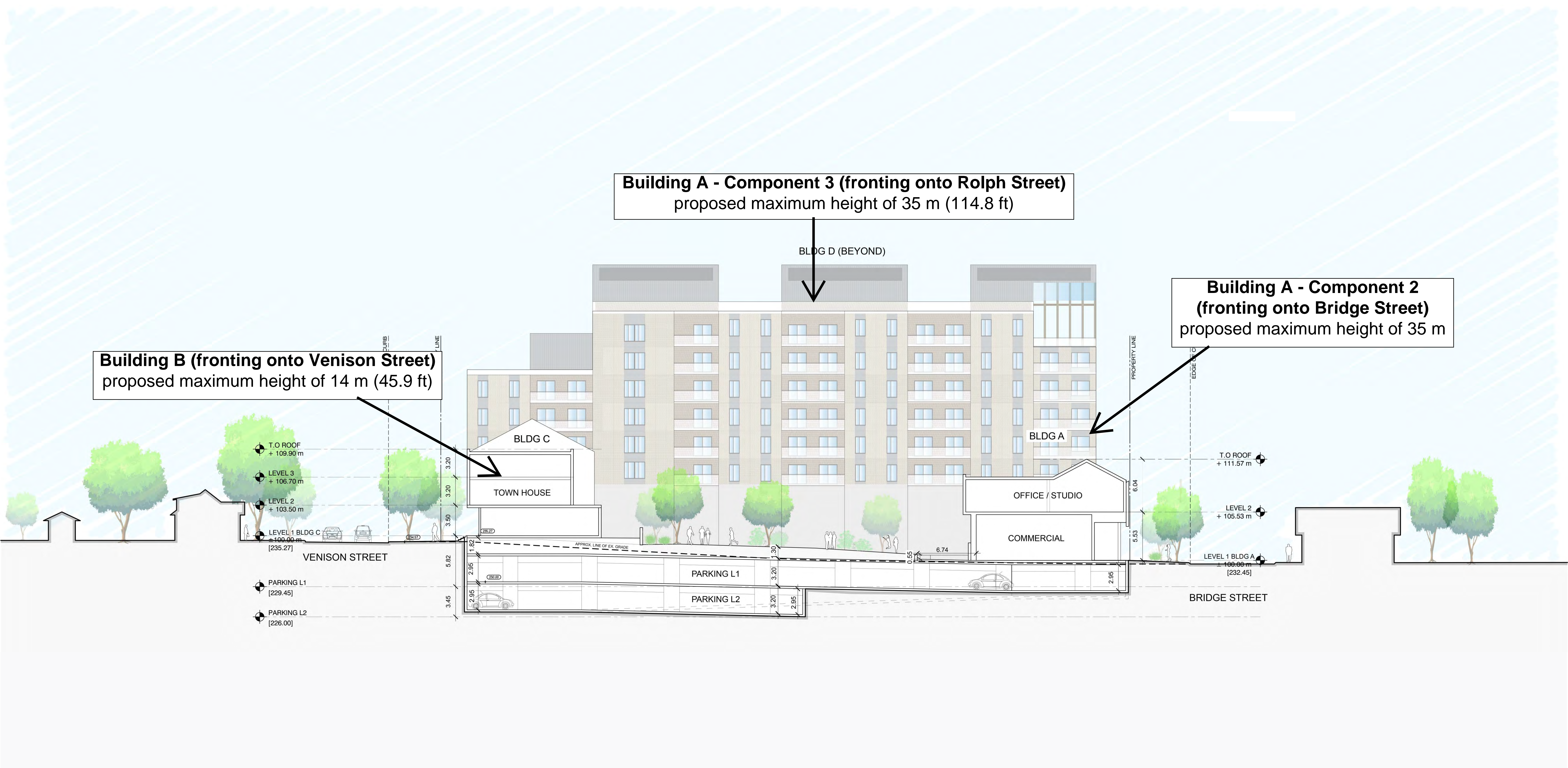




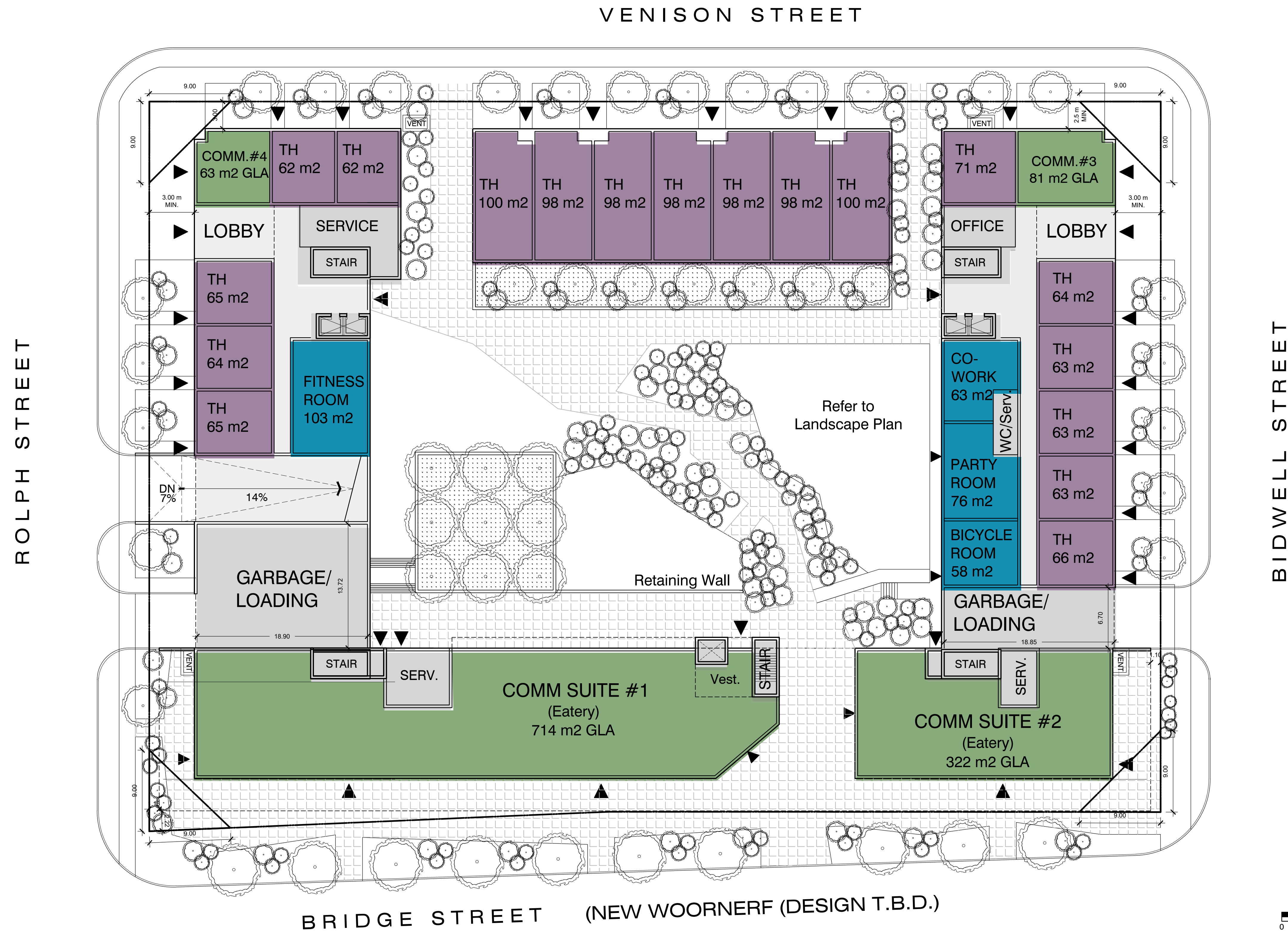
**Building B (fronting onto Venison Street)**  
proposed maximum height of 14 m (45.9 ft)

