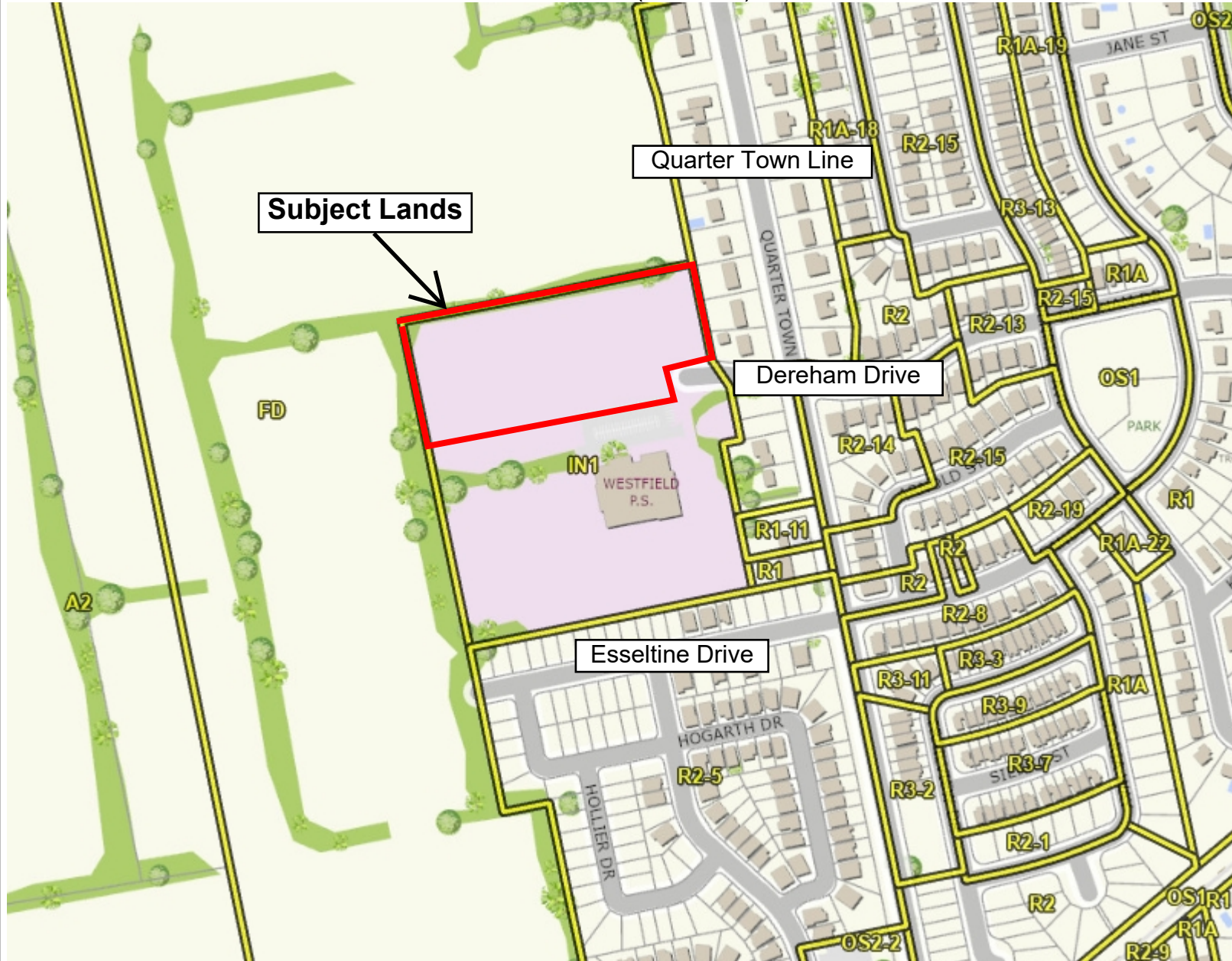


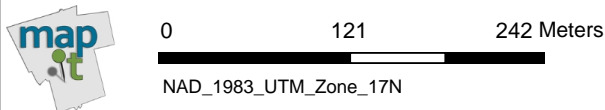
**Plate 1: Location Map with Existing Zoning**  
ZN 7-23-04 & OP 23-07-7 - Thames Valley District School Board  
Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6107, 102 Dereham Drive, Tillsonburg



**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)

**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

September 15 2023

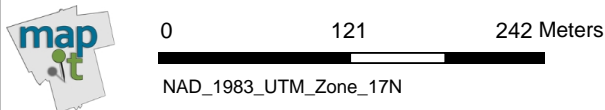
Plate 2: 2020 Aerial Map  
 ZN 7-23-04 & OP 23-07-7 - Thames Valley District School Board  
 Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6107 - 102 Dereham Drive, Tillsonburg



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)

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

**Plate 3: Applicant's Sketch: Aerial Concept**  
 ZN 7-23-04 & OP 23-07-7 - Thames Valley District School Board  
 Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6107 - 102 Dereham Drive, Tillsonburg



**Legend**

Zoning Floodlines  
 Regulation Limit

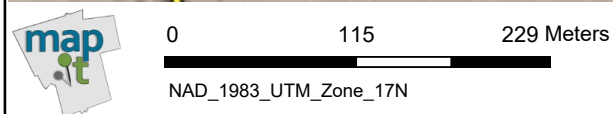
- 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

■ Land Use Zoning (Displays 1:16000 to 1:500)

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**Notes**

**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

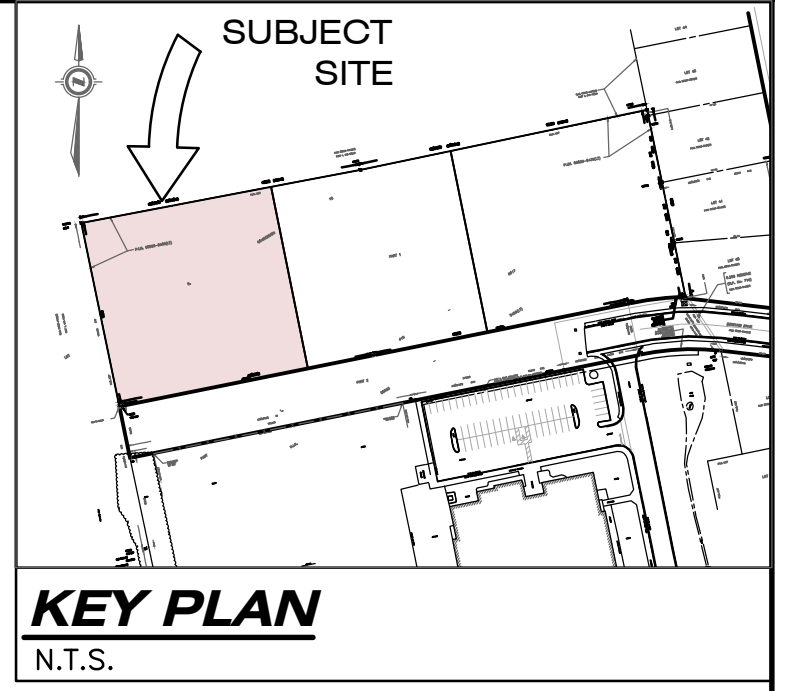
September 15, 2022

**Plate 4: Applicant's Drawings: Proposed Development Concepts (Blocks 1, 2, 3)**  
**ZN 7-23-04 & OP 23-07-7 - Thames Valley District School Board**  
**Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6107 - 102 Dereham Drive, Tillsonburg**

