

The Corporation of the Town of Tillsonburg

Economic Development Advisory Committee Meeting

AGENDA



Tuesday, February 11, 2025

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

1. Call to Order

2. Adoption of Agenda

Proposed Resolution #1

Moved By: _____

Seconded By: _____

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, February 11, 2025, 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 January 14, 2025, be approved.

5. General Business and Reports

5.1 Monthly Activity Update

5.2 Delegation to Oxford County Council

Proposed Resolution #3

Moved By: _____

Seconded By: _____

THAT the Economic Development Advisory Committee supports representation from the Chair at the February 12, 2025 Oxford County Council meeting to speak to the impact of development charges on industrial development particularly in light of a softening industrial market, the Town's supply of industrial land coming to market and the impact of Trump's tariffs which could further exacerbate the challenge of attracting industrial development.

5.2.1 Oxford County Development Charges By-Law Amendment - Public Meeting Presentation

5.2.2 Impacts on the Calculated D.C. Charts

5.2.3 Municipal Comparison Chart - Industrial

5.3 Site Plan Approval Process Overview

6. Planning Items Circulation

7. Community Strategic Plan

7.1 Affordable and Attainable Housing Committee

7.2 Health Care Committee

8. Boundary Adjustment

9. Information Items

10. Community Organization Updates

10.1 Downtown Business Improvement Association

10.1.1 Report from BIA Chair

10.2 Tillsonburg District Chamber of Commerce

10.2.1 Report from CEO

10.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

11. Round Table

12. Next Meeting

13. Adjournment

Proposed Resolution #4

Moved By: _____

Seconded By: _____

THAT the Economic Development Advisory Committee meeting of Tuesday, February 11, 2025 be adjourned at _____ p.m.

The Corporation of the Town of Tillsonburg

Economic Development Advisory Committee Meeting

MINUTES

Tuesday, January 14, 2025

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

ATTENDANCE: Dane Willson
Councillor Bob Parsons
Deb Gilvesy, Mayor
Lisa Gilvesy
Andrew Burns
Gurvir Hans
Randi-Lee Durham
Jesse Goossens
Mark Renaud, Executive Director, Tillsonburg BIA
Ashley Edwards, CEO, Tillsonburg District Chamber of
Commerce

Regrets: Randy Thornton
Steve Spanjers
Kirby Heckford

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

1. Call to Order

The meeting was called to order at 12:05 p.m.

2. Adoption of Agenda

Resolution # 1

Moved By: Ashley Edwards

Seconded By: Gurvir Hans

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, January 14, 2025, 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: Lisa Gilvesy

Seconded By: Mark Renaud

THAT the minutes of the Economic Development Advisory Committee of December 10, 2024, be approved.

Carried

5. General Business and Reports

5.1 Monthly Activity Update

C. Panschow provided an overview of the report.

Opportunity was provided for members to ask questions.

6. Planning Items Circulation

None

7. Community Strategic Plan

7.1 Town Hall Update

K. Pratt provided an overview of the motion to reconsider that passed at the January 13, 2025 Council meeting. The two options for consideration are to report back on a renovation of the Customer Service Centre at 10 Lisgar Avenue and further investigations on the Greyfield Site.

7.2 Affordable and Attainable Housing Committee

C. Panschow provided an update on the expression of interest process for affordable home ownership options for the 31 Earle Street property. Staff are currently reviewing the submissions.

7.3 Health Care Committee

K. Pratt provided an update on the motion, pending budget approval, for funding the temporary appointment-based clinic for unattached patients.

8. Boundary Adjustment

The consultant is working on compiling the mapping data.

9. Community Organization Updates

9.1 Downtown Business Improvement Association

9.1.1 Report from BIA Chair

M. Renaud provided a summary of the report, marketing report and Turtlefest brochure.

There was a discussion regarding the issue of homelessness and offering those with as many resources as possible.

9.2 Tillsonburg District Chamber of Commerce

A. Edwards provided an overview of upcoming events with the Chamber. A. Edwards will be circulating the Canadian Chamber of Commerce statement on tariffs.

9.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

There was no report provided.

10. Information Items

10.1 MYR 24-04 County Council Composition Review

Mayor Gilvesy provided a summary of the report. The Committee requested that this item not be lost on the Committee's radar.

10.2 20 Cranberry Road Brochure

There were no comments regarding this item.

11. Round Table

12. Next Meeting

February 11, 2025 12:00 p.m.

13. Adjournment

Resolution # 3

Moved By: Ashley Edwards

Seconded By: Dane Willson

THAT the Economic Development Advisory Committee meeting of Tuesday, January 14, 2025 be adjourned at 1:24 p.m.

Carried

Monthly Activity Update – (February 2025)

Prepared for the Economic Development Advisory Committee

Project Name/Reference	Status
Bridge Street Re-Imagining Task Force	<p>April 8 - Update to Council Sep 23 – Task Force Review Dec 10 – No further updates Feb 4 - Town has limited Asset Mgmt information but has been provided to consultant, who are finalizing the plan</p> <p>Next steps include:</p> <ul style="list-style-type: none"> • Final Task Force review and recommendation • Bring to Council for Consideration
Boundary Adjustment	<p>Current Status:</p> <ul style="list-style-type: none"> • Comprehensive OP Update – Province has released draft Provincial Policy Statement (PPS), which is expected to be finalized in Fall 2024 • June 11 EDAC motion to be brought forward to Council • Committee received presentation on Comprehensive Population, Household and Employment Forecast study at Dec 10 meeting
Future Industrial Growth/Phase 2 VIP	<p>Consolidation of EIS, legal survey, topographical, geotechnical, traffic, etc, information into draft plan for review. EDAC Motion approved by Council at their Sep 23, 2024 meeting with further resolution at the Nov 12, 2024 meeting, which was approved by Council at the January 13 (2025) meeting.</p> <p>Listing agreements being reviewed by Town. Town’s marketing of lands has started.</p>
Town Hall Project	<p>Final design and cost subject to future Council approval with Council resolution to proceed with surplus and sale of lands to generate 50% of the funds required prior to starting and a target budget of \$11 M approved at the Dec 9 Council meeting. Council approved two options for consideration at their Jan 13, 2025 meeting: renovation of the Customer Service Centre at 10 Lisgar Avenue and further investigations on the Greyfield Site.</p>

