

The Corporation of the Town of Tillsonburg Affordable and Attainable Housing Advisory Committee Meeting AGENDA



Wednesday, August 7, 2024

4:15 PM

Boardroom CSC

10 Lisgar Ave.

1. Call to Order

2. Welcome New Members

3. Adoption of Agenda

Proposed Resolution #1

Moved By: _____

Seconded By: _____

THAT the Agenda as prepared for the Affordable and Attainable Housing Advisory Committee meeting of Wednesday, August 7, 2024, be adopted.

4. Disclosures of Pecuniary Interest and the General Nature Thereof

5. Adoption of Minutes of Previous Meeting

Proposed Resolution #2

Moved By: _____

Seconded By: _____

THAT the minutes of the Affordable and Attainable Housing Advisory Committee of May 22, 2024, be approved.

6. General Business & Reports

6.1 Public Survey Results

6.2 Draft Environmental Impact Study Information

7. Information Items

7.1 Council Resolution - EDM 24-027 Community Improvement Plan Application

8. Next Meeting

9. Adjournment

Proposed Resolution #3

Moved By: _____

Seconded By: _____

THAT the Affordable and Attainable Housing Advisory Committee meeting of Wednesday, August 7, 2024 be adjourned at _____ p.m.

The Corporation of the Town of Tillsonburg

Affordable and Attainable Housing Committee Meeting

MINUTES



Wednesday, May 22, 2024
4:15 PM
Boardroom CSC
10 Lisgar Ave.

ATTENDANCE: Councillor Chris Parker
Deb Gilvesy, Mayor
Suzanne Renken
Jean Martin

Regrets: Dane Willson
Gary Green
Shelley Langley

Staff: Cephas Panschow, Development Commissioner
Rebecca Smith, Manager of Housing Development, Oxford County
Kyle Pratt, Chief Administrative Officer
Laura Pickersgill, Executive Assistant

1. Call to Order

The meeting was called to order at 4:16 p.m.

2. Adoption of Agenda

Resolution # 1

Moved By: Jean Martin

Seconded By: Suzanne Renken

THAT the Agenda as prepared for the Affordable and Attainable Housing Advisory Committee meeting of Wednesday, May 22, 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: Jean Martin

Seconded By: Mayor Gilvesy

THAT the minutes of the Affordable and Attainable Housing Advisory Committee of March 27, 2024, be approved.

Carried

5. Presentations

There were no presentations.

6. Information Items

6.1 Target Practice Article - Are Canadian Provinces Hitting Their Targets

The Committee reviewed the information provided in this attachment.

7. General Business & Reports

7.1 Election of Vice-Chair

This item will be brought to the next meeting.

7.2 Rebecca Smith - Bill 23 - Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin

R. Smith provided an overview of the implications of Bill 23 in regards to development charges for affordable residential units.

Opportunity was provided for members to ask questions.

7.3 Public Consultation Strategy - 31 Earle Street Project

Cephas provided an overview of the public consultation session scheduled for June 19th for the 31 Earle Street property development. R. Smith will review the public notice prior to circulation. The Chamber will circulate the

public notice. Reference can be added to the Committee in the public notice. The message through the consultation will be that the development is for attainable employment housing and ensuring that all who live and work in Tillsonburg can retain a place to live.

The environmental impact study status was discussed.