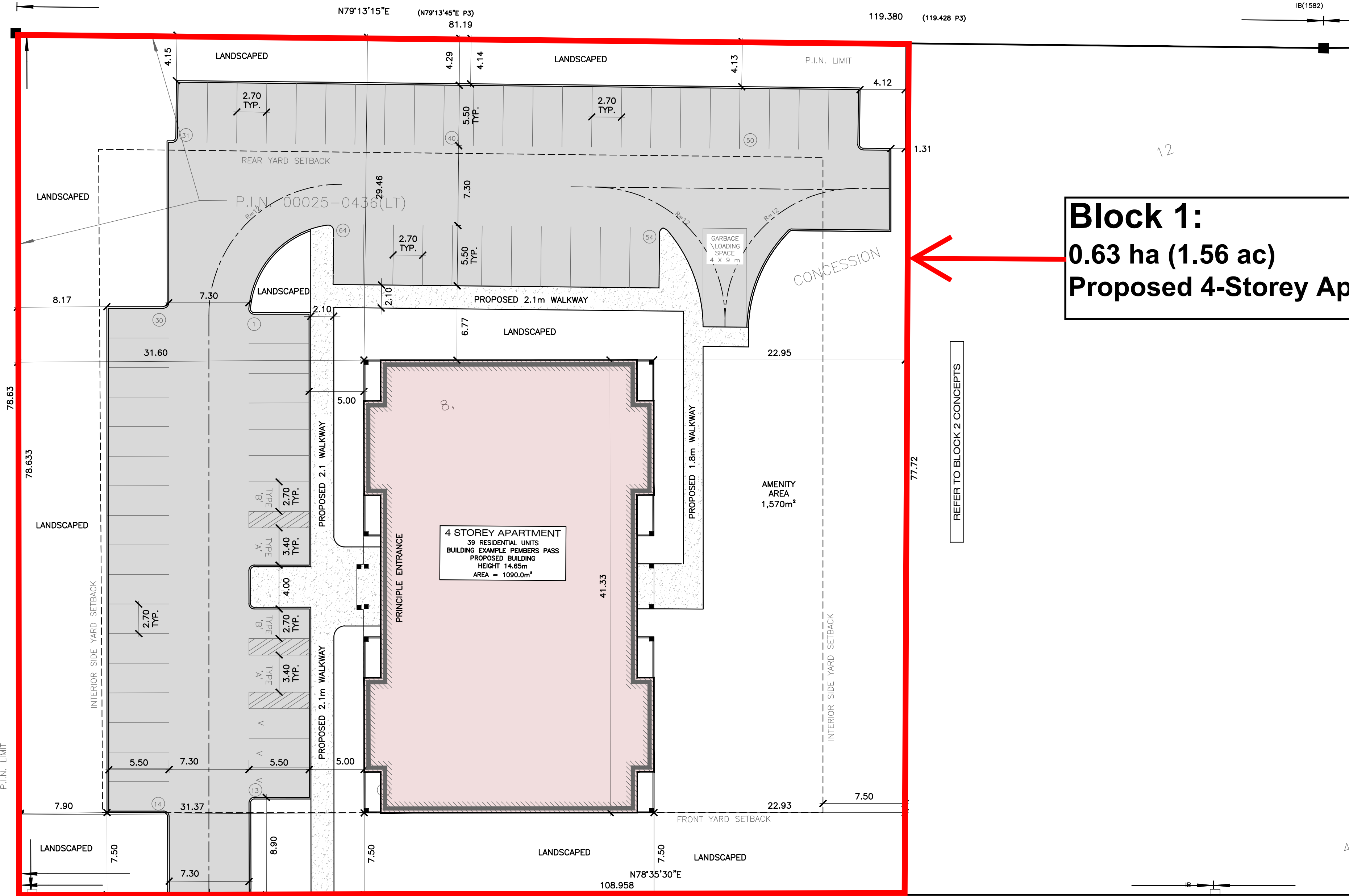
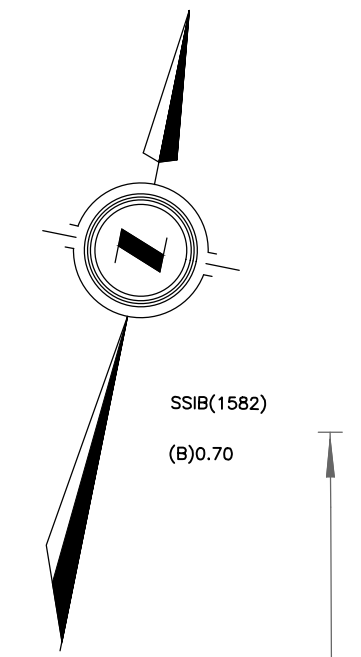
PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.  
 CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.  
 THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

**REFERENCE DOCUMENTS:**

1. CALLON DIETZ INC. ONTARIO LAND SURVEYORS. File 13-19011F PLAN NO. X-3361
2. SBM-23-0668 Oxford County - 102 Dereham Drive, Tillsonburg - LegalBase.dwg



P.I.N. 00025-1165(LT)  
 PART 1, 41R-10236



**Block 1:**  
**0.63 ha (1.56 ac)**  
**Proposed 4-Storey Apartment Building (up to 39 units)**

TOTAL SITE AREA: 18,861.883 m<sup>2</sup> (1.89 ha, 4.66ac)  
 PROPOSED CONCEPT DEVELOPMENT BLOCK 1: 6,328.18 (0.63ha, 1.56 ac)  
 PROPOSED ZONING: RM (SPECIAL)  
 \* ADDITIONAL SITE SPECIFIC PROVISIONS MAY BE REQUIRED