<p>Job Market Pulse</p> <p>Tillsonburg Jobs Data</p> <p>Oxford Jobs Data</p>	<p>Summary of the jobs available in Tillsonburg and Oxford for December 2024:</p> <p>186 Active Job Posts (down 3%), 131 New Job Posts (up 68%), 100 Companies Hiring (down 6%).</p> <p>Top Sectors Hiring:</p> <ul style="list-style-type: none"> • Limited Service Eating Places • General hospitals • Other motor vehicle parts mfg • Supermarkets and other grocery • Frozen food mfg <p>Top hiring companies are: TDMH, Marwood, Inovata Foods, Walmart, A&W</p> <p>1,141 Active Job Posts (up 5%) with 815 New Job Posts (up 84%) and 526 Companies Hiring (up 2%).</p> <p>Top Sectors Hiring:</p> <ul style="list-style-type: none"> • General hospitals • Limited service eating places • Other local government • Internet broadcasting and web search portals • Employment Placement agencies <p>Top hiring companies are: Woodstock Hospital, Kijiji, County of Oxford, Sienna Senior Living, Marwood</p> <p>Note: Oxford County has approximately 66,000 jobs so the County's October job vacancy rate is estimated at 1.7%</p>
<p>Key Meetings/Events</p>	<ul style="list-style-type: none"> • SCOR AGM • SOMA Board meeting • Stubbe's Precast Plant Tour • peopleCare Groundbreaking • Corporate visits to Inovata Foods, Roulston's Pharmacy

NOTICE OF PUBLIC MEETING



Oxford County Development Charges

Public meeting pursuant to the *Development Charges Act, 1997*, to be held February 12, 2025

Oxford County is holding a public meeting pursuant to Section 12 of the *Development Charges Act, 1997*, as amended, to present and obtain public input on proposed amendments to the County's development charges (DC) by-law and underlying background study.

County Council employs a hybrid meeting model. The public may attend the meeting in person or participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at www.oxfordcounty.ca/livestream should you wish to view the meeting but not participate.

If you would like to participate in the public meeting virtually, please contact the Office of the Clerk by February 10, 2025. Staff will provide participation options and details. There is no need to register if you wish to participate in person. The meeting is to be held:

-  Wednesday, February 12, 2025 | 9:30 a.m.
-  Oxford County Council Chamber
21 Reeve Street, Woodstock

In order that sufficient information is made available to the public, copies of the 2025 Development Charges Background Study addendum and proposed Development Charges By-law are available through the County's website at www.oxfordcounty.ca and on Speak Up, Oxford!: www.speakup.oxfordcounty.ca/development-charges-update

Copies of the Development Charges Background Study addendum and proposed By-law are also available from the County Clerk by calling 519-539-9800 ext. 3017 or 1-800-755-0394. If you require an alternate format or communication support, please contact the Office of the Clerk with at least seven days' notice prior to the meeting.

How to comment

Any person may attend the public meeting and make written or verbal representations relating to the DC Background Study addendum and proposed By-law. Written submissions are invited and should be directed to the County Clerk prior to February 5, 2025:

Lindsey Mansbridge
Clerk, Oxford County
clerksoffice@oxfordcounty.ca
21 Reeve Street, PO Box 1614
Woodstock, ON N4S 7Y3

More information

Written comments received prior to the meeting and submissions made at the public meeting will be considered by Council prior to the enactment of amended development charges by-law. Technical inquiries should be directed to:

Jennifer Lavallee
Manager of Capital Planning, Oxford County
519-539-9800 ext. 3022 or 1-800-755-0394
jlavallee@oxfordcounty.ca

This notice issued January 15, 2025

Information collected will be used in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.



Oxford County Development Charge By-Law Amendment

Public Meeting Presentation
February 12, 2025



Introduction

Public Meeting Purpose/Background

- Municipalities are empowered to impose these charges via the *Development Charges Act (D.C.A.)*
- Oxford County passed development charges (D.C.) by-law 6639-2024 on June 12, 2024
- Since the passing of the by-law, changes have been identified that are to be reflected in an amendment to the D.C. by-law
- Section 11 of the D.C.A. allows for a D.C. by-law to be passed within one year of the completion of the D.C. background study and section 19 allows for amendments to be made to D.C. by-laws
- This public meeting is a requirement of the D.C.A. prior to passing the proposed amending D.C. by-law and provides an opportunity for public input on the proposed policies and charges



Introduction

Rationale for D.C. By-law Amendment

- Changes to D.C. eligible capital costs included in the calculation of the charge:
 - Removal of growth-related costs for Long-Term Care
 - Updates to anticipated capital needs for Services Related to a Highway, Ambulance, Water, Wastewater, and Study costs (\$5.5 million total reduction in D.C. recoverable costs)
- Industrial uses are proposed to be removed from the current non-statutory D.C. exemptions due to financial impact of revenue foregone
 - Industrial expansions of <50% of existing floor area would continue to be exempt (statutory exemption)



Changes to D.C. recoverable costs

Change in D.C. recoverable costs

- Services Related to a Highway: + \$906,000 (+1.5%)
- Ambulance: + \$1.4 million (+185%)
- Long Term Care: - \$16.8 million
- Woodstock Wastewater: + \$13.6 million (+56%)
- Tillsonburg Water: - \$4.8 million (-23%)
- Tillsonburg Wastewater: - \$384,000 (-11%)
- Ingersoll Water: - \$422,000 (-5%)
- Ingersoll Wastewater: +\$2.2 million (+15%)
- Thamesford Water: - \$1.2 million (-66%)
- Studies: + \$63,000 (+4%)



Development Charges

D.C. Calculation



D.C. Calculation

County-Wide

Single Detached - Residential

County Wide	Current Charge	Calculated Charge	Change (\$)	Change (%)
Growth-Related Studies	141	137	(4)	-3%
Ambulance Services	58	160	102	174%
Services Related to a Highway	4,462	4,528	66	1%
Waste Diversion Services	139	139	-	0%
Library Services	1,556	1,556	-	0%
Long-term Care Facilities	1,857	-	(1,857)	-100%
Total	8,213	6,521	(1,692)	-21%

Non-Residential per sq.m.

