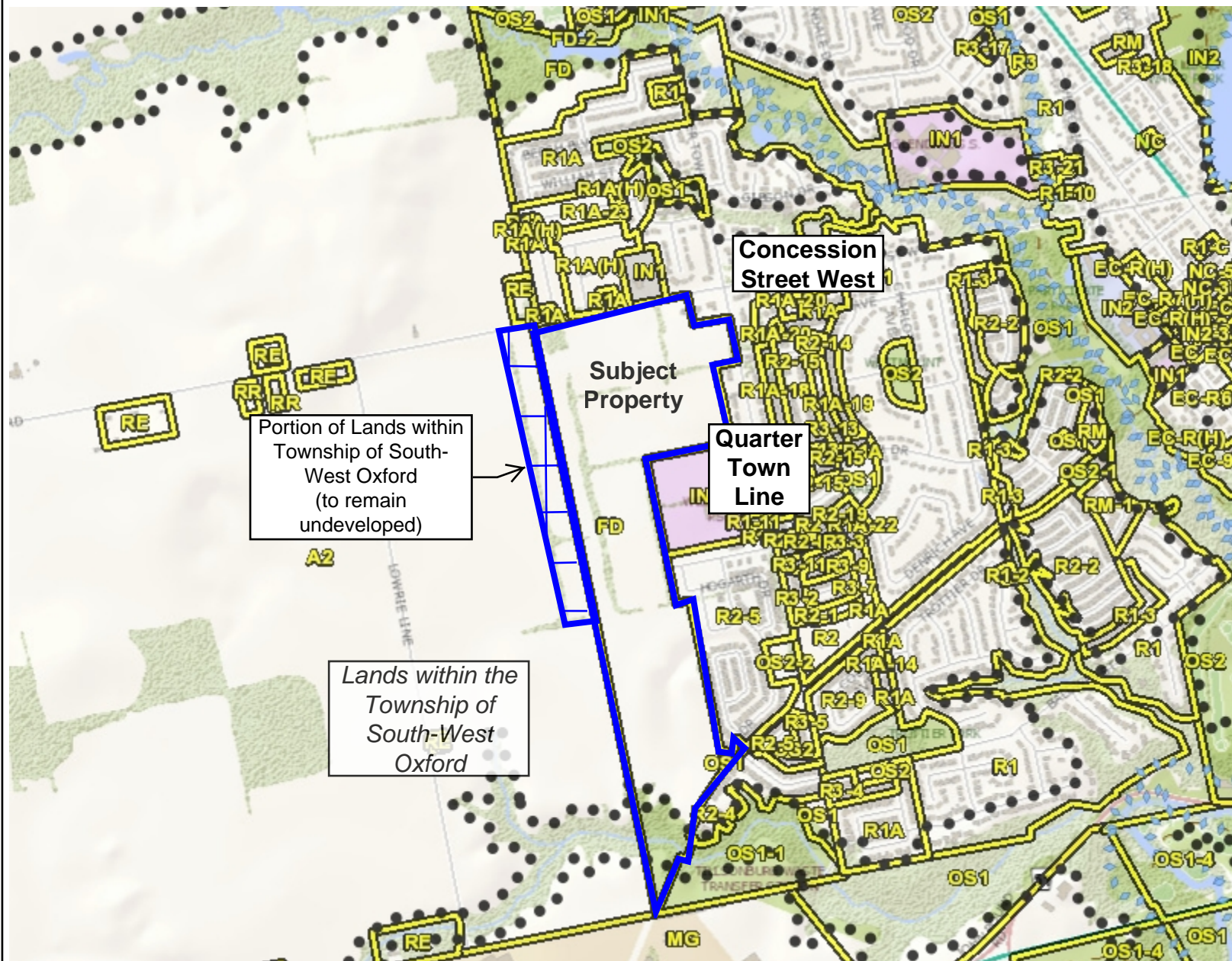


Plate 1: Location Map with Existing Zoning

File Nos: OP 22-11-7, SB 22-01-7 & ZN 7-22-05 - Victoria Wood Tillsonburg GP Inc.

Part Lots 8 & 9, Concession 11, Part Lot 8, Concession 12 (Dereham), Town of Tillsonburg



Legend

- Zoning Floodlines
- Regulation Limit
- 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

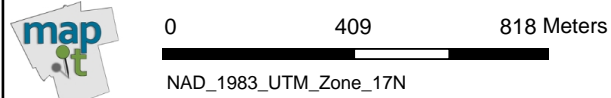
Portion of Lands within Township of South-West Oxford (to remain undeveloped)