- PROPOSED BUILDING HEIGHT = ± 14.65m (4 STOREYS)
- PROPOSED UNITS = 39 UNITS
- PROPOSED DENSITY = 61.9 u.p.h (25 u.p.a.)
- REQUIRED PARKING = 59 SPACES (@1.5 / UNIT)
- PROVIDED PARKING = 64 SPACES
- BARRIER FREE REQUIRED: = 3 SPACES (4%)
- BARRIER FREE PROVIDED: = 4 SPACES (2 TYPE 'A', 2 TYPE 'B')

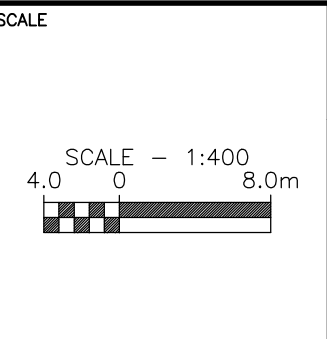
**Dereham Drive**

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	SC	1	CONCEPT DEVELOPMENT FOR CLIENT REVIEW	17/05/23	SC	 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmltd.ca
DRAWN	SC	2	REVISED CONCEPT FOR CLIENT REVIEW	08/06/23	SC	
CHECKED	KK	3	REVISED CONCEPT FOR CLIENT REVIEW	31/07/23	SC	
APPROVED	XX/KAM					
DATE				31/07/2023		
CAD					23-0668	

**STRIK BALDINELLI MONIZ**  
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
 Tel: (519) 471-6667 Fax: (519) 471-0034  
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP  
**PRELIMINARY NOT FOR CONSTRUCTION**

CLIENT  
**OXFORD COUNTY**

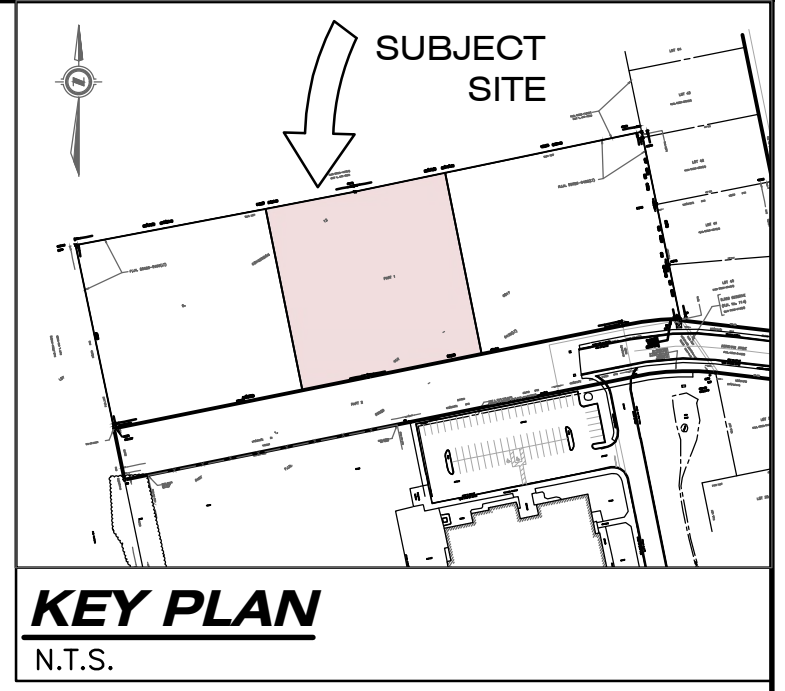


TITLE  
**BLOCK 1 - CONCEPT ONE SITE PLAN**  
**CONCEPT SITE PLAN**  
 102 DEREHAM DRIVE  
 TILLSONBURG, ON.

PROJECT No.  
**SBM-23-0668**  
 SHEET No.  
**BLOCK 1-SP1**  
 PLAN FILE No.

P.I.N. 00025-1165(LT)  
PART 1, 41R-10236

PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.  
CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.  
THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.