7.4 Community Improvement Plan Application - Harvest Ave

C. Panschow provided an overview of the Community Improvement Plan application received from Harvest Avenue.

8. Next Meeting

June 26, 2024 4:15 pm

9. Adjournment

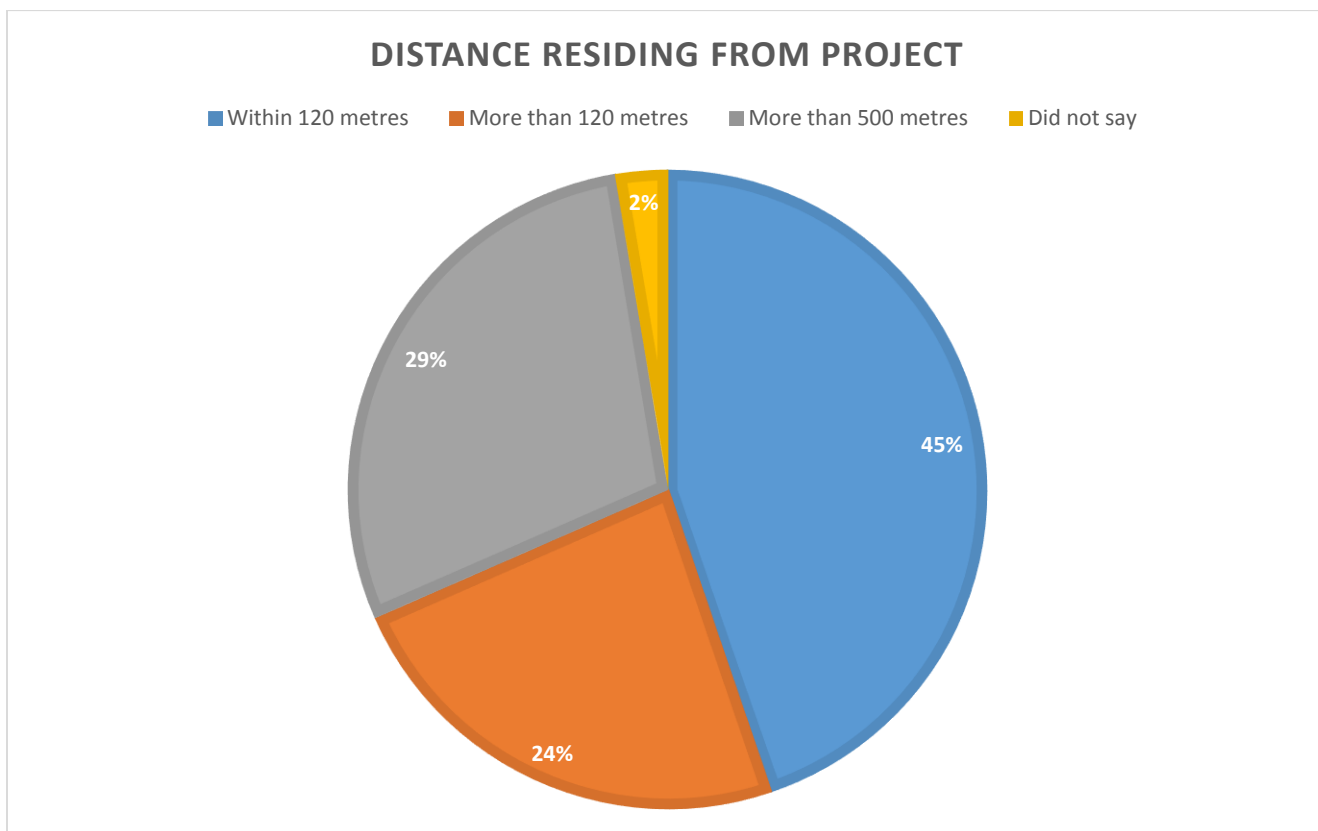
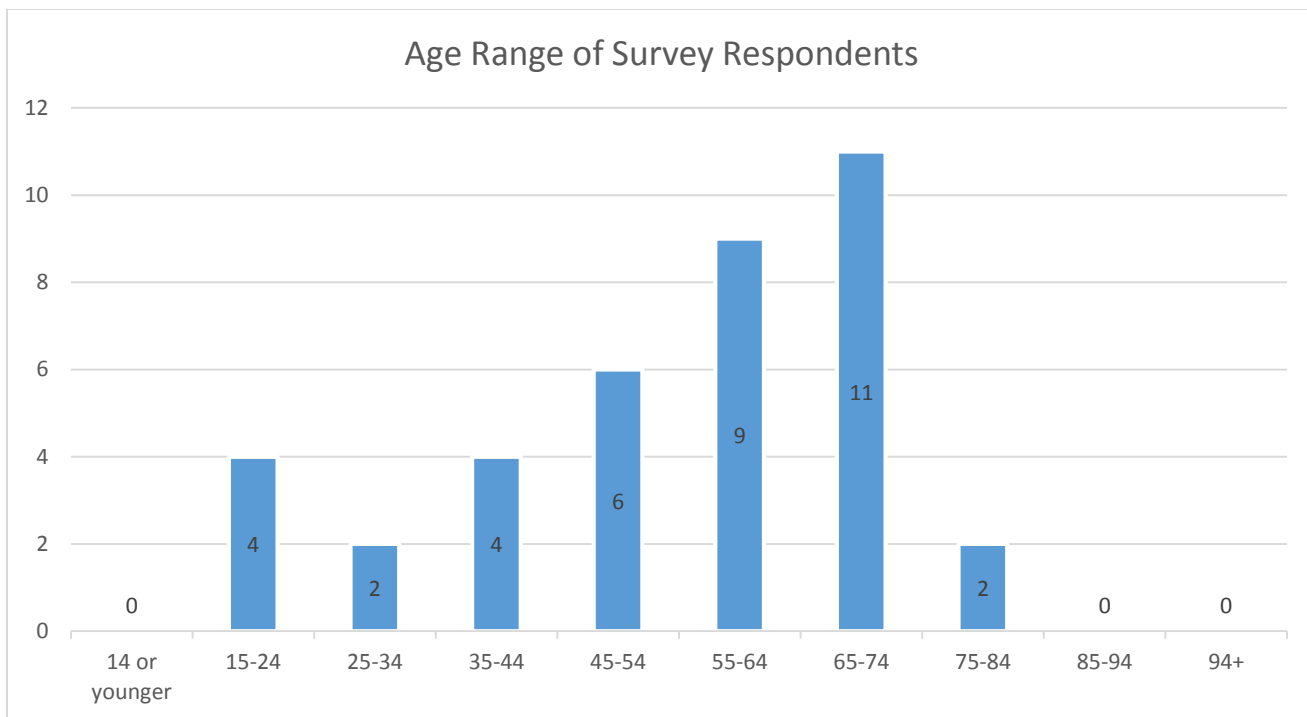
Resolution # 3

Moved By: Jean Martin

Seconded By: Suzanne Renken

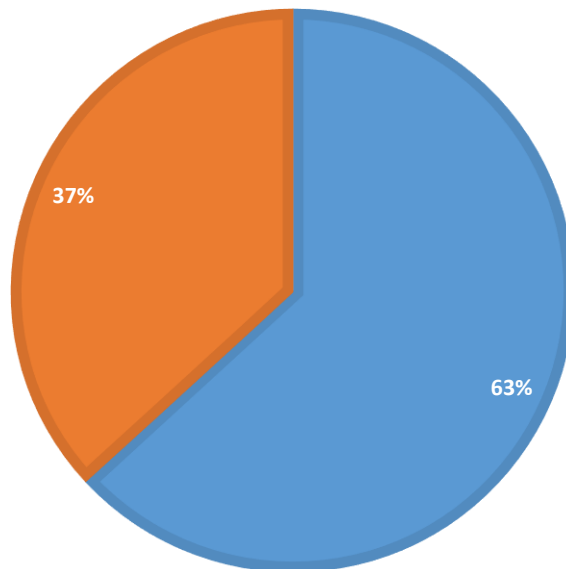
THAT the Affordable and Attainable Housing Advisory Committee meeting of Wednesday, May 22, 2024 be adjourned at 4:57 p.m.

