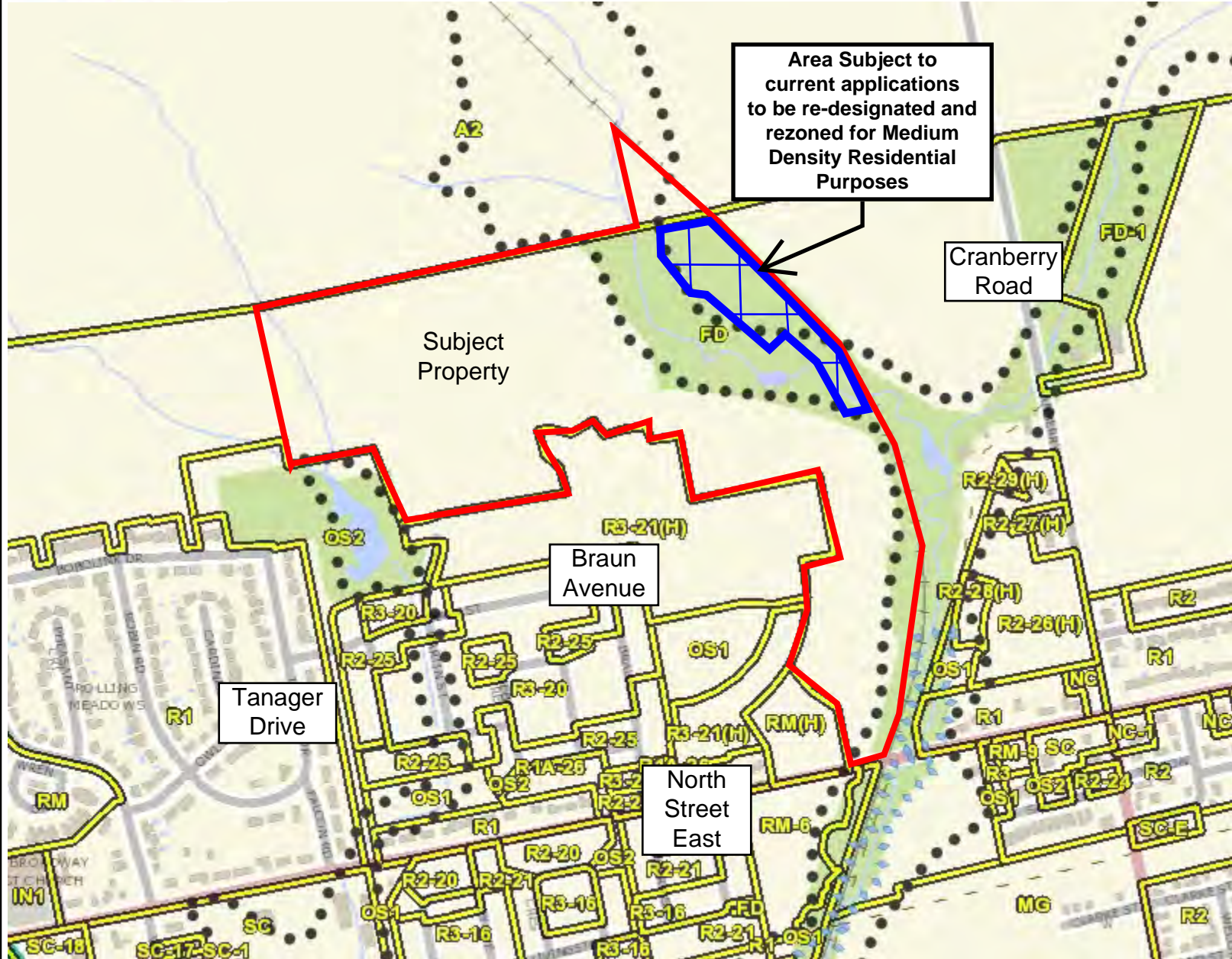




Plate 1: Location Map with Existing Zoning  
 File Nos. OP 22-19-7 and ZN 7-22-15- Lindprop Corp  
 Part Lots 4 & 5, Concession 10 (Dereham) - 112 North Street East, Town of Tillsonburg