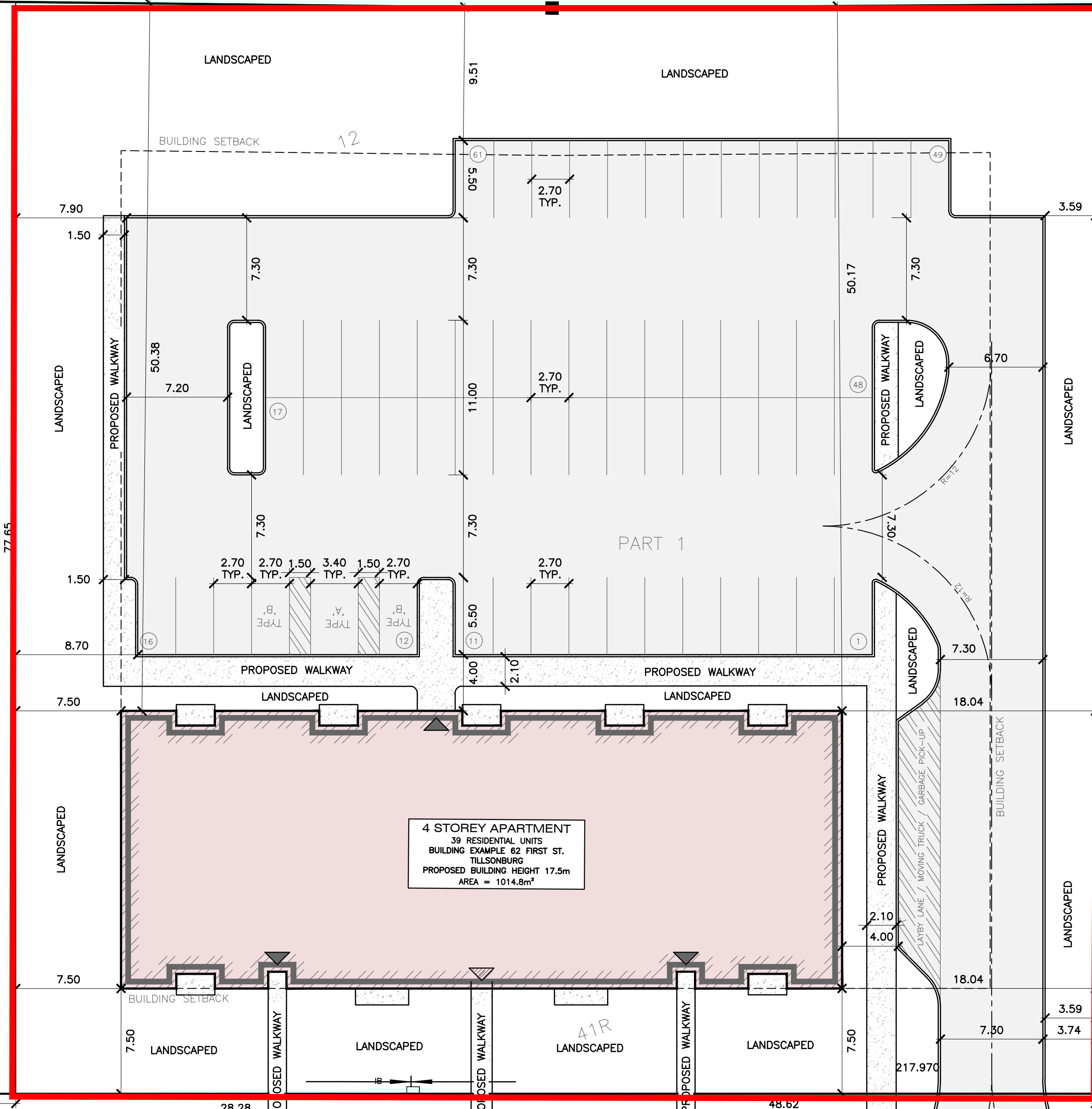
**REFERENCE DOCUMENTS:**

- 1. CALLON DIETZ INC. ONTARIO LAND SURVEYORS. File 13-19011F PLAN NO. X-3361
- 2. SBM-23-0668 Oxford County - 102 Dereham Drive, Tillsonburg - LegalBase.dwg

**Block 2:**  
**0.6 ha (1.47 ac)**  
**Proposed 4-Storey Apartment Building (up to 39 units)**

TOTAL SITE AREA: 18,861.883 m<sup>2</sup> (1.89 ha, 4.66ac)  
PROPOSED CONCEPT DEVELOPMENT BLOCK 2: 5,955.2 (0.6ha, 1.47 ac)  
PROPOSED ZONING: RM (SITE SPECIFIC PROVISIONS MAY BE REQUIRED)

PROPOSED BUILDING HEIGHT = ± 13.8m (MAX 4 STOREYS)  
PROPOSED UNITS = 39 UNITS  
PROPOSED DENSITY = 65 u.p.h (MAX. 62 u.p.h. O.P)  
= 26.5 u.p.a (MAX. 25 u.p.a O.P)  
REQUIRED PARKING = 59 SPACES (39 x 1.5 = 59 SPACES)  
PROVIDED PARKING = 61 SPACES (2 SURPLUS SPACES)  
BARRIER FREE REQUIRED: = 3 SPACES (4%)  
BARRIER FREE PROVIDED: = 3 SPACES (1 TYPE 'A', 2 TYPE 'B')



4 STOREY APARTMENT  
39 RESIDENTIAL UNITS  
BUILDING EXAMPLE 62 FIRST ST.  
TILLSONBURG  
PROPOSED BUILDING HEIGHT 17.5m  
AREA = 1014.8m<sup>2</sup>

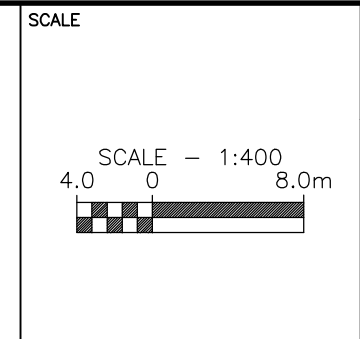
**Dereham Drive**

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	SC	1	CONCEPT DEVELOPMENT FOR CLIENT REVIEW	17/05/23	SC
	DRAWN	SC	2	REVISED CONCEPT FOR CLIENT REVIEW	08/06/23	SC
	CHECKED	KK				
	APPROVED	XX/KAM				
	DATE	08/06/2023				
	CAD	23-0668				

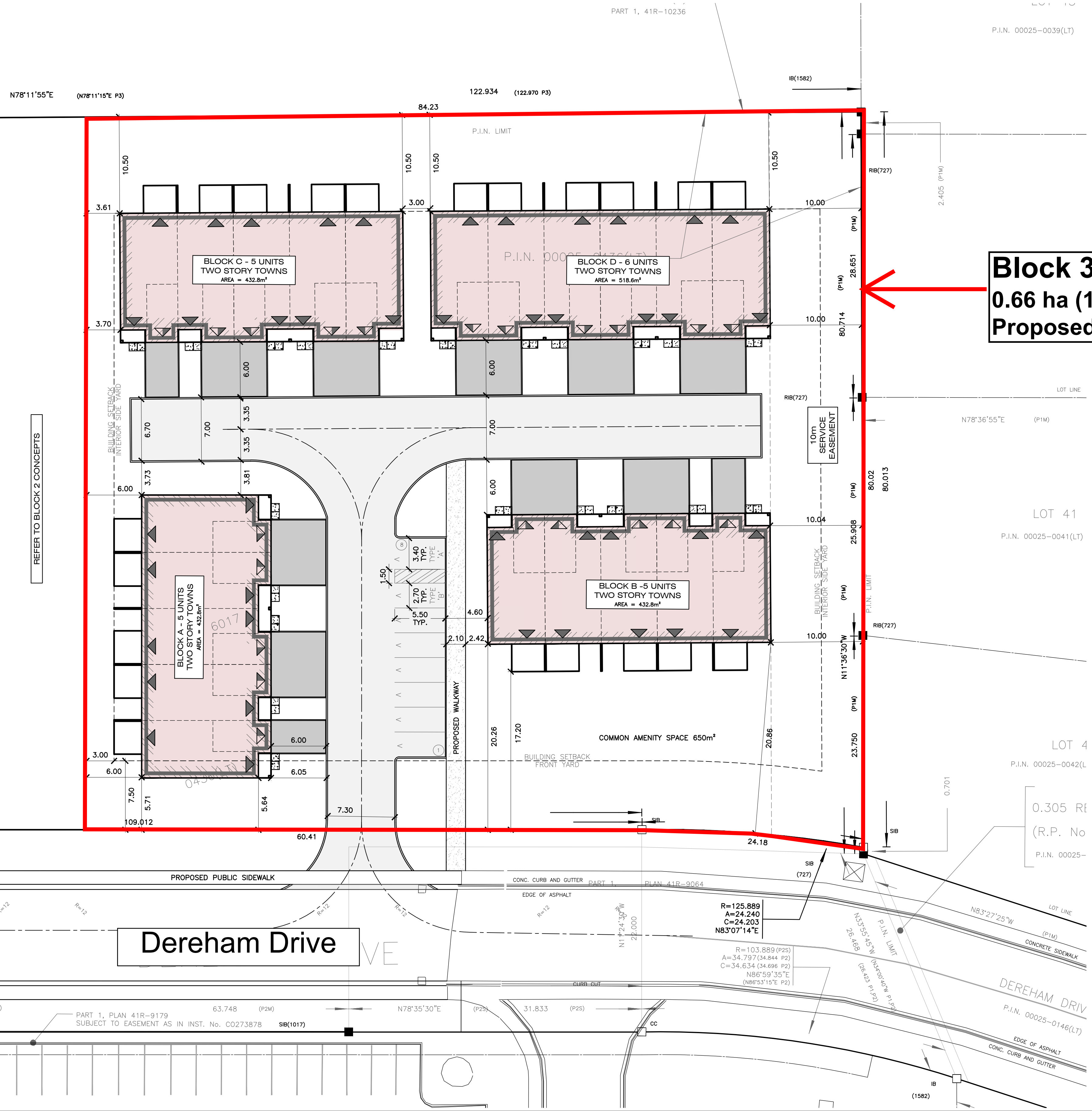
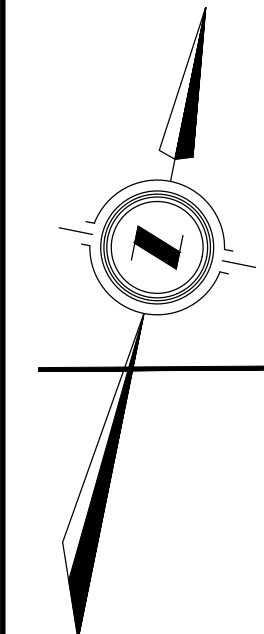
**STRIK BALDINELLI MONIZ**  
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
 Tel: (519) 471-6667 Fax: (519) 471-0034  
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