Carried



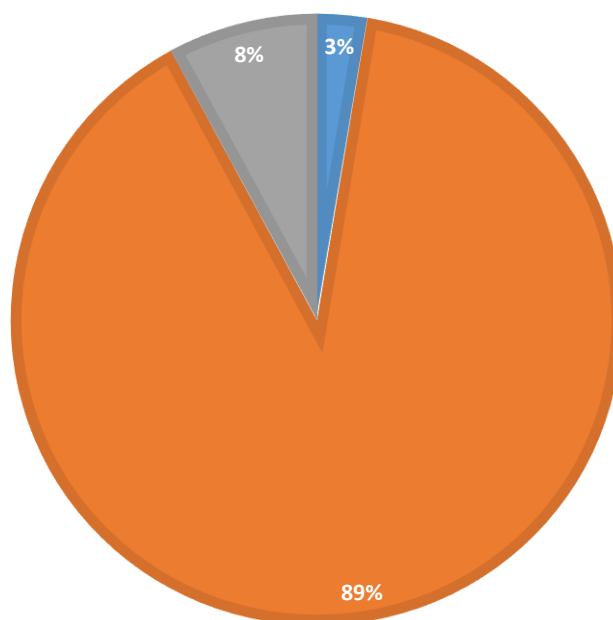
DO YOU AGREE THAT LACK OF AFFORDABLE HOUSING IS AN ISSUE IN TILLSONBURG?

■ Yes ■ No



DO YOU SUPPORT THE REDEVELOPMENT PROPOSED FOR THE PROJECT?

■ Yes ■ No ■ Unsure



Age Range	How close do you live to the proposed project?	Do you agree that lack of affordable housing is an issue in Tillsonburg?	If no, please state why not?	Do you have any concerns with the proposed development?	Do you have any suggested changes?	What could be some positive benefits from the project?	Do you support the redevelopment proposed for the 31 Earle Street property?	If you don't support the proposed development, why not?
75-84	Within 120 metres	No	Very comfortable as is don't want extra people	Concerns about more people wandering around close by	To not proceed with this project	None	No	
55-64	Within 120 metres	No	Unemployment rate of 2.5% along with already planned i would like ti know how 10-30 "affordable" units is required in 137 unit apartment in this neighbourhood.... Who is paying market rates for the possible remaining 127 units?	This project would not provide alternative green space and "accessible" options for recreation. The park is nice, but does not provide space for any recreational activities that are currently happening- if this area is changed. Daily, adults and children use the green space for a tremendous amount of outdoor activities. All other options are to far and restricted access from this area. Additionally the protected area - home to many wildlife... redheaded woodpecker, orioles to name just two of many. Traffic and safety already at extreme levels, additional traffic will cause this to explode. No safe place for children and pedestrians never mind getting in and around the neighbourhood Increased noise from population and vehicle explosion... we already struggle with excessive noise from #19. Storm water is a huge issue already.... Not been addressed for years!! The erosion has caused excessive damage to the ravine already. This list goes on! This is extremely poor planning and looks very bad on the Mayor and Council.	Move this project elsewhere. The town needs to seriously think about the neighbourhood and invest "not divest". This area has been neglected for far to long. Improve your citizens lives that live there now.... Certainly add some housing, but not destroy what little that is good that is there	None	No	See above and i have more if required
35-44	Within 120 metres	No	Too crowded as it is. Town was not built for a lot of people.	Yes. The whole thing. Where will water drain?	Don't build it.	None	No	We need a green space in our community. Traffic issues- it is already a busy street with no sidewalks. Cannot change low density to high density.
45-54	Within 120 metres	Yes		Yes	Find another location that is not low density to build an apartment building.	None	No	Not an adequate area to build this development.
65-74	Within 120 metres	Yes		see sheet 2	do not change the zoning to high density do not remove the greenspace and environmentally protected forest	none	No	see sheet 2
55-64	Within 120 metres	Yes		see sheet 2	Find another appropriate site.	There is none.	No	see sheet 2

55-64	Within 120 metres	No	We already have an overpopulated town, and not enough work for all who live here.	Yes, taking out our green space, and protected forest area..	Leave Earle st area as it is, green space, lots of families have play time there.	None that I can say..	No	We already have an overly busy area, can not support the extra traffic that this would create.
65-74	Within 120 metres	Yes		Several. This is a low density area with no sidewalks. Several children and people walk regularly and would be impacted by the increased traffic as well as the critical loss of green space. It is currently difficult at times to exit Cedar St onto Simcoe St and adding the traffic from so many more residents will make it much more difficult and dangerous. The small wood lot is a buffer from the industrial section, and provides not only a habitat for bird, bats, and other wildlife, but is an important area for learning and mental health. This is the only environmentally protected area that is close by and as a resident I feel this is very important for my own personal health, as well as many other residents that I see regularly use the same space. It really does not make sense to me to have a high density apartment building inside a quiet low density residential area such as Earle St.	I understand the need for more housing, and could understand a medium density option. Retain the green space that exists.	None that I can think of	No	See above. Also proposed development does not comply with Town Plan on several points.
55-64	Within 120 metres	Yes		The infrastructure in this area is not adequate to handle this development. The roads have no curbs or sidewalks and it would require better drainage of storm water. Traffic flow is already a problem trying to turn left onto Simcoe Street can be horrible at times unless you are lucky enough to hit the lights just right. This proposal will also be eliminating our only green space around this area.	Believe we need to find a more suitable location. Already have 2or 3 units slated for construction across from Tillsonburg Cemetery and also heard about another down by the soccer park.	Do not know of any other than the County officials making money from the deal.	No	Infrastructure not supported, traffic volume with inadequate access to main road. What will this do to property values and why eliminate the only green space and park area for kids to play.
55-64	Within 120 metres	No	Need more jobs to support our families.	Yes, it's taking away our Green space, our environmental protected wooded lot.. Also takes away the newly developed play ground.	There are lots of underdeveloped lit areas where this building can be placed.	There are no benefits for me.	No	Our roads are narrow, we have no sidewalks at all, traffic congestion would make it almost impossible to get from Cedar onto Simcoe, it's hard enough as it is..This corner already has somewhat of a blind spot looking west.. Then you also have the extra traffic coming from the pizza place, the motel and Capturing Eden.
45-54	Within 120 metres	Yes		I do not approve the proposal as is.loss of greenspace, I feel the added traffic will make this neighborhood unsafe for the kids, I also think the loss of the small wooded area would be negative on the environment and the noise level will become a problem.		We definitely need more affordable housing just not that large in the area proposed.	No	
45-54	Within 120 metres	Yes		Traffic	Find a better location	Helping the homeless problem	No	Already hard to get on the main road