**Area Subject to current applications to be re-designated and rezoned for Medium Density Residential Purposes**

**Legend**

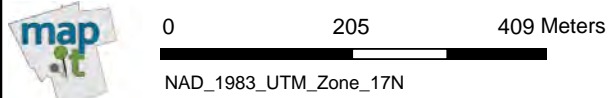
Zoning Floodlines  
 Regulation Limit

- 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)

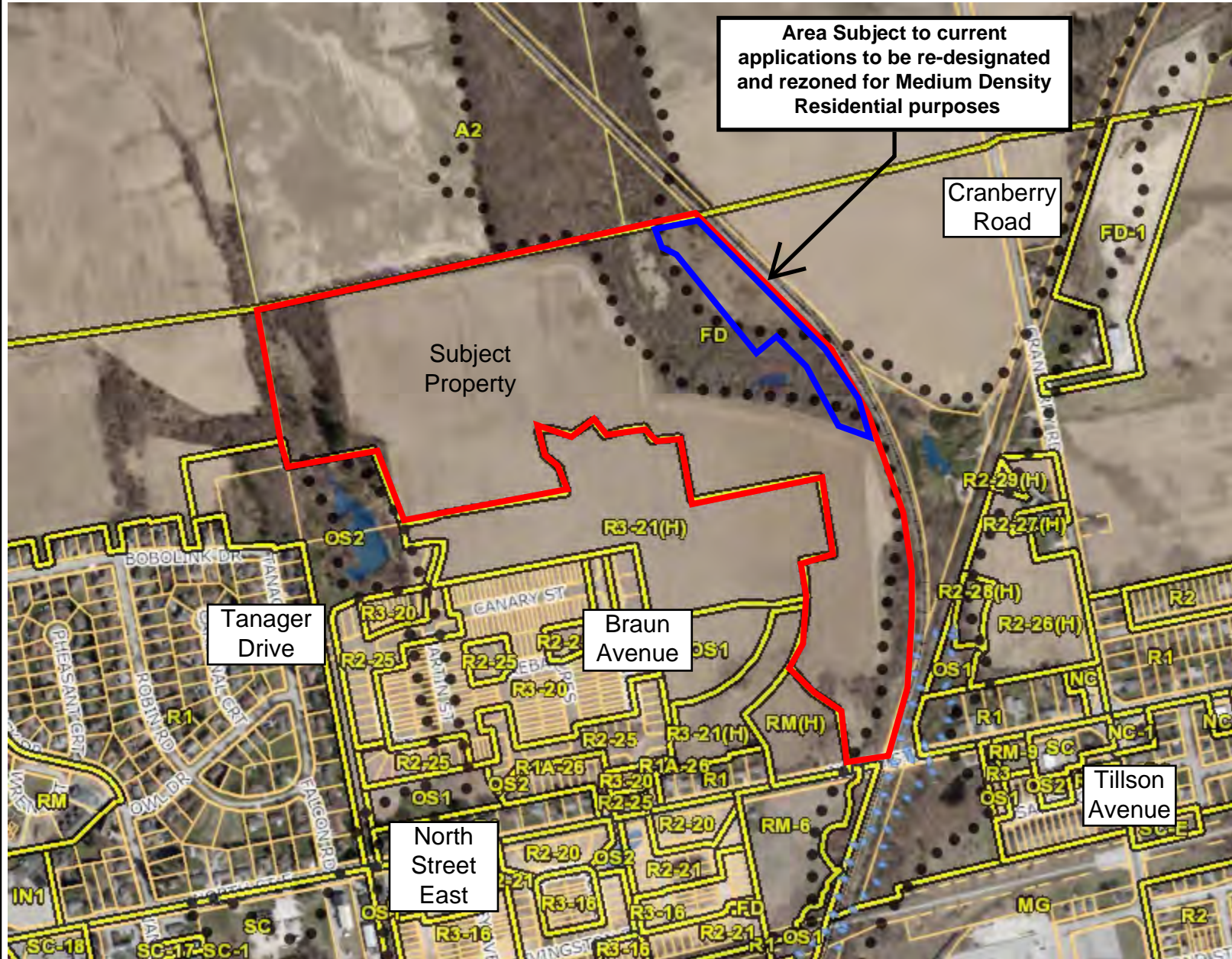
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**Notes**