CLIENT  
**OXFORD COUNTY**

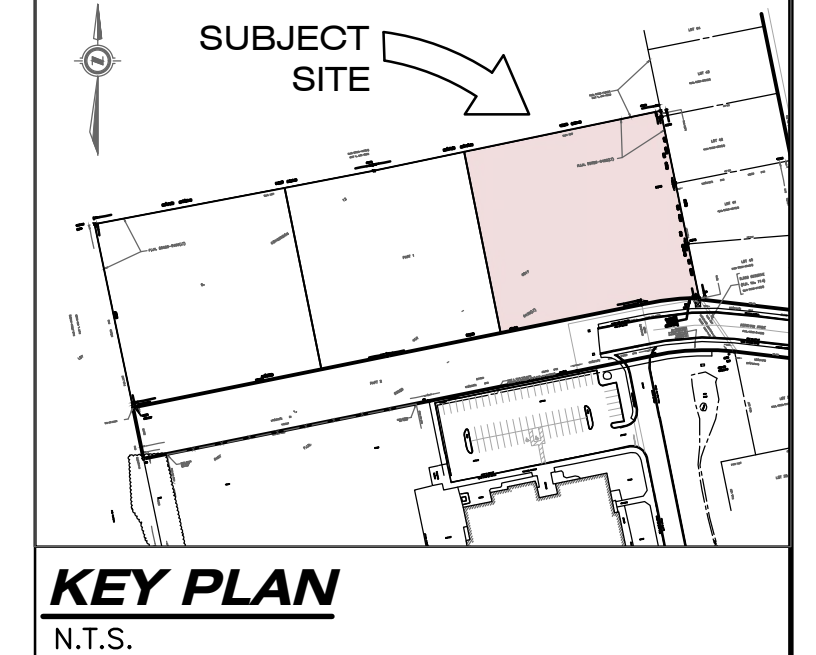


TITLE <b>BLOCK 2 - CONCEPT ONE SITE PLAN</b>	PROJECT No. <b>SBM-23-0668</b>
<b>CONCEPT SITE PLAN</b>	SHEET No. <b>BLOCK 2-SP1</b>
102 DEREHAM DRIVE TILLSONBURG, ON.	PLAN FILE No. -



PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.  
 CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.  
 THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

**REFERENCE DOCUMENTS:**  
 1. CALLON DIETZ INC. ONTARIO LAND SURVEYORS. File 13-19011F PLAN NO. X-3361  
 2. SBM-23-0668 Oxford County - 102 Dereham Drive, Tillsonburg - LegalBase.dwg



**Block 3:**  
 0.66 ha (1.63 ac)  
 Proposed Townhouses (up to 21 units)

TOTAL SITE AREA: 18,861.883 m<sup>2</sup> (1.89 ha, 4.66ac)  
 PROPOSED CONCEPT DEVELOPMENT BLOCK 3: 6,578.4 (0.66ha, 1.63 ac)  
 PROPOSED ZONING: RM (SPECIAL)  
 SITE SPECIFIC PROVISIONS REQUIRED INCLUDE:  
 \* FRONT YARD SETBACK (5.64m WHEREAS 7.5m IS REQUIRED)  
 \* ADDITIONAL SITE SPECIFIC PROVISIONS MAY BE REQUIRED

PROPOSED BUILDING HEIGHT = >11m (2 STOREYS)  
 PROPOSED UNITS = 21 UNITS  
 PROPOSED DENSITY = 31.8 u.p.h (12.9 u.p.a.)  
 LOW DENSITY: 15-30 u.p.h (6-12 u.p.a.)  
 MEDIUM DENSITY: 31-62 u.p.h. (MAX 25 u.p.a.)

REQUIRED PARKING = 32 SPACES  
 PROVIDED PARKING = 50 SPACES (8 VISITOR SPACES)

REFER TO BLOCK 2 CONCEPTS

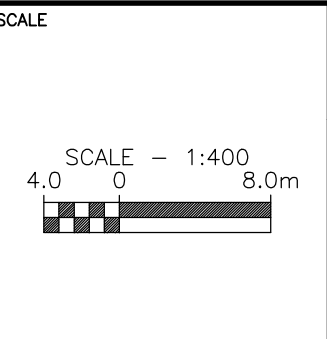
**Dereham Drive**

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	SC	1	CONCEPT DEVELOPMENT FOR CLIENT REVIEW	17/05/23	SC	STRIK BALDINELLI MONIZ
DRAWN	SC	2	REVISED CONCEPT FOR CLIENT REVIEW	08/06/23	SC	
CHECKED	KK					
APPROVED	XX/KAM					
DATE	08/06/2023					
CAD	23-0668					