15-24	Within 120 metres	Yes		This will over crowd an already crowded town, Tillsonburg always had a small town feeling but now with all of the new developments it's making us into a city when we don't have enough room or resources.	Don't build on this land.	I only see one benefit, and that's more affordable housing.	No	It will over crowd our streets, there are already too many people moving into town. We do need more affordable housing but not in this small cramped area.
35-44	More than 120 metres	No	Big apartment complex being build behind the mcdonalds will fill the need	How our low density area can support the traffic caused. Amending regulations for the forest, sets a president that will allow for further destruction of our forests. The area can't support high density. I would only go as high as medium density.	Do not cut down forest. Do not change to high density. Once that begins then developers will begin doing that all around town. When you begin high density in small towns, studies show that more crime and drugs follow.	Nothing. Please only support a low to medium density in this area.	No	Based on the current plan of cutting down a protected forest and changing from low to high density
55-64	More than 500 metres	Yes		Yes, trees are going to be cut down for this project. No where in this area is another apartment building. And really, will it be affordable?	Yes, instead of a totally paved parking lot, have quite a few trees planted somewhere in the parking lot.	At this time I don't see any.	No	It takes down trees, losing greenspace. It will get run down and messy. Extra traffic in the area. Extra traffic makes this area very unsafe, many people walk with families and pets on the side of the streets.
75-84	More than 120 metres	Yes		Yes, mostly concerning the woodlot.	The woodlot should be managed, not removed. It could be an attractive space, a shaded play area, especially not paved over for parking.	If you are adding that many units, does that mean your will need the school to be reopened???	Unsure	Green space needs to be added, not cut back.

35-44	Within 120 metres	Yes		<ul style="list-style-type: none"> *No sidewalks *traffic is horrible on Simcoe st * lots of racing up and down Verna, earle and tillson st due to lack of speed bumps/stop signs etc *Brown water * Lack of green space and lots of animals in the area we have a pair of bald eagles that nest every year in the forest * The whole park is used by under privileged low income families including the green space *Lots of power outages * Schools aren't big enough to house new residents 	Move the building closer to the core to make things accessible	I wouldn't say there would be positive other then keeping things as is because the police training center deters and uptick of crime in this area and protects the green space due to no trespassing at the opp training center. Taking away the green space would have a immense negative impact because	No	column G continued - there are factories that use bleach and we can smell it and the forest helps with that plus the wildlife like the mated pair of bald eagles that nest here and the kids and traffic.
25-34	More than 120 metres	No	There's lots of spaces to rent nearby that do not require a new build that would ruin the environment and beautiful landscaping of our neighborhood	Yes. I do not consent with the added traffic, noise and obstruction of view from the beautiful property my partner and I moved to Tillsonburg for. This would be a major disappointment and decreases our likelihood of continuing to upgrade and maintain the current property which we purchased.	Do it somewhere else where people arent going to be looking down into other peoples backyards and ruining privacy.	None from my perspective	No	It will ruin our view, breech our privacy and lower the neighborhood value.
65-74	More than 120 metres	Yes		Yes more crime	Maybe put on the out skirts of town away from the seniors & children	None	No	Too close to our home that we've lived at for the last 40 yrs, this will mean more drugs & crime around here
65-74	More than 120 metres	Yes			Yes to much traffic. No sidewalks	None	No	
45-54	More than 500 metres	Yes		Busy area already			No	Too much development all ready taking away from our small-town feel. Used to be a nice town, now turning into a mini city. Do not why we came here
35-44	More than 500 metres	No	The town is the fastest growing town in Canada..... Obviously in the marketplace we are priced appropriately	The growth of the town is outpacing the infrastructure. Hydro, water, healthcare. The towns growth has become wreckless.			No	
15-24	Within 120 metres	Yes					No	More people and we have a problem with the new people coming in causing havoc