Lands within the Township of South-West Oxford

Concession Street West

Quarter Town Line

Subject Property

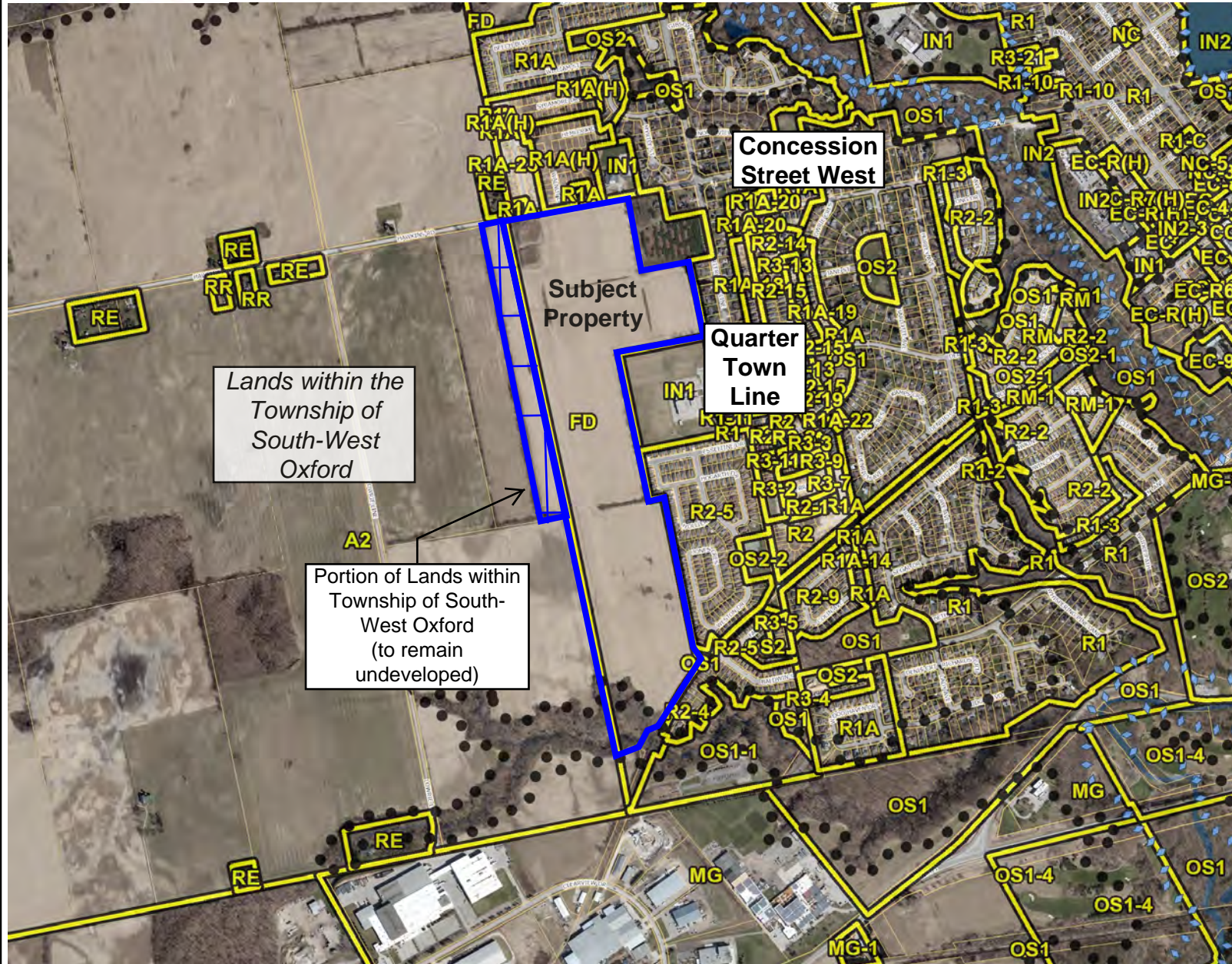


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

Notes



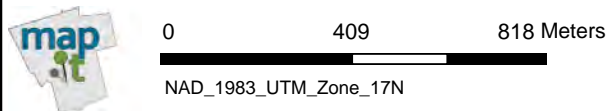
May 24, 2022



Legend

- Zoning Floodlines
 Regulation Limit
- 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
 - Land Use Zoning (Displays 1:16000 to 1:500)

Notes

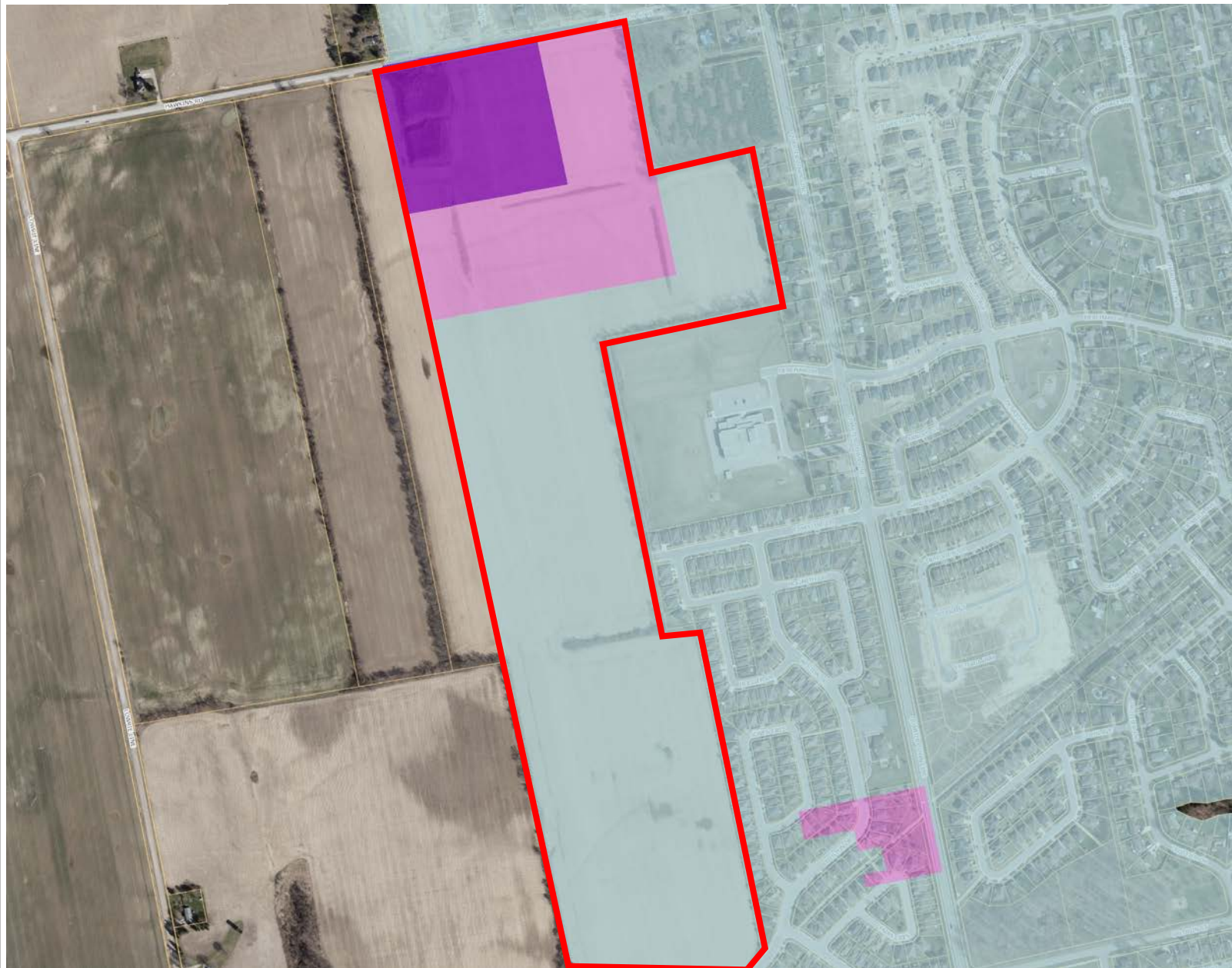


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

May 24, 2022

Plate 3: Existing Official Plan Designations

File Nos: OP 22-11-7, SB 22-01-7 & ZN 7-22-05 - Victoria Wood Tillsonburg GP Inc.
Part Lots 8 & 9, Concession 11, Part Lot 8, Concession 12 (Dereham), Town of Tillsonburg



Legend

- Residential Density
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
- Residential Reserve
- Heritage Residential
- Mobile Home Park