County Wide	Current Charge	Calculated Charge	Change (\$)	Change (%)
Growth-Related Studies	0.33	0.42	0.09	28%
Ambulance Services	0.21	0.58	0.37	174%
Services Related to a Highway	16.16	16.39	0.24	1%
Waste Diversion Services	-	-	-	n/a
Library Services	0.86	0.86	-	0%
Long-term Care Facilities	-	-	-	n/a
Total	17.56	18.26	0.70	4%



Calculated Schedule of D.C.s & Comparison Single & Semi-Detached

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		8,213	6,521	(1,692)	-21%
Woodstock ¹	Water and Wastewater	6,882	8,869	1,987	29%
	Total (including County-Wide)	13,539	13,834	295	2%
Tillsonburg	Water and Wastewater	7,710	6,227	(1,483)	-19%
	Total (including County-Wide)	15,923	12,748	(3,175)	-20%
Ingersoll	Water and Wastewater	14,785	15,790	1,005	7%
	Total (including County-Wide)	22,999	22,311	(688)	-3%
Blandford-Blenheim (Plattsville)	Water and Wastewater	11,910	11,910	-	0%
	Total (including County-Wide)	20,124	18,431	(1,692)	-8%
Blandford-Blenheim (Drumbo)	Water and Wastewater	33,394	33,394	-	0%
	Total (including County-Wide)	41,607	39,914	(1,692)	-4%
East Zorra-Tavistock (Tavistock)	Water and Wastewater	40,353	40,353	-	0%
	Total (including County-Wide)	48,566	46,874	(1,692)	-3%
East Zorra-Tavistock (Innerkip)	Water and Wastewater	16,354	16,354	-	0%
	Total (including County-Wide)	24,567	22,875	(1,692)	-7%
Norwich (Norwich)	Water and Wastewater	9,986	9,986	-	0%
	Total (including County-Wide)	18,199	16,507	(1,692)	-9%
Zorra (Thamesford)	Water and Wastewater	12,742	10,664	(2,078)	-16%
	Total (including County-Wide)	20,955	17,185	(3,771)	-18%
Zorra (Embros)	Water and Wastewater	10,566	10,566	-	0%
	Total (including County-Wide)	18,779	17,086	(1,692)	-9%
South-West Oxford (Mt. Elgin)	Water and Wastewater	15,134	15,134	-	0%
	Total (including County-Wide)	23,347	21,654	(1,692)	-7%



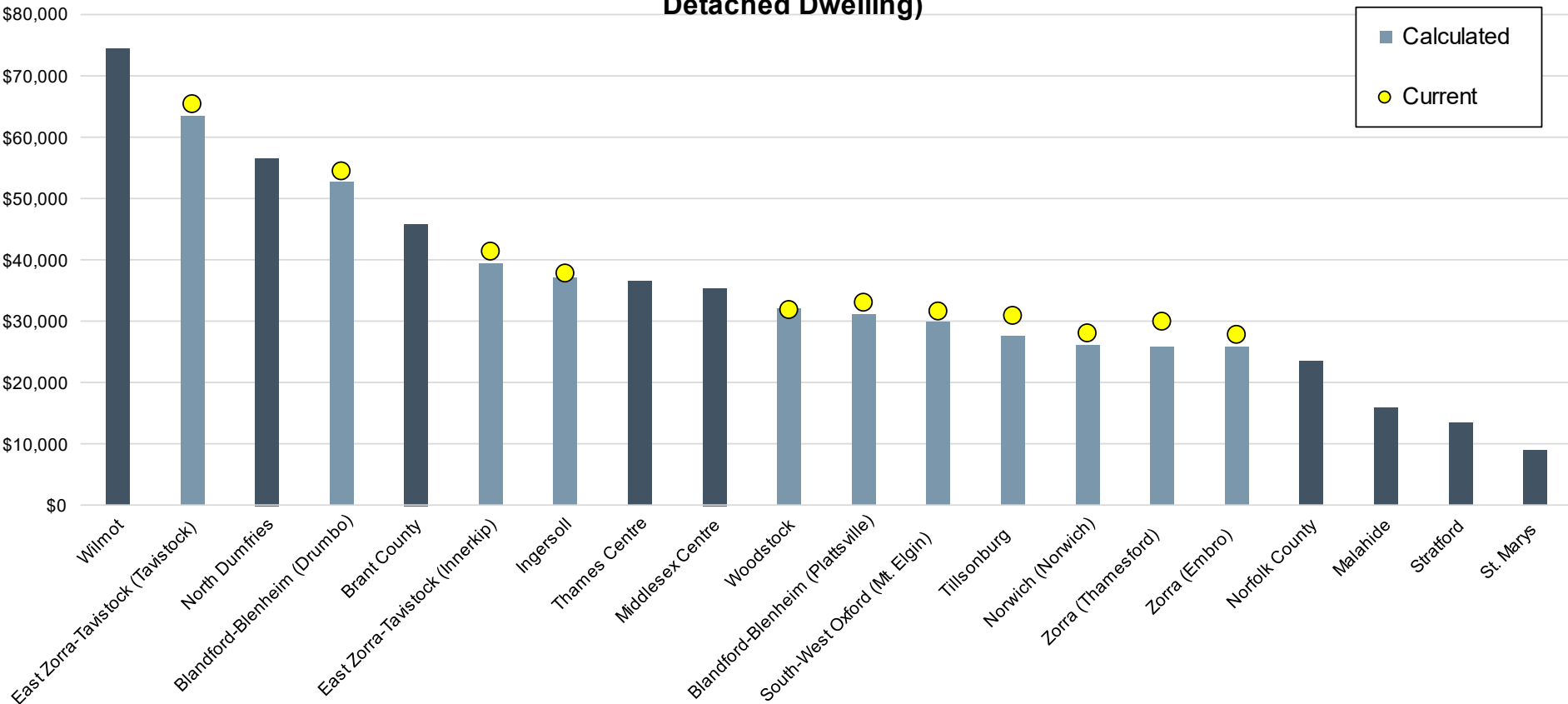
Calculated Schedule of D.C.s & Comparison Non-Residential