55-64	More than 120 metres	No	Lots of construction happening.	Absolutely. Traffic is already terrible with speeding and industrial traffic including transports etc to industrial area. Intersection of cedar and Simcoe is a death trap waiting to happen. Will you install lights? Speed bumps? What do you plan for this? No sidewalks in area at all. Where are all these people walking?	Residential fine. No zoning change should be allowed. Industrial end is already too much for this little street.	There are none. It's unwanted and unnecessary. Somebody is just looking to make money off the sale of the land. Disgusting.	No	No sidewalks. Already horrendous traffic including industrial and transports. Simcoe cedar intersection is already dangerous.
65-74	More than 500 metres	Yes					Yes	
65-74	More than 500 metres	Yes		I have family living nearby. They use the playground and green space frequently. It would be a shame to lose this family friendly property. This sounds like far too grand a project for this neighborhood.			No	Increased traffic. Not the right neighborhood.
65-74	More than 500 metres	Yes		Yes	Build north end past mini golf	Home	No	Going to cut down forest
55-64	More than 120 metres	No	This wont be an "affordable " housing, nor will it be the right location.	This wont be an "affordable " housing, nor will it be the right location, not enough green space in this area as it is.	Different location.	Nothing.	No	This wont be an "affordable " housing, nor will it be the right location, not enough green space in this area as it is.
65-74	More than 500 metres	Yes		Yes...adding more affordable housing to an already run down area will not help the area that already needs to be improved	Move the 7 storey building to a major roadway	I don't see any benefits	No	As explained above the area already needs help but add to the problem
65-74	More than 120 metres	Yes		Yes! I am not in agreement with where the building would be situated. It is a residential neighborhood consisting of single family homes, there is a children's playground close by and a beautiful and vital wooded area on the property, which would be obliterated. Another site in the downtown area would be better suited.a	A site in the downtown core, where no greenspace has to be destroyed. Seven storey buildings would change the whole ambiance of our beautiful small town tillsonburg! We don't want another city!!	None	No	Putting a seven storey apartment dwelling on this site is wrong. They don't belong in the middle of an established residential neighborhood. There are lots of children, no sidewalks here, wildlife in the wooded area etc! The traffic increase alone would be chaotic.
65-74		Yes		Wildlife impacted by removal of forested areas.	Build within area already cleared.	Meet housing needs.	Unsure	Haven't seen the plan.
25-34	More than 500 metres	No	not everyone is meant to be a home/property owner. affordable housing is for the big city imo	affordable housing = ghetto	make it into a park	none	No	i dont want low income housing in town
45-54	More than 500 metres	Yes	On	Yes too big and not the proper area	Reject this proposal	None that I can see	No	Not the appropriate site losing the forest etc don't make sense

15-24	More than 120 metres	No	Tilsonburg does not need to attract more low income earners. It will further drive the quality of the town lower than it already is.	I bought my house in this part of town to stay away from the low income townhouses. This will negatively affect the value of my house, which I expect to be compensated for if this project advances.	Keep the mass low income population to the North, don't spread them across the whole town	More money for tilsonburg, good for town development but not if you're going to attract more low income population.	No	This project will negatively impact the town of tilsonburg.
45-54	More than 500 metres	Yes		Yes	Put it an area that has better room for it	I don't think there are any	No	The infrastructure in the area does not support this idea
65-74	More than 500 metres	No	The issue is our town council wanting Tillsonburg to be a bedroom community and not jobs , if there were good paying jobs like there used to be people could afford housing	If it's not for seniors then it will just draw in the riff raff , plus it's a bad location it should be closer to down town for people who don't have cars and need to shop	Good location would be across from the station arts empty lot or maybe an area were some of our councillors live	Can't see any	No	Bad location, will drive down property values , the town council should be concentrating on infrastructure instead of more housing
15-24	Within 120 metres	Yes		With a 7 story building it will make the area more busy and there is kids and that's a not chance of them getting hit by a car	You could do a couple houses	Less homeless people and more affordable rent	Unsure	
55-64	Within 120 metres	No	I have not read any recent studies that indicate that Tillsonburg has shifted from being a retirement destination, to becoming a manufacturing hub. I've seen long term vacant factories and stores, including in the adjacent industrial area. Tillsonburg's location and transportation issues (19 is very slow and at times, congested), make it a less than ideal location for factories. With gas prices high, the location 25+ minutes off the 401 is a dealbreaker for transportation companies.	Yes	Medium Density in keeping with Official Plan.	Negatives outweigh any potential positive of increased housing.	No	It is clearly in breach of the Official Plan, it removes green space and much of the Environmentally Protected Forest, the surrounding streets will not support the traffic, no sidewalks, so someone will get killed.

LOSS OF GREENSPACE

This site is used on a daily basis by the neighborhood. It is the only space where families can play catch, play with their dogs, play soccer or baseball, fly a kite etc. You are proposing to not only take away the only green field for kids to play in but also to add hundreds more residents. There is also an environmentally protected forest on half of the site that offers kids a place to play and have fun. There are trails through the forest that are used by people walking their dogs or strolling in the shade every day. It is also home to many birds and mammals. You are proposing to bulldoze down this mature forest to make way for a parking lot.

DOES NOT FOLLOW OFFICIAL PLAN

This project doesn't follow the intent of the Official Plan. High density residential zoning is supposed to be on arterial roads. This is a quiet low density residential neighborhood, on quiet residential streets. There are no medium density zonings that are adjacent to this property to make a transition from low to high density. The proposed site would also back directly on to industrial zoning, which the current site provides a buffer to.

TRAFFIC ISSUES AND SAFETY

The proposal, at its current version, is for a 7 storey building with 137 units. This is just an idea at this time. Once the zoning is changed to high density, this proposal could change to a taller building or more units once a developer is sourced. As well, the lot that the school is currently on would be zoned high density, so we could potentially see another high rise on the property where the school is. All this extra density in a low density area is going to cause traffic issues. As it is, the intersection at Cedar and Simcoe is very busy and very dangerous. There is limited visibility when turning left out of Cedar Street and Simcoe is a very busy road especially at certain times of day. With all the extra cars that the proposed development would bring, I see this a safety issue. When people have to wait a long time to make a turn and there is a line of cars behind you, there is pressure to take chances. It's a busy intersection with pedestrians, cars and 2 businesses directly across. Also with the proposed apartments down Simcoe St., traffic will be highly increased by those residents also.