Notes



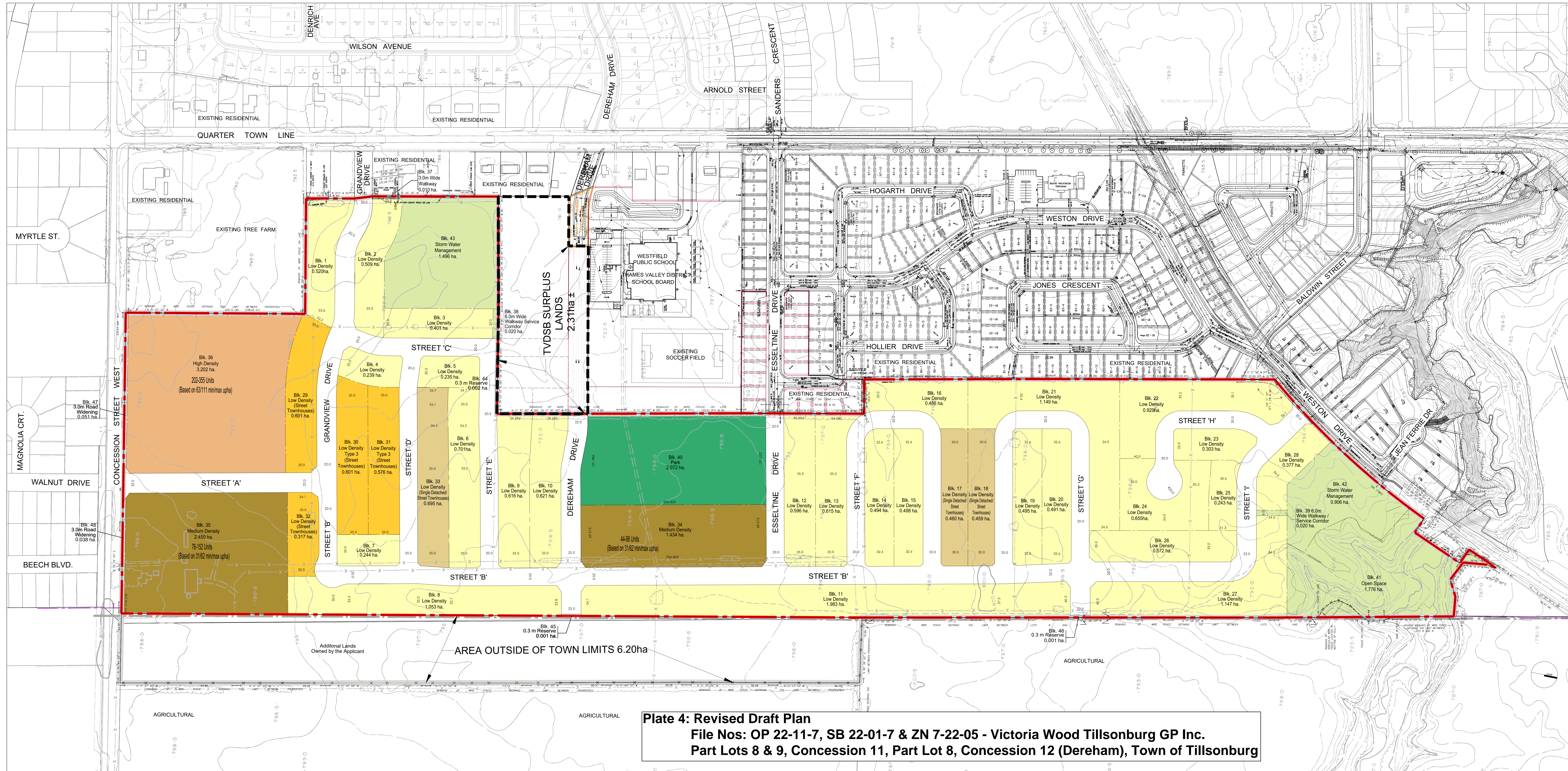
0 205 409 Meters

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

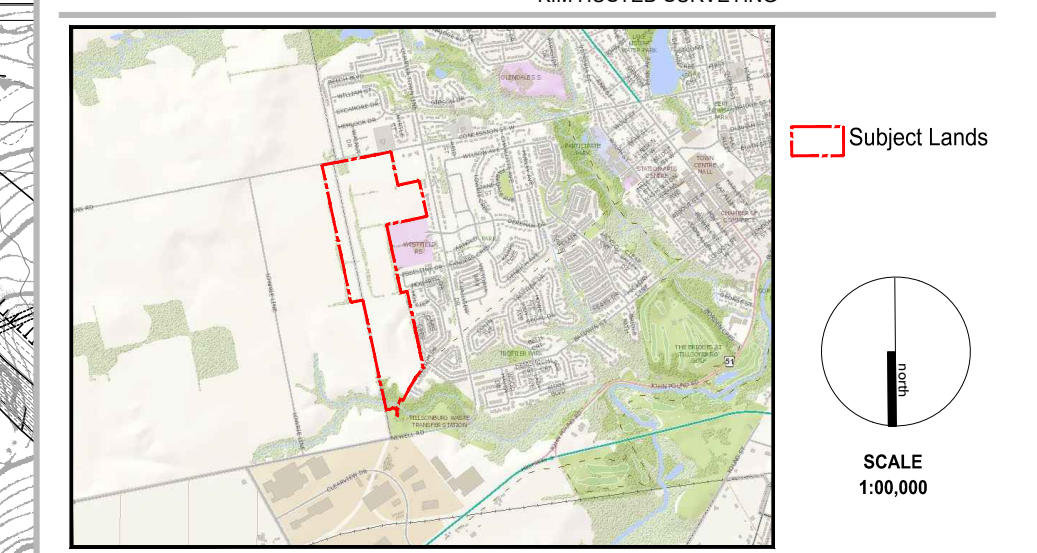
February 24, 2023



PART OF LOTS 8 & 9, CONCESSION 11
 PART OF LOT 8, CONCESSION 12
 (GEOGRAPHIC TOWNSHIP OF DEREHAM)
 MUNICIPALITY OF THE TOWNSHIP OF SOUTHWEST OXFORD
 MUNICIPALITY OF THE TOWNSHIP OF TILLSONBURG
 COUNTY OF OXFORD

Owner's Certificate
 I HEREBY AUTHORIZE MACNAUGHTON-HERISEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

Surveyor's Certificate
 I HEREBY AUTHORIZE CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.



Date	Issued / Revision	By
A. As Shown	B. As Shown	C. As Shown
D. Residential/Commercial	E. As Shown	F. As Shown
G. As Shown	H. Municipal Water Supply	I. Local, City, SR
J. As Shown	J. All Services As Required	L. As Shown

Description	Lots/Blocks	Units	Area (ha)
Low Density Residential (Single Detached)	1-16, 19-26	278/357	16,173
Low Density Residential (Single Detached/Street Townhouses)	17-18, 33	40/71	1,614
Low Density Residential (Street Townhouses)	29-32	62/84	2,094
Medium Density Residential	34-35	120/240	3,884
High Density Residential	36	202/355	3,202
Walkway	37		0,010
Walkway /Service Corridor	38-39		0,040
Park	40		2,072
Open Space	41		1,776
Storm Water Management	42-43		2,402
0.3m Reserves	44-46		0,004
Road Widening	47-48		0,090
Roads			8,147
Total	48	702/1117	41,504 ha.