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		17.56	18.26	0.70	4%
Woodstock ¹	Water and Wastewater	37.20	48.01	10.82	29%
	Total (including County-Wide)	53.89	65.41	11.52	21%
Tillsonburg	Water and Wastewater	49.89	40.16	(9.73)	-20%
	Total (including County-Wide)	67.45	58.42	(9.03)	-13%
Ingersoll	Water and Wastewater	45.41	49.33	3.92	9%
	Total (including County-Wide)	62.97	67.59	4.62	7%
Blandford-Blenheim (Plattsville)	Water and Wastewater	35.45	35.45	-	0%
	Total (including County-Wide)	53.00	53.70	0.70	1%
Blandford-Blenheim (Drumbo)	Water and Wastewater	102.81	102.81	-	0%
	Total (including County-Wide)	120.37	121.07	0.70	1%
East Zorra-Tavistock (Tavistock)	Water and Wastewater	121.67	121.67	-	0%
	Total (including County-Wide)	139.23	139.93	0.70	1%
East Zorra-Tavistock (Innerkip)	Water and Wastewater	64.39	64.39	-	n/a
	Total (including County-Wide)	81.95	82.65	0.70	1%
Norwich (Norwich)	Water and Wastewater	49.79	49.79	-	0%
	Total (including County-Wide)	67.35	68.05	0.70	1%
Zorra (Thamesford)	Water and Wastewater	49.59	36.29	(13.30)	-27%
	Total (including County-Wide)	67.14	54.54	(12.60)	-19%
Zorra (Embro)	Water and Wastewater	15.54	15.54	-	n/a
	Total (including County-Wide)	33.09	33.80	0.70	2%
South-West Oxford (Mt. Elgin)	Water and Wastewater	33.76	33.76	-	0%
	Total (including County-Wide)	51.32	52.02	0.70	1%



Municipal Comparison Per Single Detached Residential Dwelling Unit

Residential - Includes Oxford County and Area Municipality Development Charges (per Single Detached Dwelling)





Development Charges

Non-Statutory D.C. Exemptions
and Financial Impact of Removing
Industrial Exemption



Financial Impact of Removal of Industrial Exemption

- The shortfall in D.C. revenue as a result of the current statutory and non-statutory D.C. exemption policies were estimated to total \$85 million over the 10-year forecast period or 37% of D.C. recoverable costs.
- If the current policy to exempt industrial development is discontinued the shortfall would decrease from \$85 million to \$42 million (i.e., \$4.3 million per year increase in D.C. revenue)



Next Steps

Passage of Amending By-law February 2025

- ❖ Receive feedback from Council and public
- ❖ Revise draft by-law based on Council feedback
- ❖ Council consideration of amending by-law for passage – February 26, 2025



3. Impacts on the Calculated D.C.

Based on the identified changes, the amended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m. of G.F.A. for non-residential development, per bed for farm bunk houses, and per wind turbine. Table 3-1 presents the summary of charges.

Table 3-1
Schedule of Calculated D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
County Wide Services/Class of Services:							
Services Related to a Highway	4,528	3,206	2,579	1,637	16.39	1,451	4,528
Library Services ¹	1,556	1,102	886	563	0.86	499	
Ambulance Services	160	113	91	58	0.58	51	160
Waste Diversion Services	139	98	79	50	0.00		
Growth-Related Studies	137	97	78	50	0.42	44	137
Total County Wide Services/Class of Services	6,521	4,616	3,713	2,358	18.26	2,045	4,826
Area-Specific Services							
Woodstock							
Water	3,348	2,200	1,737	1,103	17.96	1,073	
Wastewater	5,522	3,628	2,866	1,820	30.05	1,770	
Tilsonburg							
Water	5,028	4,008	3,210	2,039	33.35	1,612	
Wastewater	1,199	956	766	486	6.81	384	
Ingersoll							
Water	5,531	4,143	3,319	2,107	12.90	1,773	
Wastewater	10,259	7,684	6,155	3,909	36.43	3,288	
Plattsville							
Water	5,139	3,549	2,843	1,806	24.63	1,647	
Wastewater	6,771	4,677	3,746	2,379	10.82	2,170	
Drumbo							
Water	2,390	1,651	1,323	840	4.94	766	
Wastewater	31,003	21,414	17,153	10,893	97.87	9,937	
Tavistock							
Water	7,325	5,219	4,181	2,655	26.27	2,348	
Wastewater	33,029	23,534	18,851	11,971	95.40	10,586	
Innkerip							
Water	156	111	89	56	0.98	50	
Wastewater	16,198	11,542	9,245	5,871	63.41	5,192	
Norwich							
Water	3,926	2,703	2,165	1,375	11.82	1,258	
Wastewater	6,060	4,173	3,343	2,123	37.98	1,942	
Thamesford							
Water	1,507	1,110	889	564	9.65	483	
Wastewater	9,156	6,740	5,399	3,429	26.64	2,935	
Embro							
Water	2,706	1,992	1,596	1,013	6.70	867	
Wastewater	7,860	5,786	4,634	2,943	8.84	2,519	
Mount Elgin							
Water	3,398	2,021	1,619	1,028	6.98	1,089	
Wastewater	11,736	6,982	5,592	3,551	26.78	3,762	

1. The charge for library service is not applicable in Woodstock



The County-wide charges and charges by urban serviced are compared to the current charges in Tables 3-2 and 3-3 for residential and non-residential development, respectively.