**Building A - Component 3 (fronting onto Rolph Street)**  
proposed maximum height of 35 m (114.8 ft)

**Building A - Component 2 (fronting onto Bridge Street)**  
proposed maximum height of 35 m







**SITE DATA**

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<b>Total Area</b>	<b>34,765 m<sup>2</sup> (374,207 ft<sup>2</sup>)</b>			
<b>GFA</b>	<b>23,622 m<sup>2</sup> (254,265 ft<sup>2</sup>)</b>			

**1.2 Commercial Areas (Gross Leasable Areas):**

Suite # 1 (Eatery)	714 m <sup>2</sup>
Suite # 2 (Eatery)	322 m <sup>2</sup>
Suite # 3 (Other)	81 m <sup>2</sup>
Suite # 4 (Other)	63 m <sup>2</sup>
Suite # 5 (Other)	477 m <sup>2</sup>
<b>TOTAL =</b>	<b>1,591 m<sup>2</sup> (17,125 ft<sup>2</sup>)</b>

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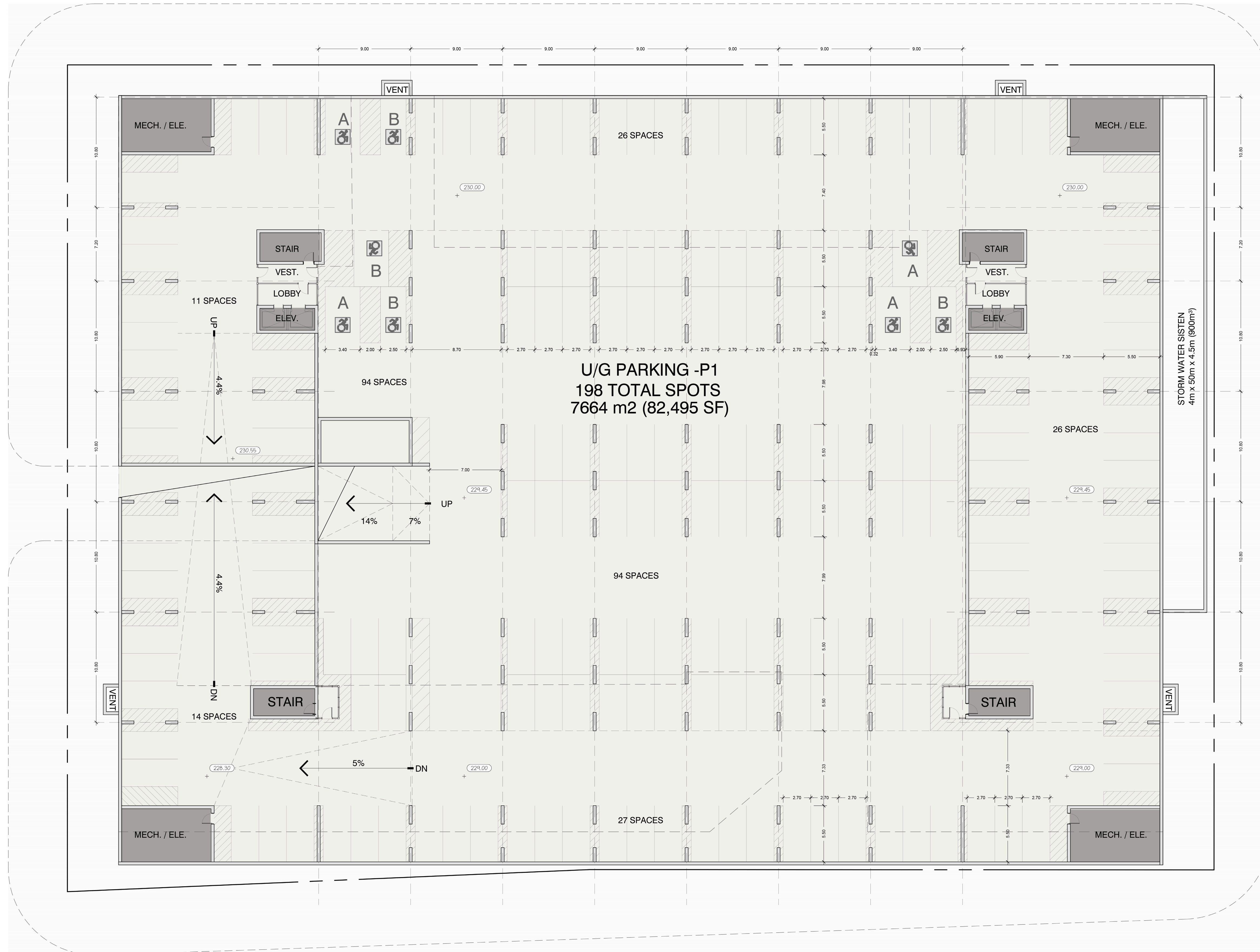
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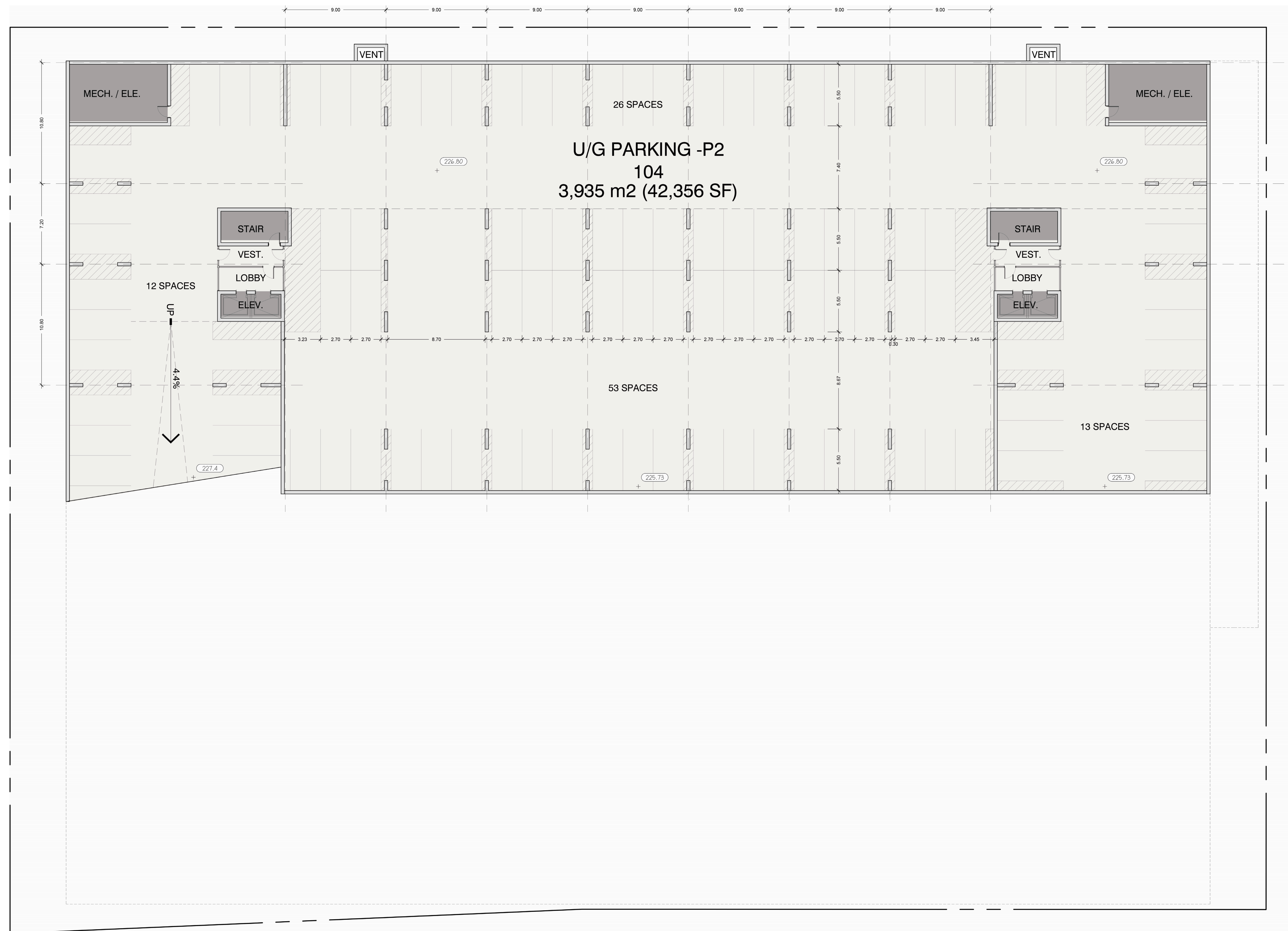
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## **DTBIA ECDEV/TDCC REPORT - EXECUTIVE SUMMARY**