Description	Lots/Blocks	Units	Area (ha)
Blk. 36 High Density		202/355	3,202
Blk. 35 Medium Density		76/152	2,450
Blk. 40 Park		44-88	2,072

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC

Date: April 17, 2023
File No.: 21204 'A'
Plan Scale: 1:1500
Drawn By: L.M.C.A.C.
Checked By:

PRELIMINARY DRAFT PLAN OF SUBDIVISION
 Dwg No. 1 of 1

Plate 4: Revised Draft Plan
File Nos: OP 22-11-7, SB 22-01-7 & ZN 7-22-05 - Victoria Wood Tillsonburg GP Inc.
Part Lots 8 & 9, Concession 11, Part Lot 8, Concession 12 (Dereham), Town of Tillsonburg



KITCHENER
WOODBRIDGE
LONDON
BARRIE
BURLINGTON

April 24, 2023

Eric Gilbert, MCIP RPP
Senior Planner
Community Planning
County of Oxford
P.O. Box 1614
21 Reeve Street
Woodstock ON N4S 7Y3

Dear Mr. Gilbert:

**RE: Applications for Official Plan Amendment, Draft Plan of Subdivision and Zone Change (OP 22-11-7, SB 22-01-7 and ZN 7-22-05) / Victoria Wood (Tillsonburg-West) GP Inc.
OUR FILE 21204A**

We are writing as a follow up to the April 12, 2023 County Council meeting. During the April 12 meeting, County Council deferred a decision on the draft plan of subdivision for two weeks to give the applicant additional time to further consult with Town of Tillsonburg staff. The following is a summary of consultation that has occurred since the April 12 meeting:

- **April 14, 2023:** Town staff met with representatives of the Baldwin Place Residents Association Board to discuss the proposed development. We understand that Town staff explained the importance of maintaining the access to Weston Drive and the extension of Essletine Drive.
- **April 14, 2023:** A further meeting was held on April 14, 2023 between the Victoria Wood project team and Town of Tillsonburg Engineering, Operations and Parks Staff (Shayne Reitsma, Jonathan Graham and Julie Columbus). Town staff confirmed there were three requests coming out of the meeting with the Baldwin Place Association:
 1. Swapping the multiple residential block with the park block, such that the park block would be immediately adjacent to the existing residential.
 2. Straightening out Street "F" and incorporating traffic calming measures (should they be required subject to further study by the Town); and
 3. Restricting the building height so that only bungalow units would be permitted along the eastern edge of the Victoria Wood plan.
- **April 20, 2023:** Correspondence was provided by the Town of Tillsonburg following additional consultation between Town staff and some of the Tillsonburg Councillors (Attached as [Appendix A](#) to this letter). The letter requested the following:

1. That the Medium Density and Park Space between Dereham Drive and Esseltine be flipped such that the medium density houses are not near current buildings and school park;
 2. That street F not loop around but be a through fare with traffic controls at intersections;
 3. That a cedar hedge row be added along the western boundary of existing Baldwin residents; and
 4. That a meeting take place with development team and the residents of Baldwin place, similar to a public consultation.
- **April 20, 2023:** A meeting was held between the Victoria Wood project team and County Planning staff (Eric Gilbert, Laurel Davies Snyder and Gord Hough). The purpose of the meeting was to present the draft plan changes and confirm what further information the County would require in advance of the April 26 Council meeting. County staff confirmed that the previous draft plan was preferred but would support the revised plan provided it was supported by the Town.
 - **April 20, 2023:** The revised draft plan was circulated to Town of Tillsonburg Staff with a request to provide formal support of the revisions.
 - **April 21, 2023:** MHBC meeting with representatives of the Baldwin Place Residents Association Board to review the revisions to the draft plan and to respond to further questions related to construction and detailed design.

REVISIONS TO DRAFT PLAN AND RESPONSE TO REQUESTS OF TOWN STAFF AND BALDWIN PLACE

The revised draft plan is included as [Appendix B](#) to this letter. Changes are summarized as follows:

- The Park and Medium Density blocks between Dereham Drive and Esseltine Drive have been flipped per the request of Town staff. The Town's Director of Recreation, Culture and Parks confirmed her support of this change during the April 14 meeting.
- Street "F" (now Street "B") has been straightened out between Esseltine Drive and Street "I". This resulted in other changes to the block and road pattern in the south section of the plan. Changes were made to minimize additional road length and to ensure that the overall density did not significantly decrease. It was critical to ensure that the plan remain efficient following the draft plan changes.
- The ROW width of Street "B" increases to 22 metres once it passes through Street 'G'. The narrowing of the ROW to 20 metres north of the Street "G" intersection was recommended by Paradigm to control speeding. Town staff indicated support of this approach during the April 14 meeting.
- The revised draft plan results in a minor increase in units when compared to the February 2023 resubmission. The minimum unit count is now 702 (compared to 699 previously) and the maximum unit count is now 1,117 (compared to 1,113 previously).

Town of Tillsonburg staff have confirmed their support of the revised Draft Plan in correspondence provided on April 24, 2023 ([Appendix C](#)). Paradigm Transportation Solutions have also provided a response to revised draft plan, also dated April 24, 2023 ([Appendix D](#)).

In response to other requests made by Baldwin Place and/or the Town of Tillsonburg, we offer the following:

Restricting the building height so that only bungalow units would be permitted along the eastern edge of the Victoria Wood plan.

Response: In our opinion two storey single detached dwellings are compatible with single storey single detached dwellings. No changes are being proposed to the height permissions of the parent zoning by-law. It is important to ensure that a full range of housing types and sizes can be accommodated within the Victoria Wood subdivision. As such, we are unwilling to commit to one form of housing. Notwithstanding, the proposed zoning would not preclude the lands from being developed with bungalows should there be market demand for this form of housing at the time the south blocks are developed.

That a cedar hedge row be added along the western boundary of existing Baldwin residents.

Response: Our client is not agreeable to the provision of a cedar hedge row along the eastern property line. This has long term maintenance requirements that would be born on future property owners who may not want the hedge. There is nothing would prevent property owners within Baldwin Place to plant a cedar hedge along their rear property line (some have already done so). We are concerned that the provision of a cedar hedge gives the indication that the residential units proposed are incompatible with existing residential units. In our opinion the housing provided adjacent to Baldwin Place is fully compatible. We will agree to any standard fencing requirements that may apply.

That a meeting take place with development team and the residents of Baldwin place, similar to a public consultation.

Response: As noted herein, a consultation meeting was held with Board members from the Baldwin Place Association on Friday, April 20, 2023. The revised plan was reviewed with the Association during that meeting.