Table 3-2
Comparison of Current and Calculated D.C.s (per single and semi-detached dwelling unit)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		8,213	6,521	(1,692)	-21%
Woodstock	Water	3,348	3,348	-	0%
	Wastewater	3,534	5,522	1,987	56%
	Total (including County-Wide)	13,539	13,834	295	2%
Tillsonburg	Water	6,401	5,028	(1,373)	-21%
	Wastewater	1,309	1,199	(110)	-8%
	Total (including County-Wide)	15,923	12,748	(3,175)	-20%
Ingersoll	Water	5,819	5,531	(288)	-5%
	Wastewater	8,966	10,259	1,292	14%
	Total (including County-Wide)	22,999	22,311	(688)	-3%
Blandford-Blenheim (Plattsville)	Water	5,139	5,139	-	0%
	Wastewater	6,771	6,771	-	0%
	Total (including County-Wide)	20,124	18,431	(1,692)	-8%
Blandford-Blenheim (Drumbo)	Water	2,390	2,390	-	0%
	Wastewater	31,003	31,003	-	0%
	Total (including County-Wide)	41,607	39,914	(1,692)	-4%
East Zorra-Tavistock (Tavistock)	Water	7,325	7,325	-	0%
	Wastewater	33,029	33,029	-	0%
	Total (including County-Wide)	48,566	46,874	(1,692)	-3%
East Zorra-Tavistock (Innerkip)	Water	156	156	-	0%
	Wastewater	16,198	16,198	-	0%
	Total (including County-Wide)	24,567	22,875	(1,692)	-7%
Norwich (Norwich)	Water	3,926	3,926	-	0%
	Wastewater	6,060	6,060	-	0%
	Total (including County-Wide)	18,199	16,507	(1,692)	-9%
Zorra (Thamesford)	Water	3,586	1,507	(2,078)	-58%
	Wastewater	9,156	9,156	-	0%
	Total (including County-Wide)	20,955	17,185	(3,771)	-18%
Zorra (Embro)	Water	2,706	2,706	-	0%
	Wastewater	7,860	7,860	-	0%
	Total (including County-Wide)	18,779	17,086	(1,692)	-9%
South-West Oxford (Mt. Elgin)	Water	3,398	3,398	-	0%
	Wastewater	11,736	11,736	-	0%
	Total (including County-Wide)	23,347	21,654	(1,692)	-7%



Table 3-3
Comparison of Current and Calculated D.C.s (per sq.m. of non-residential G.F.A.)

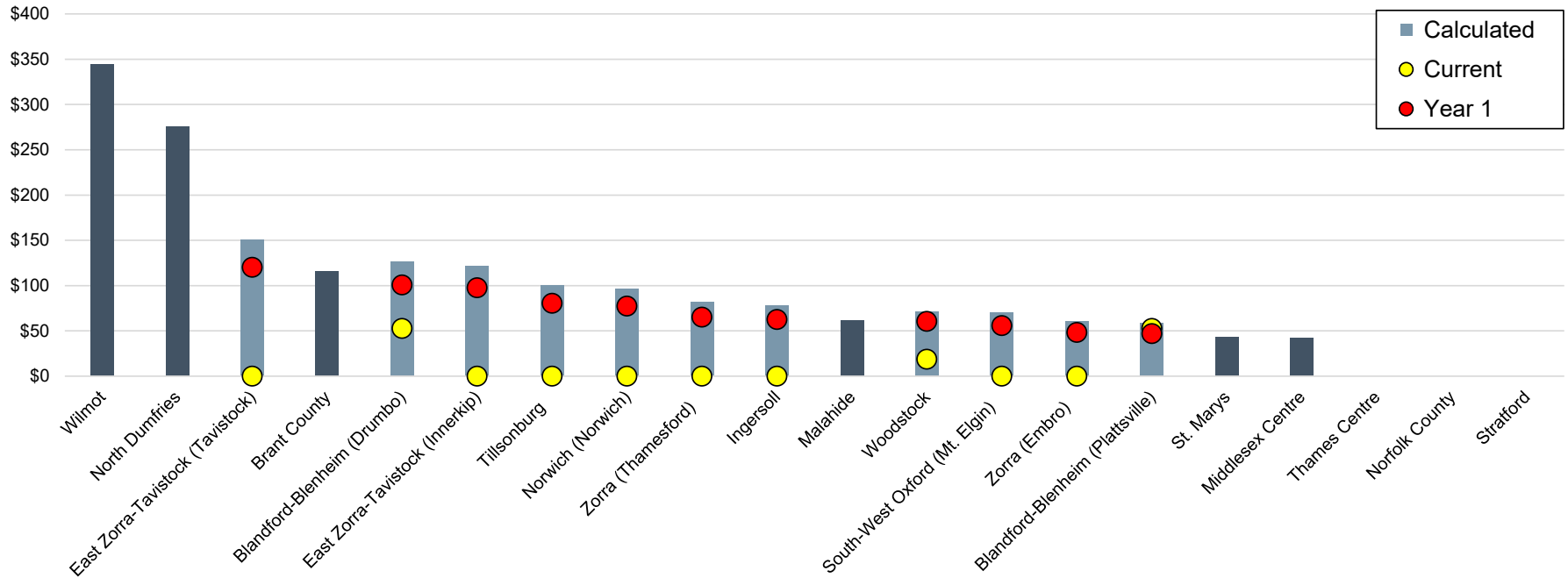
Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		17.56	18.26	0.70	4%
Woodstock	Water	17.96	17.96	-	0%
	Wastewater	19.24	30.05	10.82	56%
	Total (including County-Wide)	53.89	65.41	11.52	21%
Tillsonburg	Water	42.46	33.35	(9.11)	-21%
	Wastewater	7.43	6.81	(0.62)	-8%
	Total (including County-Wide)	67.45	58.42	(9.03)	-13%
Ingersoll	Water	13.57	12.90	(0.67)	-5%
	Wastewater	31.84	36.43	4.59	14%
	Total (including County-Wide)	62.97	67.59	4.62	7%
Blandford-Blenheim (Plattsville)	Water	24.63	24.63	-	0%
	Wastewater	10.82	10.82	-	0%
	Total (including County-Wide)	53.00	53.70	0.70	1%
Blandford-Blenheim (Drumbo)	Water	4.94	4.94	-	0%
	Wastewater	97.87	97.87	-	0%
	Total (including County-Wide)	120.37	121.07	0.70	1%
East Zorra-Tavistock (Tavistock)	Water	26.27	26.27	-	0%
	Wastewater	95.40	95.40	-	0%
	Total (including County-Wide)	139.23	139.93	0.70	1%
East Zorra-Tavistock (Innerkip)	Water	0.98	0.98	-	0%
	Wastewater	63.41	63.41	-	0%
	Total (including County-Wide)	81.95	82.65	0.70	1%
Norwich (Norwich)	Water	11.82	11.82	-	0%
	Wastewater	37.98	37.98	-	0%
	Total (including County-Wide)	67.35	68.05	0.70	1%
Zorra (Thamesford)	Water	22.95	9.65	(13.30)	-58%
	Wastewater	26.64	26.64	-	0%
	Total (including County-Wide)	67.14	54.54	(12.60)	-19%
Zorra (Embro)	Water	6.70	6.70	-	0%
	Wastewater	8.84	8.84	-	0%
	Total (including County-Wide)	33.09	33.80	0.70	2%
South-West Oxford (Mt. Elgin)	Water	6.98	6.98	-	0%
	Wastewater	26.78	26.78	-	0%
	Total (including County-Wide)	51.32	52.02	0.70	1%