### **July 2024**

- 1) TurtleFest: The event was well attended and very successful. Many positive comments received. There is a summary video production of the 2024 event on the main TurtleFest landing page at [turtlefest.ca](http://turtlefest.ca). Many of the vendors have already committed to the 2025 festival. New procedures including contracts and a code of conduct will be implemented to further improve execution, on-street organization and overall operations. Festival finances and a debrief will be finalized in the next couple of weeks.
- 2) The Board of Management passed a comprehensive resolution in support of the Station View Developments Inc. zone change and official plan amendment; and this has been forwarded to Oxford County Planning. This proposed development will be an important catalyst for further investments in the downtown core.
- 3) Planning and inputs for the 2025 FY financial plan continue. The team will meet with town staff in the coming weeks to review assumptions for 2025 as well as to improve financial processes.
- 4) Façade Improvement Program update: One project continues in construction; 2 further projects have been approved and will commence construction in 2024. This includes properties at the rear of 17-21 Brock Street East and 18-22 Oxford Street.
- 5) Business Process Improvement, (BPI): Further measures being implemented to improve operational, marketing and financial processes.
- 6) Capital plan: Projects are in the queue to be completed. Modifications may be necessary due to potential changes to other projects in the core area. The board approved several cost-savings measures. Cost savings are being pursued for each approved project/expense.
- 7) Marketing and events: The Canada Day activities expanded to include a GLICE outdoor free family skate beside The Station Arts Pancake Breakfast. The skate was well attended with many positive comments being received.
- 8) Street maintenance: Weather impacts, including severe winds, effected some damage during the past 14-day period. The impacts of social issues continue to require additional maintenance activities above which was in the approved plan.
- 9) Stakeholder supports: The Oxford OPP are providing daily foot patrol on a 7 day a week basis. This has been a very important initiative which yields favourable results and has resulted in unsolicited, positive comments.
- 10) Background research is being conducted on elements of the strat-plan for that exercise taking place this summer.
- 11) Finance: Expenses are well controlled to date. There are capital items that will be subject to a 30% rebate from the RED program.
- 12) The next board meeting is July 17<sup>th</sup>, 2024.

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

	YEAR TO DATE			MONTHLY		
	2024	2023	% Difference	2024	2023	% Difference
\$ value of Total Units Sold	\$103,788,261	\$131,784,917	-21.2%	\$11,437,200	\$11,933,770	-4.1%
\$ value of Residential Units Sold	\$101,148,261	\$122,228,116	-17.2%	\$11,437,200	\$11,473,770	-.3%
\$ value of Other Units Sold	\$2,640,000	\$9,556,801	-72.3%	\$0	\$460,000	-
Total # of Units Sold	172	208	-17.3%	22	21	4.7%
# of Residential Units Sold	168	196	-14.2%	22	20	10.0%
# of Other Units Sold	4	12	-66.7%	0	1	-
Total # of New Listings	343	319	7.5%	45	54	-16.7%
Total # of New Residential Listings	316	296	6.8%	40	49	-18.4%
Total # of Other New Listings	27	23	17.4%	5	5	-
Total # Currently on Market	***see monthly numbers			115	102	12.7%
# of Residential Currently on Market	***see monthly numbers			110	69	59.4%
# of Other Listings Currently on Market	***see monthly numbers			5	33	-84.8%