Yours truly,

MHBC



Andrea Sinclair, MUDES, BES, MCIP, RPP

APPENDIX A

Town of Tillsonburg Correspondence dated April 20, 2023



Town of Tillsonburg
Operations Services
10 Lisgar Ave, Tillsonburg, ON N4G 5A5

Tel: (519) 688-3009
Fax: (519) 688-0759

April 20, 2023

Andrew Gilvesy P.Eng
CJDL Consulting Engineers

RE: Victoria Woods Subdivision

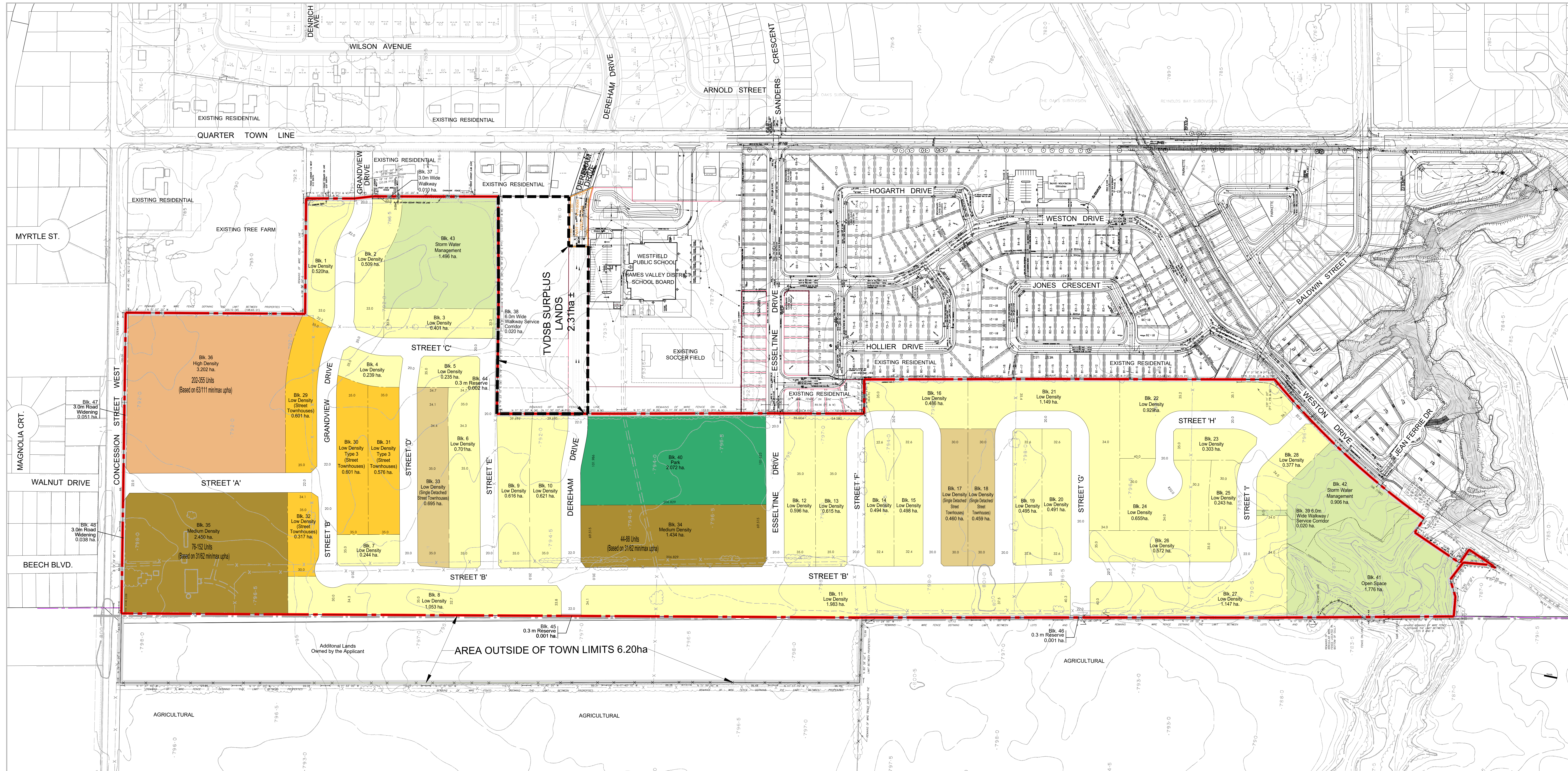
Good morning Andrew Gilvesy,

After our discussion with yourselves and discussion with residents of Baldwin Place the Town is requesting the Medium density and Park space between Dereham and Esseltine to be flipped such that the medium density houses are not near current buildings and school park. Along with it is being requested that street F not loop around but be a through fare with traffic controls at intersections, that a cedar hedge row be added along the western boundary of existing Baldwin residents and that a meeting take place with development team and the residents of Baldwin place, similar to a public consultation.

Sincerely,

Shayne Reitsma, P.Eng

APPENDIX B
Revised Draft Plan



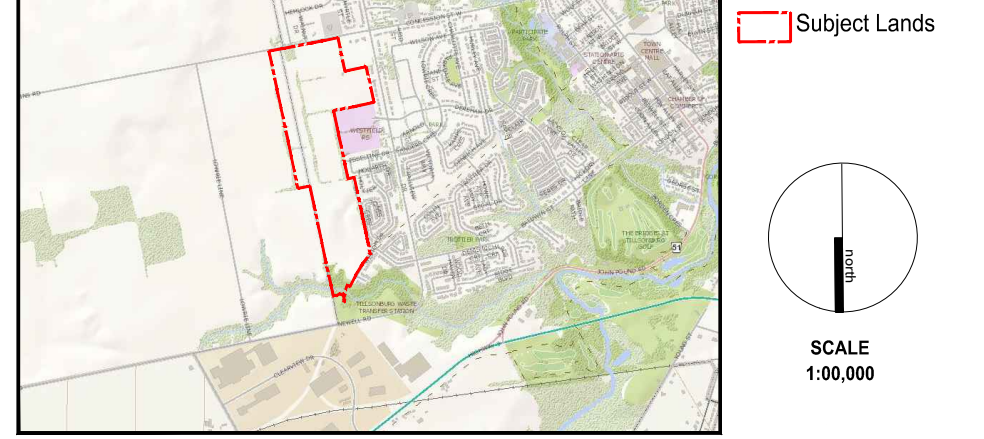
PART OF LOTS 8 & 9, CONCESSION 11
 PART OF LOT 8, CONCESSION 12
 (GEOGRAPHIC TOWNSHIP OF DEREHAM)
 MUNICIPALITY OF THE TOWNSHIP OF SOUTHWEST OXFORD
 MUNICIPALITY OF THE TOWNSHIP OF TILLSONBURG
 COUNTY OF OXFORD

Owner's Certificate
 I HEREBY AUTHORIZE MACNAUGHTON-HERISEN BRITTON CLARKSON PLANNING LIMITED TO
 SUBMIT THIS PLAN FOR APPROVAL.