The residential County-wide charges, including Library Services, will decrease by \$1,692 per unit (-21%), while the non-residential County-wide charges will increase by \$0.70 per sq.m. (+4%). The area specific charges will increase or decrease depending on the changes to the capital costs identified in Section 2.



Municipal Comparison Industrial – per sq.m. of G.F.A.

Industrial Development Charges (per sq.m.)



Site Plan Process Overview and Examples

February 11, 2025

Economic Development Advisory
Committee



Outline

- Site Plan Approval Guidelines
- Case Studies

Background

- Key land use controls are:
 - Planning Act (zoning)
 - Site Plan Control
 - Ontario Building Code
- The Planning Act authorizes municipalities to employ Site Plan Control as a land use tool to:
 - Ensure the appropriate location of a development on a site
 - Ensure the safety, attractiveness and compatibility with the surrounding lands

Background

- Site Plan approval applies to the entire Town and all developments except single family dwelling units
- Goals:
 - ensure the safety and convenience of vehicular and pedestrian traffic to, from, and on the site of a new development or redevelopment
 - reduce the cost to the municipality where development requires the widening of existing roads or the granting of easements for municipal purposes
 - ensure that off-street parking and loading facilities are properly located, constructed and maintained during all seasons
 - improve the quality and aesthetic appearance of developments for greater enjoyment by the users and tenants
 - improve the image of the Town through well designed individual developments
 - ensure proper stormwater management, drainage, lot grading for individual developments

Background

- After formal (pre)Consultation, staff* will determine if the proposed development is:
 - Exempt from Site Plan Approval
 - An Amendment to an Existing Site Plan Approval
 - A Minor Site Plan Approval application
 - A Major Site Plan Approval application.
 - Major Site Plan Approval Application (Time 20 business days)

*Note: Tillsonburg Council has delegated Site Plan Approval to staff

Process – Major Site Plan Approval

- Submission of a complete set of plans and the requisite application and fee
- Review of plans by the Municipality, Agencies and appropriate professionals (20 business days)
- Revisions of the plans to address concerns
- Staff approval of the Plans and preparation of the Site Plan Agreement
- Posting of Performance Securities based upon the Cost Estimate of all outside works
- Execution of the Site Plan Agreement by the Town and the owner
- Site Plan Agreement is registered on title of the subject lands
- Clearance to the Building Department and commencement of the Building Permit process

Other Considerations

- Appeals can be made to Ontario Municipal Board (sic) if Town does not approve a complete application within 30 business days after receipt
- Red-line Amendments can be made to approved site plan drawings for minor changes
- Minor Corrective Amendments can be made at the discretion of the delegated approval authority

Case Study - Soprema

Process Stage	Date
Pre-consultation	March 5, 2023
Circulation of Site Plan – First	March 4, 2024
Circulation of Site Plan – Second	May 30, 2024
Circulation of Site Plan – Third	September 3, 2024
Circulation of Site Plan – Fourth	October 16, 2024
Circulation of Site Plan – Fifth	November 12, 2024
Circulation of Site Plan – Sixth	November 22, 2024
Completion of Site Plan Agreement	January 27, 2025

*Note: Due to a slight redesign of the SWM Pond and outlet, a second review/approval by the Conservation Authority was required. This also added additional site plan circulation(s).

Case Study – Harvest Ave Inc

Process Stage	Date
Pre-consultation	July 27, 2023
Circulation of Site Plan – First	April 9, 2024
Circulation of Site Plan – Second	July 5, 2024
Circulation of Site Plan – Third	September 5, 2024
Completion of Site Plan Agreement	September 23, 2024

Summary Thoughts

- Generally, the Town/County's process is both comprehensive and timely!
 - Ensures public safety while facilitating development
- However, thoroughness can result in delays and these delays can be impactful, particularly when winter is approaching

Summary Thoughts

- Town does have a “shell” building permit, which allows a permit for the exterior of a building to be released prior to the full building permit
- However, the “shell” building permit approval process requires the completion of the Site Plan Approval Process, which means the “shell” permit is not that advantageous
- Later stages of the site plan approval process (third or fourth circulation) are often minor details, but can each add 1 month to the approval times

Discussion

- Should Site Plan Approval process be reviewed to see if “shell” building permits could be issued after the first round of review and subject to various conditions???
- Investigate whether a “Conditional” building permit process could also be a possibility similar to City of Barrie, Markham, Toronto, etc???