People currently use Cedar Street to walk their dogs, walk with their children, get the mail etc. There are no shoulders and no sidewalks because this is a quiet residential street. The proposal will add hundreds of vehicles that have no choice but to travel on Cedar street to get to Simcoe. Mixing all the extra traffic and families walking right beside that traffic and industrial traffic is a safety hazard.

EROSION AND PROTECTED WETLANDS

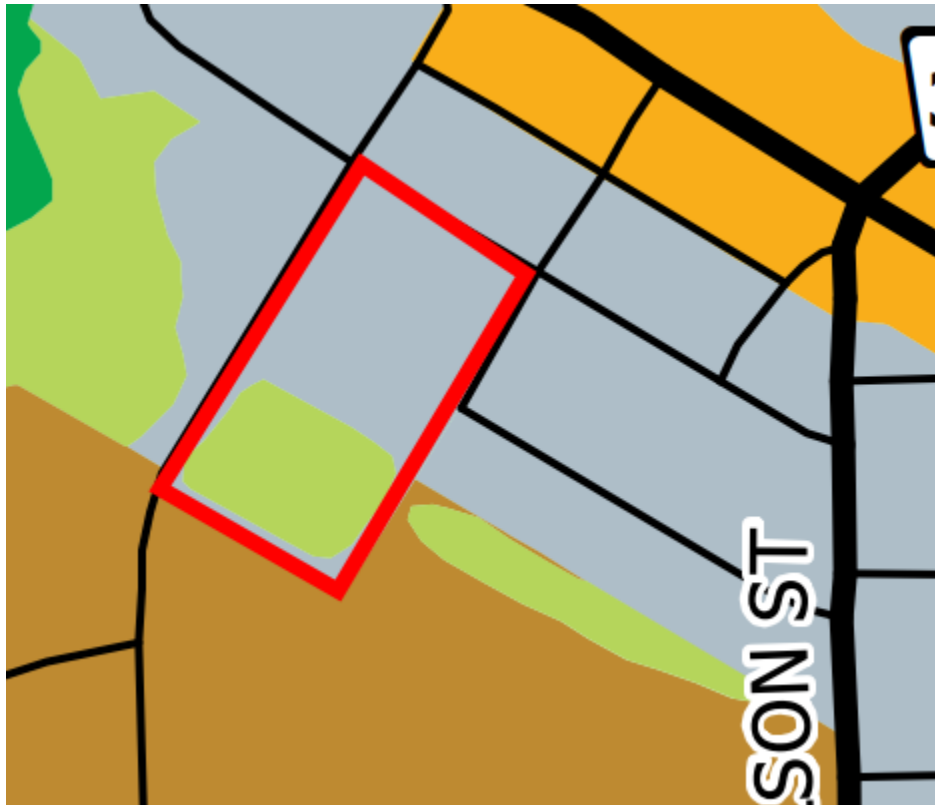
The runoff water from the proposed site, is going to negatively affect the sensitive wetlands behind Cedar Street. The water will no doubt be contained within storm water run off basins, but it will eventually make its way to the wetlands. All the chemicals from hundreds of extra vehicles and all the extra road salt that this high rise will produce will have a detrimental effect on the wetland below. There is already an erosion issue in the lands behind Cedar Street and all the extra hard surface (building and parking lot) will only exacerbate this issue.

The vegetation communities on the Subject Property are a Mixed Forest (FOM) and Dry-Fresh Sugar Maple – Oak Deciduous Forest (FODM5-3)

The Mixed Forest (FOM) is the part of the forest that was planted with Red Pine prior to 1954 (see Figures 2A and 2B) and now consists of a mix of Red Pine and Norway Maple (a non-native tree species). The Dry-Fresh Sugar Maple–Oak Deciduous Forest (FODM5-3) is a natural remnant forest that consists of a mixture of Sugar Maple, Red Oak, White Pine with some Black Oak.

Also provided below is some preliminary policy context which will help with your discussion with the Community Housing committee.

The woodland is shown as an “Environmental Protection Area” on Schedule T-1 of the County's Official Plan



Dependent upon our discussions with the peer reviewer/county about the woodland on the Elm Street property the woodland represents either a “Significant Woodland” and/or an “Environmental Feature of Local Significance”. Regardless of the outcome of this discussion, both features form part of the “Environmental Protection Area” designation (see Policy 3.2.4.1 below).

3.2.4.1 *Description and Criteria for Designation of Environmental Protection Areas*

DESCRIPTION

The Environmental Protection Area designation applies to significant *natural features and areas*. Where these features are known, an Environmental Protection designation has been applied.

The location of existing Environmental Protection Areas is designated on the Land Use Schedules and on the Environmental Features Schedule C-1, with the exception of fish habitat.

Significant *natural heritage features and areas* designated Environmental Protection include:

- significant wetlands;
- significant habitat of *endangered species or threatened species* and other significant wildlife habitat;

Chapter 3 Natural and Cultural Resource Management Policies Page 3.2-8
3.2 Environmental Resource Policies

County of Oxford Official Plan

- fish habitat;
- significant valleylands;
- significant woodlands, and
- significant life science areas of natural and scientific interest.