Surveyor's Certificate
 I HEREBY AUTHORIZE CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS
 PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
 SHOWN.

DATE: _____
 ASHER BERTSCHER
 VICTORIA WOOD (TILLSONBURG-WEST) OF INC

DATE: _____
 KIM HUSTED
 ONTARIO LAND SURVEYOR
 KIM HUSTED SURVEYING



SCALE: 1:100,000

Date	Issued / Revision	By
A. As Shown	B. As Shown	C. As Shown
D. Residential/Commercial	E. As Shown	F. As Shown
G. As Shown	H. Municipal Water Supply	I. Local, City, SR
J. As Shown	J. All Services As Required	L. As Shown

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

Description	Lots/Blocks	Units	Area (ha)
Low Density Residential (Single Detached)	1-16, 19-26	278/357	16,173
Low Density Residential (Single Detached/Street Townhouses)	17-18, 33	40/71	1,614
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Walkway /Service Corridor	38-39		0,040
Park	40		2,072
Open Space	41		1,776
Storm Water Management	42-43		2,402
0.3m Reserves	44-46		0,004
Road Widening	47-48		0,090
Roads			8,147
Total	48	702/1117	41,504 ha.

Description	Lots/Blocks	Units	Area (ha)
Blk. 36 High Density		202/355 Units	3,202 ha.
Blk. 34 Medium Density		120 Units	2,450 ha.
Blk. 35 Low Density		76 Units	1,530 ha.
Blk. 37 Low Density		30 Units	0,601 ha.
Blk. 38 Low Density		30 Units	0,601 ha.
Blk. 39 Low Density		30 Units	0,601 ha.
Blk. 40 Park		2,072 ha.	2,072 ha.
Blk. 41 Open Space		1,776 ha.	1,776 ha.
Blk. 42 Storm Water Management		0,906 ha.	0,906 ha.
Blk. 43 Storm Water Management		1,496 ha.	1,496 ha.
Blk. 44 0.3 m Reserve		0,002 ha.	0,002 ha.
Blk. 45 0.3 m Reserve		0,001 ha.	0,001 ha.
Blk. 46 0.3 m Reserve		0,001 ha.	0,001 ha.
Blk. 47 3.0m Road Widening		0,051 ha.	0,051 ha.
Blk. 48 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 49 3.0m Road Widening		0,038 ha.	0,038 ha.
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Blk. 89 3.0m Road Widening		0,038 ha.	0,038 ha.
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Blk. 91 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 92 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 93 3.0m Road Widening		0,038 ha.	0,038 ha.
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Blk. 95 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 96 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 97 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 98 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 99 3.0m Road Widening		0,038 ha.	0,038 ha.
Blk. 100 3.0m Road Widening		0,038 ha.	0,038 ha.

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
 40 PROGRESS DRIVE, SUITE 200, WILSON AVENUE, TILLSONBURG, ONTARIO L7R 1A7
 TEL: 905.876.1111 FAX: 905.876.1112

DATE: April 17, 2023
 FILE NO.: 21204 'A'
 PLAN SCALE: 1:1500
 DRAWN BY: L.M.C.A.C.
 CHECKED BY: _____

PRELIMINARY DRAFT PLAN OF SUBDIVISION
 Dwg No. 1 of 1

Q:\21204A - Tillsonburg - Main of Subdivision\Graphics\DP18006_Victoria Woods CONCESSION 11 REV MHBC APR 17 2023.dwg

APPENDIX C

Town of Tillsonburg Letter in Support of Revised Plan



Town of Tillsonburg
Operations Services
10 Lisgar Ave, Tillsonburg, ON N4G 5A5

Tel: (519) 688-3009
Fax: (519) 688-0759

April 24, 2023

TO: Eric Gilbert (email)
Senior Planner, County of Oxford

RE: Victoria Woods Subdivision (SB 22-01-7)
Updated Draft Plan/Concept Town Endearment

Subject to the most recent updated Draft Plan, received by Town of Tillsonburg staff on April 20, 2023 and as prepared *MHBC Planning, Urban Design & Landscaping Architectures*; file known as 18056_Victroia Woods CONCEPT 1A_REV MHBC APR 17 2023 (and as attached). Please consider this correspondence that the Town of Tillsonburg is satisfied with the proposed layout as presented and endorses said Draft Plan as prepared.

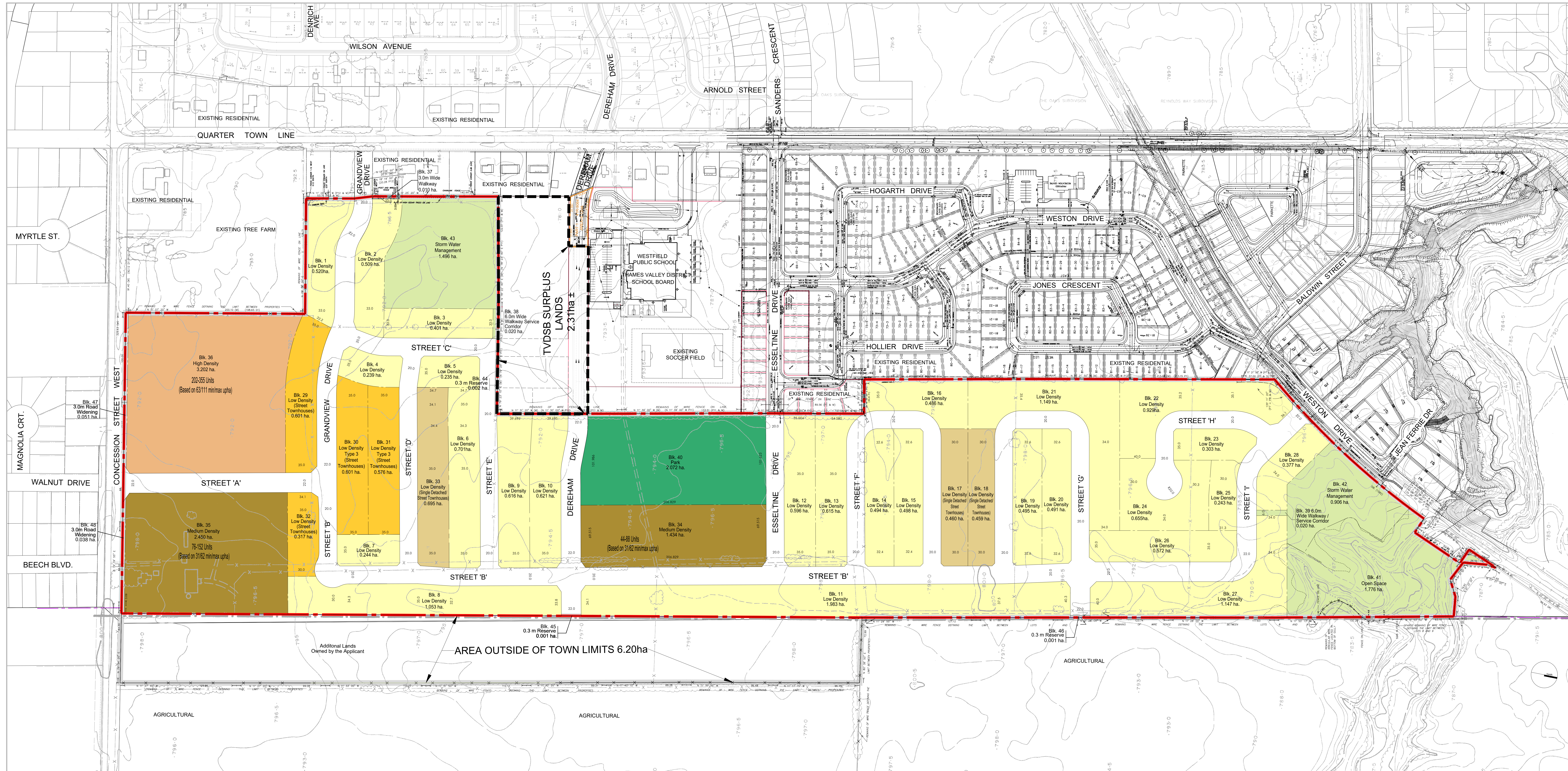
If you have any questions or concerns, please reach out to staff.