**STRIK BALDINELLI MONIZ**  
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
 Tel: (519) 471-6667 Fax: (519) 471-0034  
 Email: sbm@sbmltd.ca

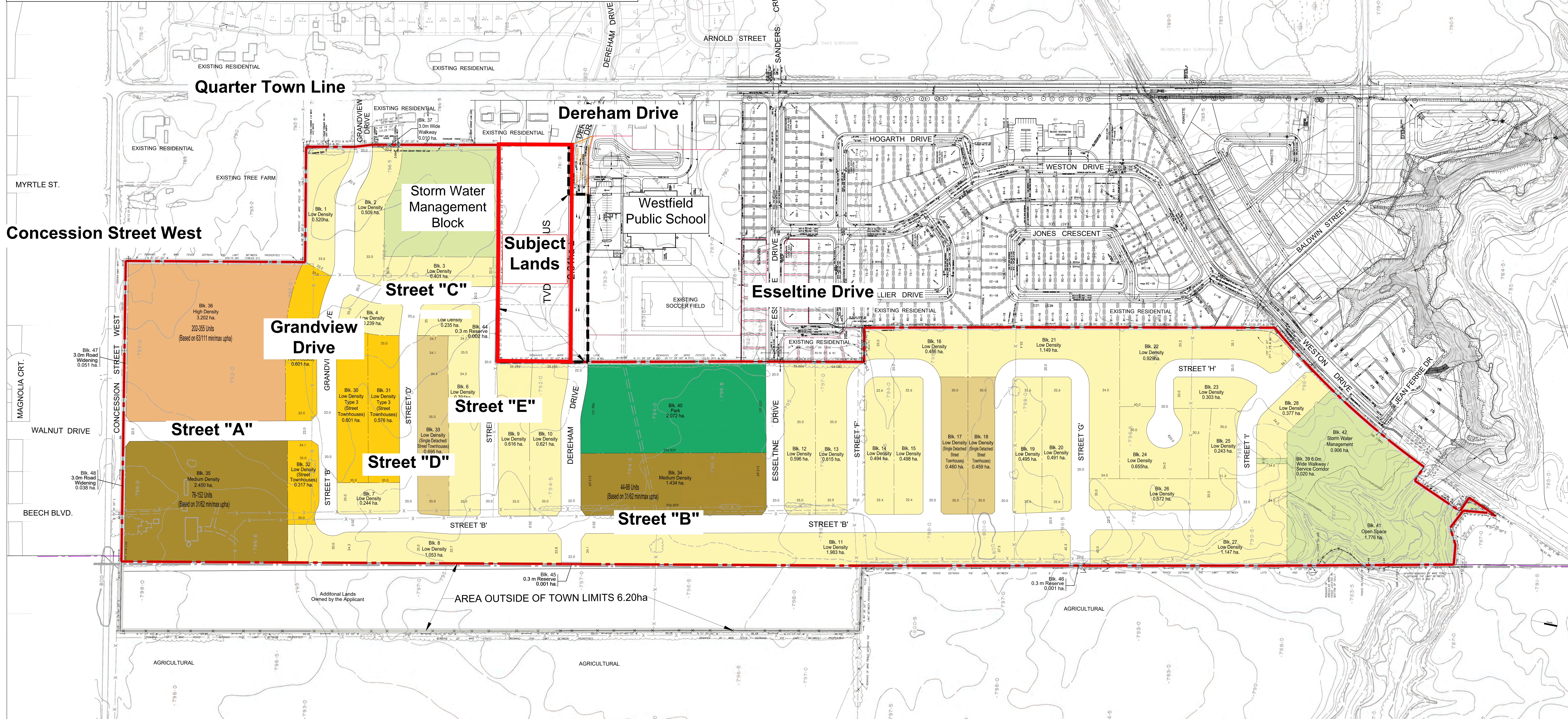
ENGINEER'S STAMP  
**PRELIMINARY NOT FOR CONSTRUCTION**

CLIENT  
 OXFORD COUNTY



<b>BLOCK 3 - CONCEPT ONE SITE PLAN</b>	PROJECT No. <b>SBM-23-0668</b>
<b>CONCEPT SITE PLAN</b>	SHEET No. <b>BLOCK 3-SP1</b>
102 DEREHAM DRIVE TILLSONBURG, ON.	PLAN FILE No. -

**Plate 5: Victoria Wood Draft Plan**  
**ZN 7-23-04 & OP 23-07-7 - Thames Valley District School Board**  
**Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6107 - 102 Dereham Drive, Tillsonburg**



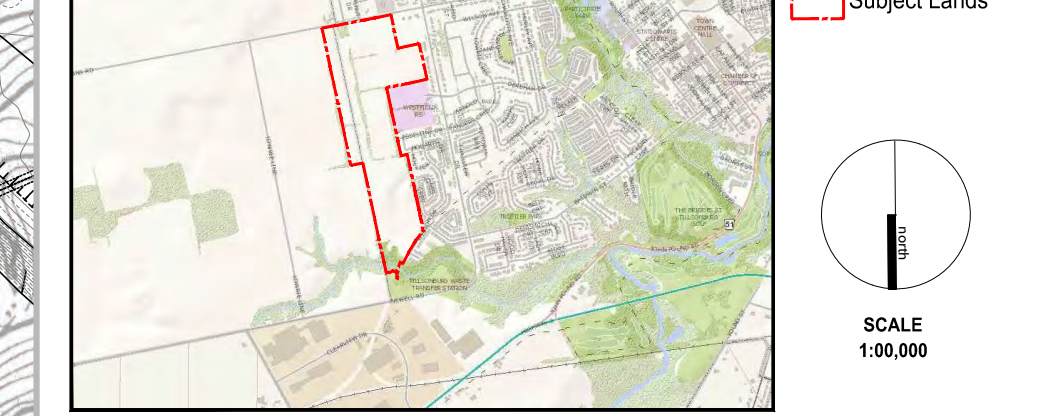
PART OF LOTS 8 & 9, CONCESSION 11  
 PART OF LOT 8, CONCESSION 12  
 (GEOGRAPHIC TOWNSHIP OF DEREHAM)  
 MUNICIPALITY OF THE TOWNSHIP OF SOUTHWEST OXFORD  
 MUNICIPALITY OF THE TOWNSHIP OF TILLSONBURG  
 COUNTY OF OXFORD

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

**Surveyor's Certificate**  
 I HEREBY AUTHORIZE AND 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



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. Loan, 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	42/71	1,614
Low Density Residential (Street Townhouses)	29-32	62/84	2,694
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
<b>Total</b>	<b>48</b>	<b>702/1117</b>	<b>41,504</b>