The Corporation of the Town of Tillsonburg

Community Health Care Advisory Committee Meeting

MINUTES



Tuesday, January 7, 2025
1:00 PM
Electronic Meeting

ATTENDANCE: Mayor Deb Gilvesy
Deputy Mayor Dave Beres
Councillor Kelly Spencer
Nadia Facca
Teresa Martins
Zach Buchner, Chamber of Commerce Representative

Regrets: Dr. John Andrew
Dr. Clay Inculet
Dr. Will Cheng
Dr. Mohammed Abdalla
Pauline Markus, NP

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

1. **Call to Order**

The meeting was called to order at 1:07 p.m.

2. **Adoption of Agenda**

Resolution # 1

Moved By: Councillor Spencer

Seconded By: Teresa Martins

THAT the Agenda as prepared for the Community Health Care Advisory Committee meeting of Tuesday, January 7, 2025, 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: Councillor Spencer

Seconded By: Teresa Martins

THAT the minutes of the Health Care Advisory Committee of November 8, 2024, be approved.

Carried

5. General Business and Reports

5.1 Information - Motions - Health Care Recruiter and Temporary Walk-In Clinic

Councillor Spencer provided an update on the Council resolution.

5.2 Correspondence on Donations - Councillor Spencer

There was a discussion regarding donations. The hospital is unable to accept donations however the foundation can accept donations. Oxford OHT is also unable to accept donations. It was suggested that the Chamber could accept donations and issue an advertising receipt.

There was a discussion about other funding opportunities for the clinic.

Teresa would like to meet with Town representatives should the clinic funding be approved at the January 27th Council meeting.

The clinic will be a temporary appointment-based clinic for unattached patients.

It was requested that the information previously provided on alternative health care options be shared in the local newspaper.

5.3 Summer Camp Student Sponsor

This item to be moved to the next agenda.

5.4 Emergency Department Data Follow-up

Nadia will work on putting together this information. Laura will request a list of high value points from the group for inclusion.

Deputy Mayor Beres will be reaching out to Nadia and Teresa shortly to review information for an upcoming meeting he is participating in with Dr. Jane Philpott.

6. Next Meeting

April 1, 2025 12:00 p.m.

7. Adjournment

Resolution # 3

Moved By: Councillor Spencer

Seconded By: Mayor Gilvesy

THAT the Health Care Advisory Committee meeting of Tuesday, January 7, 2025 be adjourned at 1:56 p.m.

Carried



DTBIA ECDEV/TDCC REPORT - EXECUTIVE SUMMARY

February 2025

- 1) There are several positive tenant developments in progress at the Tillsonburg Town Centre. Traffic continues to grow significantly as referenced in the attached site plan detail map. Mall traffic has eclipsed the 2 million mark for 2024 calendar year which is remarkable.
- 2) TurtleFest: We continue to onboard sponsors and vendors with many interested parties. The committee is still looking for additional members to assist with the planning and implementation of all TurtleFest-related activities and operations. The committee is still looking for an overall event sponsor and other contributions at the \$5,000 to \$10,000 level.
- 3) Marketing update: The social media campaign has been launched for Valentine's Day. Painted Valentine's hearts have been created by various BIA member businesses, and they will be temporarily installed in public spaces throughout the downtown area. Meetings were held to discuss the upcoming Pub Shammy 2.0 with feedback from member businesses to improve the event for 2015. The Pub Shammy is scheduled for Saturday, March 15th and the party bus has been reserved. International Women's Day – temporary gallery: March 7-9th, in the centre court of the Tillsonburg Town Centre. February 18th, 2025 – flag raising for Black History month.
- 4) Operations update: The winter weather has created additional maintenance activities given either the extreme cold, freezing rain and significant negative impacts from the unhoused community. Shopping cart management has also become a more labour-intensive effort.
- 5) Human Resources: The team continues to work with all community partners to fund various positions of the BIA. To date, another MSC placement will be onboarded in late February.
- 6) The grand opening of the bridal shop was on Saturday, February 8th which was well attended.
- 7) Finances: January and February 2025 are off to a strong start with well-controlled expenses and forecasts of operational surpluses aided by non-levy revenues including coworking tenant income. The team has implemented new monthly audit checklists which will form part of future board meeting agendas.
- 8) BIA boundary adjustment: Awaiting further communication and update from the Clerk's Office. The implementation plan was derailed due to the postal disruption.
- 9) Canada Summer Job Service grant: awaiting confirmation of funding – not expected until late April.
- 10) Façade Improvement Program: there are a 4 existing projects in the pipeline awaiting completion and/or resolution of outstanding, noted deficiencies. There is a new BIA sub-committee which will be making formal recommendations to the BIA Board of Management to improve the processes and effectiveness of the program in general terms to ensure clarity and to manage expectations and forward a decision letter to the full FIP committee.

Tillsonburg Town Centre

200 Broadway Street, Tillsonburg, ON

FOR LEASE

Charles Walwyn
Senior Director, Leasing | Broker
cwalwyn@salthillcapital.com | 416.646.7359



Salthill

Highlights

Tillsonburg Town Centre is an enclosed Shopping Centre occupying a substantial area of 281,000 sf in downtown Tillsonburg, Ontario. The Centre's impressive size and tenant roster, featuring both national and local brands, make it a focal point of shopping and services in the region. The Centre's location holds strategic importance as it is situated at the crossroads of Oxford, Elgin, and Norfolk Counties. This advantageous positioning ensures a diverse customer base, drawing shoppers from nearby townships and creating a hub of retail activity. Tillsonburg Town Centre benefits from its placement at the heart of the city, offering direct access to downtown foot traffic.