Environmental features of local significance, that are known, have been designated as Environmental Protection Areas. These significant natural heritage features have been judged to demonstrate one or more of the following characteristics:

- Plant and/or animal associations which are unusual or of high quality on a County-wide basis or provincially or nationally;
- Habitats which have limited representation in the County, province or nation, based on faunal or floral species, or are small remnants of once larger areas which have virtually disappeared;
- The area functions as an important habitat for water birds and/or waterfowl for nesting and/or migratory stopover;
- The area contains an unusual diversity of habitat types, or plant and animal species within a single habitat type, due to a variety of geomorphological features, soils, water and microclimatic effects;
- Areas that are large and relatively undisturbed thereby having potential to provide suitable habitat to a greater variety of species and to those species intolerant of human disturbance;
- The site provides linkage within a system of larger habitable areas enabling the movement of wildlife among those areas; or
- Areas serving vital ecological functions such as significant groundwater discharge and recharge areas, and areas contributing to the maintenance of surface and ground water quality and quantity.

Schedule 3.2.4.1.1 of the OP lists permitted uses within Environmental Protection Areas, which does not include development.

PERMITTED USES
WITHIN
ENVIRONMENTAL
PROTECTION
AREAS

Subject to the policies of Section 3.2.4.2, uses that may be permitted within the Environmental Protection Area designation corresponding to *significant natural heritage features and areas* will be limited to the following:

Chapter 3 Natural and Cultural Resource Management Policies Page 3.2-9
3.2 Environmental Resource Policies

County of Oxford Official Plan

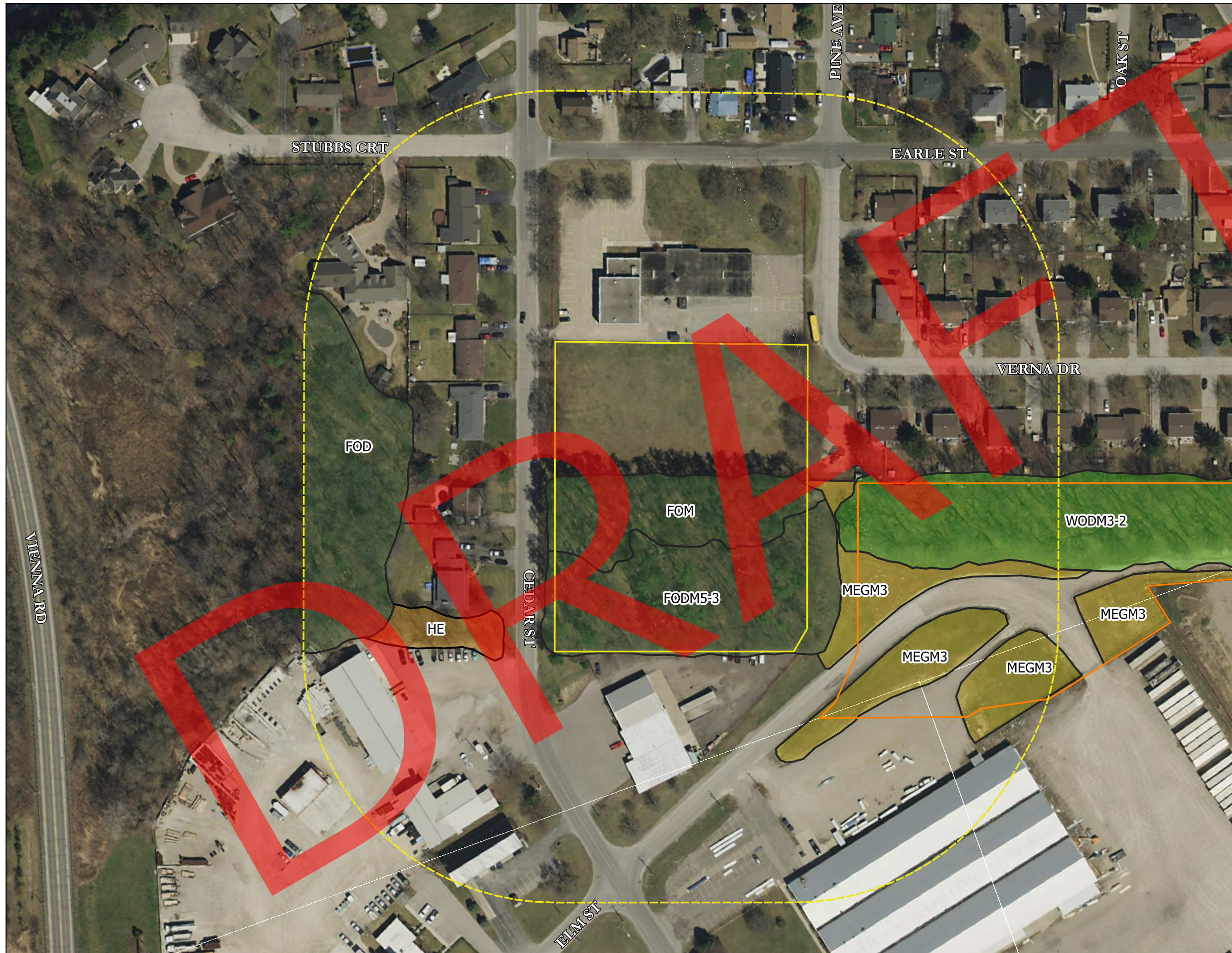
- activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- minor additions to existing buildings developed and located on existing cleared land in accordance with the Zoning By-Law;
- a building or structure that is intended for flood or erosion control or is normally associated with proper management of the natural environment as approved by the Area Municipality, the County of Oxford, the Conservation Authority, and the Ministry of Natural Resources;
- passive recreation, such as recreational walking trails approved by the Area Municipality and the County, in consultation with the Conservation Authority with jurisdiction;
- established agricultural activities on existing cleared areas, including cropping practices, livestock husbandry and existing buildings and structures associated with such farming activities. This includes the land application of nutrients in accordance with the prevailing nutrient management regulations or by-laws.
- lot creation in agricultural areas for farming purposes in accordance with the policies of Section 3.1.4.4 and 3.1.5.4 provided that the zoning by-law or other development controls prohibit the establishment of buildings or structures within the feature;
- facilities for the production of maple syrup and honey;
- harvest of timber in accordance with good forestry management practices and in conformity with the County Woodland Conservation By-Law;
- use of the area for an approved wildlife, *wetland* or fishery management project as approved by the Conservation Authority with jurisdiction and/or the Ministry of Natural Resources; or
- use of the area for passive environmental education and research.