Description	Lots/Blocks	Units	Area (ha)
Blk. 36 High Density	202-355 Units		3,202
Blk. 34 Medium Density	76-152 Units		2,450
Blk. 34 Medium Density	44-88 Units		1,434
Blk. 40 Park			2,072
Blk. 41 Open Space			1,776
Blk. 42 Storm Water Management			906
Blk. 39 6.0m Wide Walkway / Service Corridor			0,020

**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

From: Dane Willson  
Sent: Monday, September 18, 2023 11:28 AM  
To: Planning <[planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)>  
Subject: 102 dereham drive

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

I think this is a horrible use of this land. That area is a poorly planned nightmare. I have one child attending Westfield and another will be soon. With the overcrowding getting worse I'm seeing daily a breakdown in the behaviour . It's honestly a matter of when not if something happens there. Once a road goes in there it's going to be orders of magnitude worse. Then you want to throw in 100 housing units right in the immediate vicinity? I would support this wholeheartedly if dereham drive was not a through road. Keep it as a horseshoe and force the school board to double the parking serving the school as a condition for the rezoning . Problem not solved but better than it is. That area and any future schools needs some extremely serious thought put into them. So many oversights that become evident when using the property.

Dane Willson, Broker, Royal LePage R.E. Wood Realty



**Town of Tillsonburg – Council Meeting**

**November 13, 2023, 6:00 pm**

**4 Elm Street, Tillsonburg, ON**

**RE: OP 23-07-07 & ZN 7-23-04 (Thames Valley District  
School Board)**

**Baldwin Place Residents Association – BPRA**

**Statement of Objection**

**Intro: Mayor Gilvesy, Town Councillors, Oxford County  
Officials, TVDSB Officials**

I am David Climie, Vice President of the Baldwin Place Residents Association (BPRA), joined by Mike Wild President of the BPRA. We represent the 500 Residents of Baldwin Place and the 282 homes that are directly south of the subject lands. Baldwin Place is soon to be directly connected to this land area through the build out of the Victoria Wood Development, via Esseltine Drive, Proposed Street 'F' and Dereham Drive. It is noteworthy that the BPRA opposed the Victoria Wood development in the spring of this 2023. Many of our concerns are the same with this Application.

The Baldwin Place Residents Association is **'STRONGLY OPPOSED'** to this application.

Our Association has concerns regarding:

- Additional Traffic Congestion and the Safety concerns on Dereham Drive, Quarter Town Line, Esseltine Drive and the future Street 'F.'
- The TIS is flawed, highly inaccurate and doesn't account for the increase of 175 vehicles ( $175 \times 2 = 350$  per day). Dereham becomes a 'collector street' exceeding 2090 vehicles per day (2<sup>nd</sup> busiest in the combined developments). This makes absolutely no sense in a neighbourhood that is already not functioning in a safe manor.
- Student Safety at Westfield Public School and the exposure to Heavy Traffic Volumes at 'peak travel times' (Morning school intake and Afternoon dismissal)
- Population Density approaching 88 people per acre (Baldwin Place is 10 people / acre). (900% increase)
- Just too many people in too small of an area.
- Inadequate Parking Spaces of 175 for 99 units
- (2) vehicles per unit = 198 spaces required (Application is short 23)

- Visitor Parking deficiency? There would be no spaces for Visitor Parking. Those visitors will park in the school parking lot or on the neighbourhood streets,
- 18' Driveways will not accommodate a full-size P/U
- **Proposal does not meet Oxford Official Plan**
  - 8.2 – Traffic Safety
  - **8.3.1 & 8.3.2** – Construction must be similar in design to existing housing and density within 2 block area. There are no 4-storey building in the neighbourhood.
- Oxford County Planning are violating their own regulations!
- Invasion of Privacy – 4 storey buildings overlooking BPRA residents' backyards on Esseltine
- Devaluation of our property values in BP. Will our property taxes be reduced?

### Indirect Negative Consequences:

- Further burdening of Oxford E.M.S, Tillsonburg Fire and Police Services
- Further burdening of Town Resources, Existing Services e.g., Hospital / Doctors
- Apparent Shortage of Water and Hydro Resources

## Further Comments / Questions / Concerns:

- 1) The 'surplus land' should be used for additional parking / student drop off / pick up and a proper electronic crosswalk installed on Derham Drive to protect the children.
- 2) Why is Oxford County allowed to purchase land at 200% its market value? It's Taxpayers \$\$\$ and there should be a vote.
- 3) Why were the public notices sent to such a small group, also noting incorrect contact information on the notice.

***Thank You*** for your time and consideration of our Statement of Objection.

Baldwin Place Residents Association

October 31, 2023

"HAND DELIVERED"

Town Clerk's Office  
Town of Tillsonburg  
10 Lisgar Ave.  
TILLSONBURG, ON N4G 5A5

Attention: Mayor & Council

Re: Proposed Official Plan Amendment & Zone Change - 102 Dereham Dr., Tillsonburg  
FILES: OP 23-07-7 & ZN 7-23-04 (Thames Valley District School Board)

We submit this letter for inclusion on the November 13, 2023 Public Meeting Agenda for Council's consideration.

Please note we received a Public Notice in regard to the above-noted application as our property backs onto Quarter Town Line, between the entrance and exits to the Westfield Public School.

We are not in favour of the proposed OP Amendment nor the Zone Change. We feel the subject property at the maximum should be low density residential for the following reasons:

1. Population growth with the recent subdivision developments has resulted in a significant increase in traffic and traffic related noise on Quarter Town Line since 2019.
2. Traffic is particularly heavy on Quarter Town Line in the mornings during work hour traffic, at a time school buses, cars, cyclists and pedestrians (students, parents & teachers) are entering the Westfield Public School grounds at the Dereham Drive intersection. Also, exiting traffic from the school makes for a very busy area and a challenge for cars to enter Quarter Town Line from the surrounding subdivision streets. A significant number of parents take their children to and from school by car. Due to limited parking at the school, parents are forced to park cars on the surrounding streets (Dereham Drive, Sanders Cres., Esseltine Drive). This hinders entry onto Quarter Town Line and compromises visibility.
3. Any additional traffic from the proposed development beside the Westfield Public School grounds would further add to the already heavy traffic at the Dereham Drive and Quarter Town Line intersection. Safety is at issue and should take priority.
4. The proposed lands are a very small area to facilitate the proposed buildings and parking spaces which are in close proximity, overlooking the school and playground. Currently Dereham Drive is operating mostly with one-way traffic to service the school. Residents of the proposed development would have only one option which is to go against the busy incoming flow of traffic in order to exit Dereham Drive onto Quarter Town Line with their vehicles. (150 to 175 cars according to the number of proposed parking spaces set out in the public notice) Further, any potential service and delivery vehicles enroute to the development would add to the traffic.