Best Regards,

Jonathon Graham, MPA, LET
Director of Operations & Development
Phone: 519-688-3009 Ext. 4400

CC. Gordon Hough, Oxford County (email)
Laurel Davies Snyder, Oxford County (email)
Shayne Reitsma, The Town of Tillsonburg (email)
Josh McFadden, Town of Tillsonburg (email)
Andrea Sinclair, MHBC (email)
Andrew Gilvesy, CJDJL (email)
Ori Belavin, (Tillsonburg-West) GP Inc. (email)

Attachments: 18056_Victroia Woods CONCEPT 1A_REV MHBC APR 17 2023



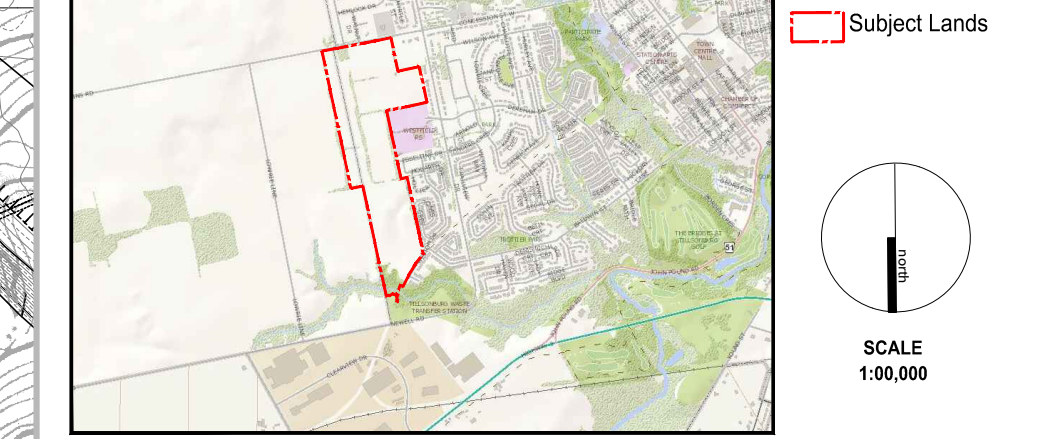
PART OF LOTS 8 & 9, CONCESSION 11
 PART OF LOT 8, CONCESSION 12
 (GEOGRAPHIC TOWNSHIP OF DEREHAM)
 MUNICIPALITY OF THE TOWNSHIP OF SOUTHWEST OXFORD
 MUNICIPALITY OF THE TOWNSHIP OF TILLSONBURG
 COUNTY OF OXFORD

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 I HEREBY AUTHORIZE MACNAUGHTON-HERISEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

Surveyor's Certificate
 I HEREBY AUTHORIZE CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____
 ASHER BRETHERICK
 VICTORIA WOOD (TILLSONBURG-WEST) OF INC

DATE: _____
 KIM HUSTED
 ONTARIO LAND SURVEYOR
 KIM HUSTED SURVEYING



SCALE: 1:100,000

Date	Issued / Revision	By
A. As Shown	B. As Shown	C. As Shown
D. Residential/Commercial	E. As Shown	F. As Shown
G. As Shown	H. Municipal Water Supply	I. Local, City, SR
J. As Shown	J. All Services As Required	L. As Shown

Additional Information Required Under Section 51(1) of the Planning Act R.S.O. 1990, c.P.13 as Amended

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PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 MHBC

DATE: April 17, 2023
 FILE NO.: 21204 'A'
 PLAN SCALE: 1:1500
 DRAWN BY: L.M.C.A.C.
 CHECKED BY:

PRELIMINARY DRAFT PLAN OF SUBDIVISION
 Dwg No. 1 of 1

Q:\21204A - Tillsonburg - Plan of Subdivision\Graphics\DP18006_Victoria Woods CONCESSION 11 REV MHBC APR 17 2023.dwg

APPENDIX D

Paradigm Transportation Solutions Letter in Response to Revised Draft Plan



Employee-owned.
Client-centric.
Solution-focused.



5A-150 Pinebush Road
Cambridge ON N1R 8J8
p: 519.896.3163
905.381.2229
416.479.9684

www.ptsl.com

2023-04-24
Project: 210768

Andrea Sinclair
MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener ON N2B 3X9

**RE: VICTORIA WOOD (TILLSONBURG WEST) RESIDENTIAL SUBDIVISION,
TILLSONBURG – ALTERNATIVE INTERNAL ROAD NETWORK**

Further to the Transportation Impact Study (TIS) completed by Paradigm Transportation Solutions Limited (Paradigm) in April 2022, and the TIS Addendum completed in February 2023, the Draft Plan of Subdivision for the Victoria Wood Subdivision has been modified to in response to public comments received at the Township of Tillsonburg and Oxford County Council meetings.

The updated Subdivision Plan is attached hereto as **Figure 1**.

The main modification to the plan is to make Street B a continuous roadway through the subdivision between Street A (connecting to Concession Street) and Street T (connecting to Weston Drive).

The new arrangement will facilitate an even distribution of development traffic between the multiple access points to the development. The redistribution of internal traffic will not have any implication for the analysis undertaken in the April 2022 TIS, and there will be no change to the results of the analysis and the findings and conclusions of the TIS.