As development is not listed as a permitted use within Section 3.2.4.1.1 the EIS will identify that the plan does not align with the environmental policies within the County Official Plan.

The EIS will also include measures to mitigate impacts to the parts of the woodland that is proposed to remain to the extent possible (e.g. timing windows, tree protection

measures, preparation and implementation of an edge management plan, etc.) and plantings to maintain tree canopy cover within the Town / County.

It may also be necessary to consult with the Ministry of the Environment Conservation and Parks who is responsible for implementing the Endangered Species Act regarding the woodland removal and provide them with the data obtained through the acoustic monitoring program that was completed to survey for Endangered bats.



Legend

- Area of Assessment
- Subject Property
 - Study Area
 - Adjacent Lands Owned by Town
- Biophysical Features and Conditions
- Vegetation Communities
- Forest
 - Woodland
 - Meadow

Vegetation Community
FOD - Deciduous Forest
FODM5-3 - Dry - Fresh Sugar Maple - Oak Deciduous Forest
FOM - Mixed Forest
HE - Hedgerow
MEGM3 - Dry - Fresh Graminoid Meadow
WODM3-2 - Dry Black Oak Woodland

GENERAL NOTES:
 -Features depicted herein should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

TERRASTORY
 environmental consulting inc.
 info@terrastoryenviro.com 905.745.5398

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Location:
 31 Earle St
 Town of Tillsonburg

Project No.: 24064	Figure 2: Biophysical Features and Conditions
Date: 2024-07-23	
By: RA Checked: --	
Orthophotograph Date: SWOOP, 2015	


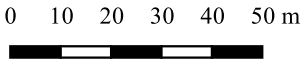


Legend

- Area of Assessment
- Subject Property
 - Study Area
 - Adjacent Lands Owned by Town

GENERAL NOTES:
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 **TERRASTORY**
 environmental consulting inc.
 info@terrastoryenviro.com 905.745.5398

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Location:
 31 Earle St
 Town of Tillsonburg

Project No.: 24064	Figure 2-A: Biophysical Features and Conditions 1976
Date: 2024-07-23	
By: RA Checked: --	
Orthophotograph Date: GLIMER, 1976	


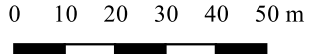


Legend

- Area of Assessment
- Subject Property
 - Study Area
 - Adjacent Lands Owned by Town

GENERAL NOTES:
 -Features depicted herein should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

 **TERRASTORY**
 environmental consulting inc.
 info@terrastoryenviro.com 905.745.5398

 1:1,500 

Location:
 31 Earle St
 Town of Tillsonburg

Project No.: 24064	Figure 2-B: Biophysical Features and Conditions 1954
Date: 2024-07-23	
By: RA Checked: --	
Orthophotograph Date: 1954	



Legend

Area of Assessment

- Study Area
- Subject Property
- Adjacent Lands Owned by Town

Biophysical Features and Conditions

Vegetation Communities

- Forest
- Woodland
- Meadow

Proposed Activities

- Approximate Woodland Removal Area

GENERAL NOTES:
 -Features depicted herein should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

TERRASTORY
 environmental consulting inc.
 info@terrastoryenviro.com 905.745.5398

1:750

Location:
 31 Earle St
 Town of Tillsonburg

Project No.: 24064		Figure 3: Significant Natural Features with Proposed Development Overlay
Date: 2024-07-29		
By: RA	Checked: --	
Orthophotograph Date: SWOOP, 2015		



The Corporation of the Town of Tillsonburg
200 Broadway, Suite 204 Tillsonburg, ON N4G 5A7

Tel: (519) 688-3009

Fax: (519) 842-9431

MEMORANDUM

The following resolution was passed at the July 8, 2024, Town of Tillsonburg Council Meeting:

EDM-24-027 Community Improvement Plan Application - Part of Lot 24, Simcoe Street

Resolution # 2024-331

Moved By: Councillor Spencer

Seconded By: Councillor Rosehart

- A. THAT Council receives report titled EDM 24-027 Community Improvement Plan Application – Part of Lot 24, Simcoe Street; and,
- B. THAT the Simcoe Street property owned by Harvest Ave Inc be approved as the first recipient of funds for a Multi-Residential property outside of the Central Area under the updated Community Improvement Plan and in support of the construction of an approximately 132 unit building with 29 lower than market rate rental units; and,
- C. That support be provided at the Strategic Level of the Tax Increment Equivalent Grant Back Program, which offers the following growth related rebates:
 - Years 1 to 6 - 100% rebate of the incremental tax increase
 - Year 7 - 80% rebate
 - Year 8 - 60% rebate
 - Year 9 - 40% rebate
 - Year 10 - 20% rebate

with full property taxes being payable in year 11;
- D. THAT the project be approved for the Permit Fee Grant Back Program with a 50% rebate of the building permit fees for the less than market rate units up to a maximum of \$20,000.

Carried