Thank you for considering the above-noted traffic and safety concerns.



Dave & Iris Chesterman

[Redacted]  
[Redacted]

THE COUNTY OF OXFORD

BY-LAW NO. **6612-2024**

**BEING** a By-Law to adopt Amendment Number 308 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 308 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 308 to the County of Oxford Official Plan, being the attached explanatory text and schedule, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 14<sup>th</sup> day of February 2024.

READ a third time and finally passed this 14<sup>th</sup> day of February 2024.

---

MARCUS RYAN, WARDEN

---

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 308  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes  
Amendment Number 308 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Town of Tillsonburg from 'Low Density Residential' to 'Medium Density Residential', to facilitate the development of two 4-storey 39-unit apartment buildings, comprising a total of up to 78 units, and 21 townhouse units.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6017, Tillsonburg. The subject lands are located on the north side of the extension of Dereham Drive, west of Quarter Town Line Road, and are municipally known as 102 Dereham Drive in the Town of Tillsonburg.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above.

It is the opinion of Council that the amendment is consistent with the policies of the Provincial Policy Statement (PPS) as the development is an efficient use of land and municipal services within a settlement area. The development also contributes to providing housing types and densities necessary to meet the projected requirements of current and future residents of the Town and the broader regional market area. Further, the proposed development supports the strategic initiatives and objectives of the Official Plan with respect to ensuring that adequate affordable housing is available for low and moderate income households in the Town of Tillsonburg.

Council is further satisfied that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been adequately addressed. The subject lands will front on the future Dereham Drive extension, west of Quarter Town Line. Surrounding land uses include institutional and residential land uses to the south (Westfield Public School, single detached dwellings), and residential land uses to the east (single detached dwellings). The lands to the north and west of the subject property are within the recently draft approved Victoria Wood Subdivision, which includes a mix of low density, medium density and high density residential development. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to the site plan approval process, where matters related to servicing, storm water management, grading, access, and parking will be addressed to the satisfaction of the Town and County.

The proposed net residential density of the site is within the limits contemplated by the Medium Density Residential designation.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.



#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential".

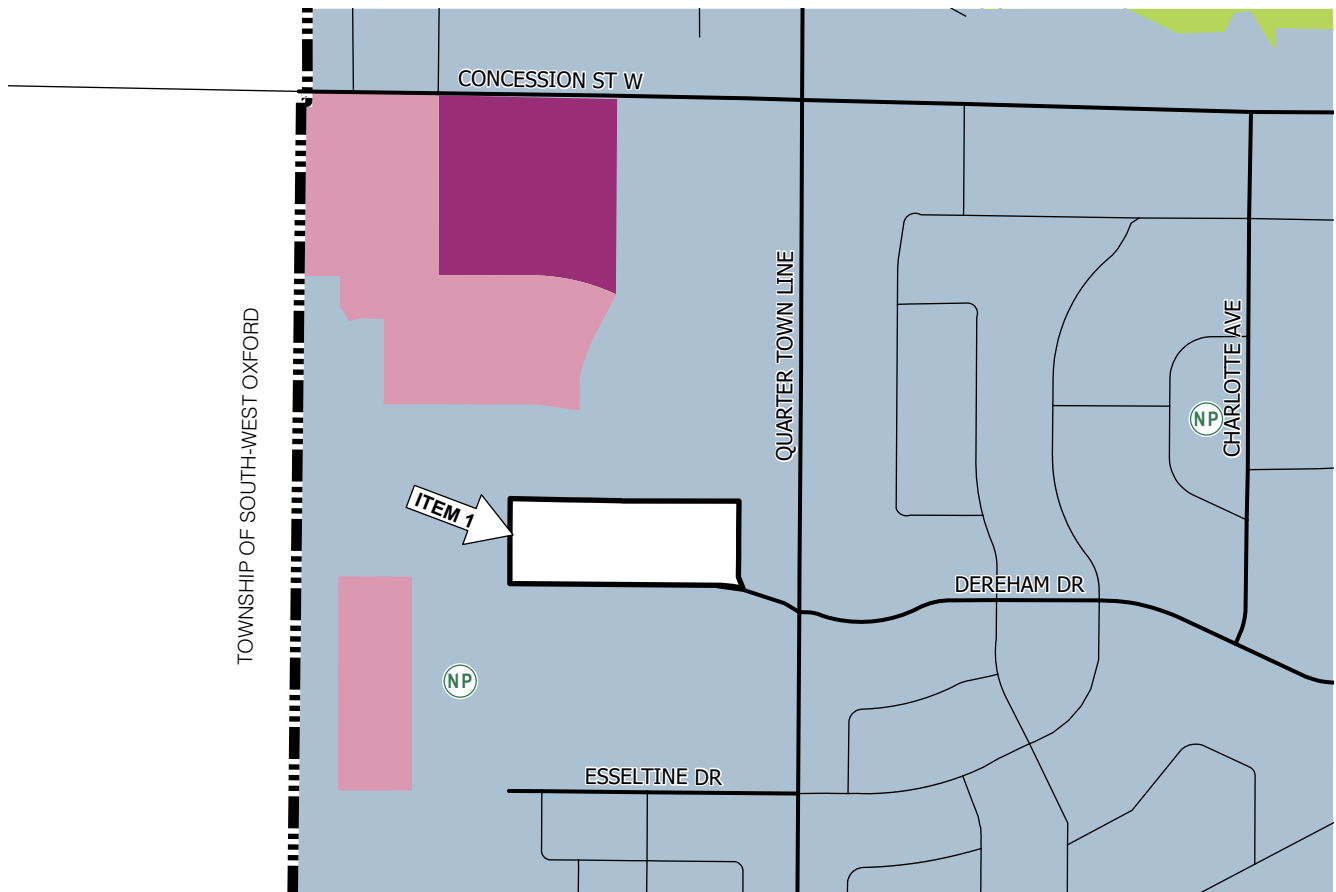
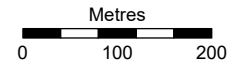
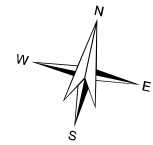
#### 5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

#### 6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.






SCHEDULE "A"  
 AMENDMENT No. 308  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  ENVIRONMENTAL PROTECTION
-  NEIGHBOURHOOD PARK