We also note that there have been minor changes to the overall unit count for the subdivision, but the new totals are within the maximum yield of 1,318 dwelling units assumed in the February 2023 TIS Addendum.

Based on the above, we can confirm that the updated Draft Plan of Subdivision is consistent with the impact assessment, findings and conclusions of the April 2022 Transportation Impact Study and the February 2023 TIS Addendum.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED

A handwritten signature in black ink, appearing to read 'Rajan Philips', with a long horizontal stroke extending to the right.

Rajan Philips

M.SC, P.Eng.

Senior Transportation Consultant



Attachments



Report No. CP 2023-135 – Attachment No. 6

Schedule “A”
To Report No. CP 2023-135

CONDITIONS OF DRAFT APPROVAL –
SB 22-01-7 – Victoria Wood (Tillsonburg West) GP Inc.

1. This approval applies to the draft plan of subdivision submitted by Victoria Wood (Tillsonburg West GP) Inc, (SB 22-01-7) and prepared by MHBC Planning Consultants, as shown on Plate 4 of Report No. CP 2023-135 and comprising Part of Lots 8 & 9, Concession 11 (Dereham) and Part of Lot 8, Concession 12 (Dereham), in the Town of Tillsonburg, subject to the following modification:
 - i. Inclusion of 3 m walkway blocks through Blocks 12-15, 17-20 to provide pedestrian connection between Streets F & G, to the satisfaction of the Town of Tillsonburg.
2. The Owner shall enter into a subdivision agreement with the Town of Tillsonburg and County of Oxford.
3. The Owner agrees in writing, to install fencing as may be required by the Town, to the satisfaction of the Town of Tillsonburg.
4. The Owner agrees in writing, to satisfy all requirements, financial and otherwise, of the Town regarding construction of roads, installation of services, including water, sewer, electrical distribution systems, sidewalks, street lights, and drainage facilities and other matters pertaining to the development of the subdivision in accordance with the standards of the Town, to the satisfaction of the Town of Tillsonburg.
5. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, a grading plan, servicing plan, hydro and street lighting plan, and erosion and siltation control plan, along with reports as required, be reviewed and approved by the Town, and further, the subdivision agreement shall include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports, to the satisfaction of the Town of Tillsonburg.
6. The Owner shall agree to provide appropriate construction entrances and direct construction traffic on approved routes to locations as approved by the Town of Tillsonburg.
7. The Owner shall make best efforts to retain as many large and existing trees as possible around the perimeter of the property and protect them from construction impacts and root damage. The Owner shall provide compensation to the Town for every tree removed.
8. The road allowances included in the draft plan of subdivision shall be dedicated as public highways, to the satisfaction of the Town of Tillsonburg.
9. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Town of Tillsonburg.

10. The subdivision agreement shall contain provisions requiring the Owner provide an overall Landscaping Plan, prepared by a Landscape Architect, depicting at least one (1) tree per lot, in accordance with Tillsonburg's Design Guidelines. The Town shall approve the species of tree to be planted.
11. The Owner shall dedicate Block 39 as a parkland block to the Town of Tillsonburg, free and clear of all liens and encumbrances, in a suitable condition, to the satisfaction of the Town of Tillsonburg.
12. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the Town's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the Town by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Town of Tillsonburg.
13. Prior to the approval of the final plan by the County, the Owner shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the Town of Tillsonburg and County of Oxford.
14. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority, to the satisfaction of the Town of Tillsonburg and County of Oxford Public Works.
15. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Transportation Impact Study prepared by Paradigm Transportation Solutions Limited, April 2022. This will be completed to the satisfaction of the Town of Tillsonburg and the County of Oxford.
16. The Owner agrees in writing, to follow and implement all recommendations contained in the Geotechnical and Slope Stability Report, prepared by EXP Services Inc., dated February 2023, to the satisfaction of the Town of Tillsonburg and County of Oxford.
17. The Owner agrees in writing to implement all recommendations, mitigation measures, monitoring programs contained in the Environmental Impact Study, prepared by Vroom & Leonard, dated February 2023, to the satisfaction of the Town of Tillsonburg and County of Oxford. Specifically, this includes:
 - a. Compensation for the 0.12 ha of natural heritage area proposed for removal;
 - b. Tree protection plan be submitted with the detailed lot grading plan, depicting size, species and condition of trees to be removed and trees to be protected;
 - c. Any fill piles should be placed outside of the breeding season (Late April-August) for Bank Swallows. Additional survey for nesting Bank Swallows shall be completed;
 - d. Monitoring of Tree Health in the summer/ fall season for at least nine months following completion of construction to identify problems that may surface following construction;
 - e. Inclusion of chain link fencing along rear lot lines adjacent to natural heritage features;
 - f. Development of an educational homeowner brochure for lots backing onto the southern Natural Heritage feature and hedgerows.

18. The Owner agrees in writing, to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision, to the satisfaction of County of Oxford Public Works.
19. The subdivision agreement shall make provision for the assumption and operation of the water and sewage system within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works. A CAD file of the watermain layout for the entire development showing the water main location, hydrants, valves, street and lot fabrics will be required so that it can be integrated into the County's water modeling.
20. The Owner agrees in writing, to prepare and submit for approval from County of Oxford Public Works, detailed servicing plans designed in accordance with the County Design Guidelines, to the satisfaction of County of Oxford Public Works.
21. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Tillsonburg water and sanitary sewer systems to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development".
22. The Owner agrees that prior to registration of each phase of development, the Owner shall demonstrate to the satisfaction of the County of Oxford that each phase shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
23. The Owner shall acknowledge that the proposed Phases 6, 7 & 8 will not advance unless and adequate watermain loop is installed to ensure security of water supply. The water supplying these phases may not enter solely from Weston Drive.
24. Prior to the signing of the final plan by the County of Oxford, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
25. The subdivision agreement shall contain a provision directing the owner and all future owners of properties within the draft plan to include the following environmental warning clause in all purchase and sale agreements:

"Purchasers are advised that dust, odour, noise and other emissions from normal agricultural activities conducted in the periphery of the subject lands, in the Township of South-West Oxford, may be of concern and may interfere with some residential activities".

26. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.
27. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge Gas that the Owner/developer provide Enbridge Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Enbridge Gas Limited.
28. Prior to the approval of the final plan by the County, the Owners shall secure clearance from the Long Point Region Conservation Authority (LPRCA), indicating that final lot grading plans, soil conservation plan, and stormwater management plans have been completed to their satisfaction.
29. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Town of Tillsonburg that Conditions 2 to 18 (inclusive), have been met to the satisfaction of the Town. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
30. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 14 to 24 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
31. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
32. This plan of subdivision shall be registered on or before April 26, 2026, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.