RESIDENTIAL SALES BY PRICE CATEGORY	Accum.	Accum.	Month Reporting	Month Reporting
	2024 YTD	2023 YTD	2024	2023
\$ - \$299,999	2	3	1	1
\$300,000 - \$499,999	45	34	8	5
\$500,000 - \$599,999	49	53	8	5
\$600,000 - \$699,999	29	43	2	3
\$700,000 - \$799,999	20	37	1	5
\$800,000 - \$899,999	13	13	2	1
\$900,000 - \$999,999	1	6	0	0
\$1,000,000 - \$1,099,999	3	0	0	0
\$1,100,000 - \$1,199,999	3	1	0	0
\$1,200,000 or Greater	1	0	0	0

<b>Average Residential Sale Price</b>			
	<b>2024</b>	<b>2023</b>	<b>%DIFF</b>
MONTH	\$519,873	\$592,735	-9.4%
YTD	\$609,448	\$622,520	-2.1%

**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 **81/81**  
 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 **81/81**  
 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 **95/95**  
 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**  
 Region: **Oxford**  
 Municipality Area: **Tillsonburg**  
 Neighbourhd/SubDist: **Tillsonburg**  
 Property Sub Type: **Building and Land**  
 Business Type:  
 Waterfront Y/N: **No**

DOM/CDOM **102/102**  
 Bldg Area Total: **4,677**  
 Lot Size Area: **0.09**  
 Lot Front: **21.93**  
 Lot Depth:  
 Tax Amount: **\$4,812**  
 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**

**1418 BELL MILL SIDE Rd Tillsonburg**  
**Confidential for REALTORS® Only**

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



MLS® #: **40553579**  
 Region: **Oxford**  
 Municipality Area: **Tillsonburg**  
 Neighbourhd/SubDist: **Tillsonburg**  
 Property Sub Type: **Building and Land**  
 Business Type:  
 Waterfront Y/N: **No**

DOM/CDOM **114/114**  
 Bldg Area Total: **4,554**  
 Lot Size Area: **0.96**  
 Lot Front: **286.05**  
 Lot Depth:  
 Tax Amount: **\$2,634**  
 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 2,300 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**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **116/116**  
Bldg Area Total: **5,000**  
Lot Size Area:  
Lot Front: **22.00**  
Lot Depth: **167.60**  
Tax Amount: **\$4,435**  
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**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **355/355**  
Bldg Area Total: **1,396**  
Lot Size Area:  
Lot Front: **141.90**  
Lot Depth:  
Tax Amount: **\$2,730**  
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 **311/311**  
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**

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

**Listing ID: 40602460**  
**Price: \$475,000**



MLS@#: **40602460**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Sale of Business**  
Business Type: **Pizzeria**  
Waterfront Y/N:

DOM/CDOM **28/28**  
Bldg Area Total:  
Lot Size Area:  
Lot Front:  
Lot Depth:  
Tax Amount:  
Tax Year:  
Listing Date: **06/07/2024**

**Excellent Franchised Tito's Pizza in Tillsonburg, ON is For Sale. Surrounded by Fully Residential Neighbourhood, Close to Five Schools, walking distance from Tillsonburg Conversation Area, Banks, Parks, Stores and more. Excellent Business with High Sales Volume, Low Rent, Long Lease, and More. High Weekly Sales, Rent: \$2203/m incl TMI & HST, Lease Term: 5 + 5 + 5 years option to renew, Store Area: 1300sqft, Royalty: \$900/m.**

L/Brokerage: **HOMELIFE MIRACLE REALTY LTD**  
L/Salesperson: **Dev Shah, Broker**  
L/Brokerage 2:  
L/Salesperson 2:  
Seller: **2746628 Ontario 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 **80/80**  
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 **102/102**  
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: **JUSTIN KONIKOW, Sales Representative**  
L/Brokerage 2: **PRIME REAL ESTATE BROKERAGE**  
L/Salesperson 2: **ROGER HORVATH, Sales Representative**  
Seller: **2434137 Ontario inc.**