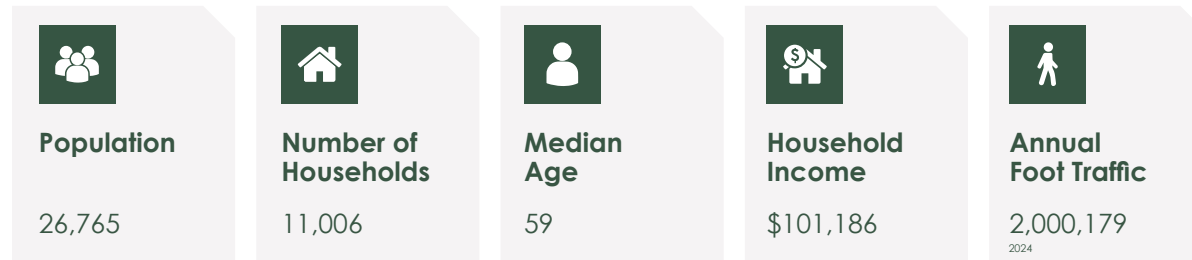
This central location contributes to its visibility and ease of access. Tillsonburg holds the distinction of being the third fastest growing city in Canada, showcasing an impressive 17% growth over the past 5 years. The Centre is located in the heart of the city with direct access to downtown foot traffic. The Centre is located in the heart of the city with direct access to downtown foot traffic.

- Anchored by Walmart, Dollar Tree, LCBO, Shoppers Drug Mart, and Canadian Tire.
- Prime location in the heart of the city grants direct access to bustling downtown foot traffic, enhancing visibility and accessibility.
- The Centre also offer office opportunities on its expansive second floor.

The Community Hub

Strathallen developed the Community Hub program to create memorable experiences and support our local communities. The Spot is one of the three pillars that make up the Hub and is a community-inspired room available to organizations interested in hosting activities, workshops, group classes and more. Tillsonburg Town Centre welcomes groups from Tillsonburg and surrounding communities to utilize the space, as well as space throughout our common areas, driving further traffic to the Centre.

Demographics | 10km Radius



*Data from 2023 Environics Analytics.



Tillsonburg Town Centre

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FOR LEASE

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Salthill



- A1001. Bulk Barn (5,300 sf)
- A1006. Popeyes Louisiana Chicken (2,431 sf)
- A1008. Money Mart (1,145 sf)
- A1009. BarBurrito (1,055 sf)
- A1010. Total Hearing (833 sf)
- A1011. Ren's Pets (4,709 sf)
- A1020. Staples (14,635 sf)
- A1021. LCBO (7,775 sf)
- A1022. Rogers (845 sf)
- A1023. Gold & Ice (1,527 sf)
- A1025. Tillsonburg Medical (7,145 sf)
- A1033. Mark's (10,397 sf)
- A1036. Knock Out Fashion (3,331 sf)
- A1038. Dollar Tree (8,179 sf)
- A1039. Ardene (7,355 sf)
- A1044. TD Canada Trust(4,843 sf)
- A1045. Town of Tillsonburg BIA (1,570 sf)
- A1046. Bell (1,157 sf)
- A1047. CIBC (6,482 sf)
- A1048. Tim Hortons (1,795 sf)
- A1050. Forever Nail Care and Spa (502 sf)
- A1051. The Health Shop (985 sf)
- A1052. Highlife Cannabis (2,266 sf)
- A1053. Available (3,100 sf)**
- A1055. Northern Reflections (1,662 sf)
- A1057. Gino's Pizza (1,275 sf)
- A1058. Stacked Pancake and Breakfast House (2,384 sf)
- A1058B. Magic Cuts (1,466 sf)
- A1061. Shoppers Drug Mart (16,941 sf)
- A1062. Telus (156 sf)
- A1170. Walmart (79,597 sf)
- K001. CellRox (250 sf)
- B1002. Canadian Tire (58,590 sf)

OFFICE SPACE

- A2201. Telus (150 sf)
- A2202. Tillsonburg District Chamber of Commerce (369 sf)
- A2203. Available (1,347 sf)**
- A2204. Available (11,743 sf)**
- A2205. SPMI Tillsonburg (1,300 sf)
- A2206. Available (3,767 sf)**
- A2207. Community Room (1,099 sf)



TILLSONBURG DISTRICT
Chamber of Commerce

BUSINESS. VITALITY.

Tillsonburg District Chamber of Commerce

Update to Economic Development Advisory Committee Meeting:

Tuesday, February 11th 2025

- 1) Ashley Edwards is the CEO and main contact for the Tillsonburg District Chamber of Commerce. ashley@tillsonburgchamber.ca, please be sure to change your records and add Ashley
- 2) The Chamber's new Address is 200 Broadway, Unit 202 Tillsonburg ON N4G 5A7 (please update your records, many still have not!)
- 3) We have 5 New Board Directors joining the Board this month: Please welcome; **Megan Whelan, Gerry Dearing, Lindsay Tribble, Franco Barbon and Christina Gazley**
- 4) Our Chamber Travel Program has just announced the 2025 Chamber Travel Trip to **London & Paris October 29th to November 6th 2025**
**Info night for travel-Thursday February 13th 2025 6:30 pm, Tillsonburg Soccer Club
- 5) Our 2025 Budget has been approved by our Board of Directors
- 6) Many new businesses have joined the Chamber Membership and we are growing within our strategic plan and goals for the year!
- 7) The Mayor's Lunch is scheduled for Thursday April 17th 2025
- 8) President & CEO Daniel Tisch from The Ontario Chamber of Commerce is coming to Tillsonburg May 21 2025
- 9) Chambers Plan Benefits Info Session: Thursday May 1st 2025 4-7pm
- 10) On the Advocacy front, the OCC and CCC are focused on the Tariff News and how they could significantly affect our local businesses
- 11) We are working on reviewing our Sunsetting Policy: Access to Team-Based Primary Care in Underservices Rural Communities from April 2022

Our 2025 Business After Five schedule is:

- Thursday February 20th 2025, Loads of Laundry
- Thursday March 20th 2025, Nectar Bar & Bistro

Visit our website www.tillsonburgchamber.ca or email ashley@tillsonburgchamber.ca to register for all Chamber events.

Thank you, we welcome any questions and feedback!

Ashley Edwards