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 3, 2023



**Area Subject to current applications to be re-designated and rezoned for Medium Density Residential purposes**

**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**



0 205 409 Meters

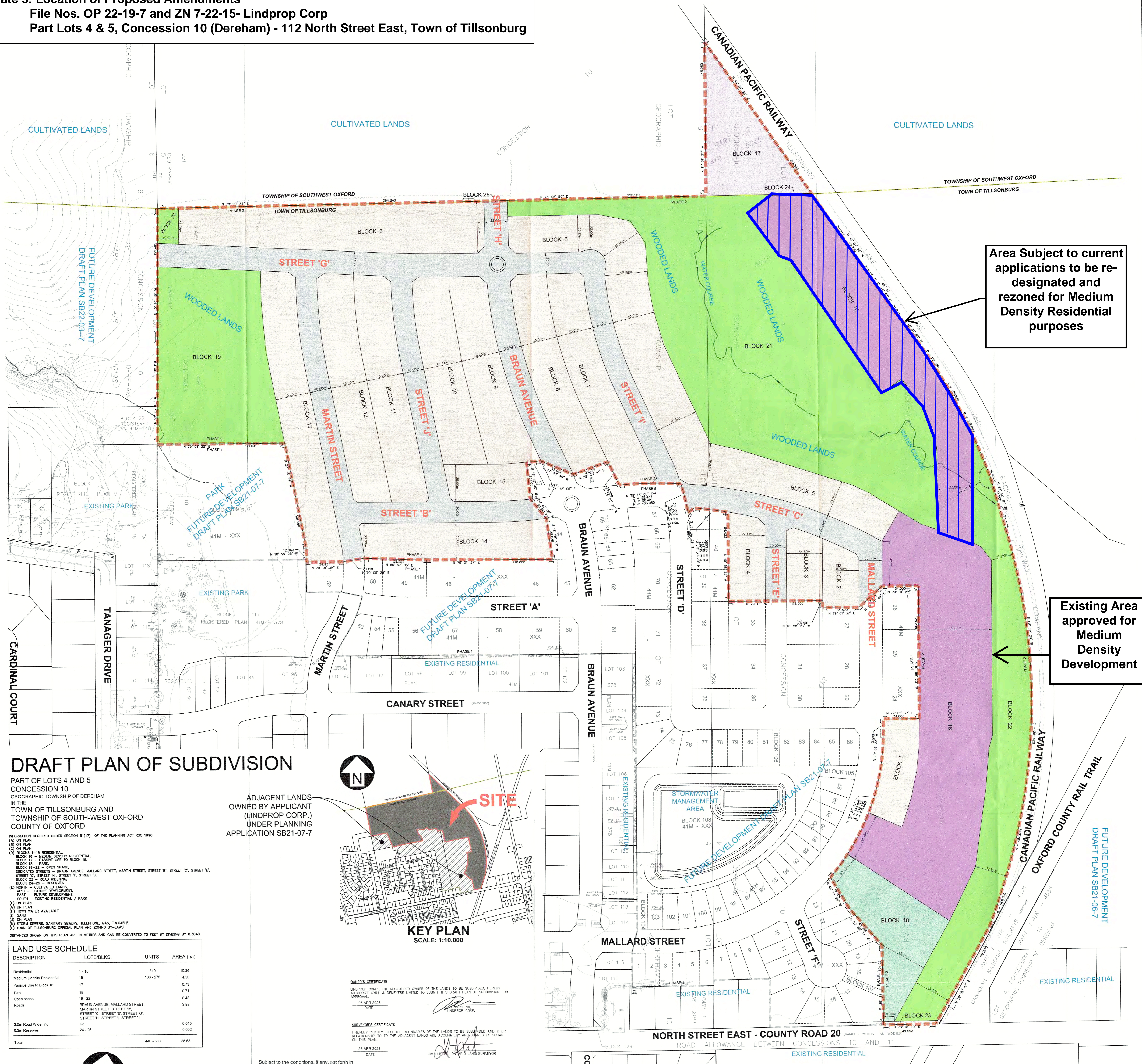
NAD\_1983\_UTM\_Zone\_17N



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 3, 2023

**Plate 3: Location of Proposed Amendments**  
**File Nos. OP 22-19-7 and ZN 7-22-15- Lindprop Corp**  
**Part Lots 4 & 5, Concession 10 (Dereham) - 112 North Street East, Town of Tillsonburg**

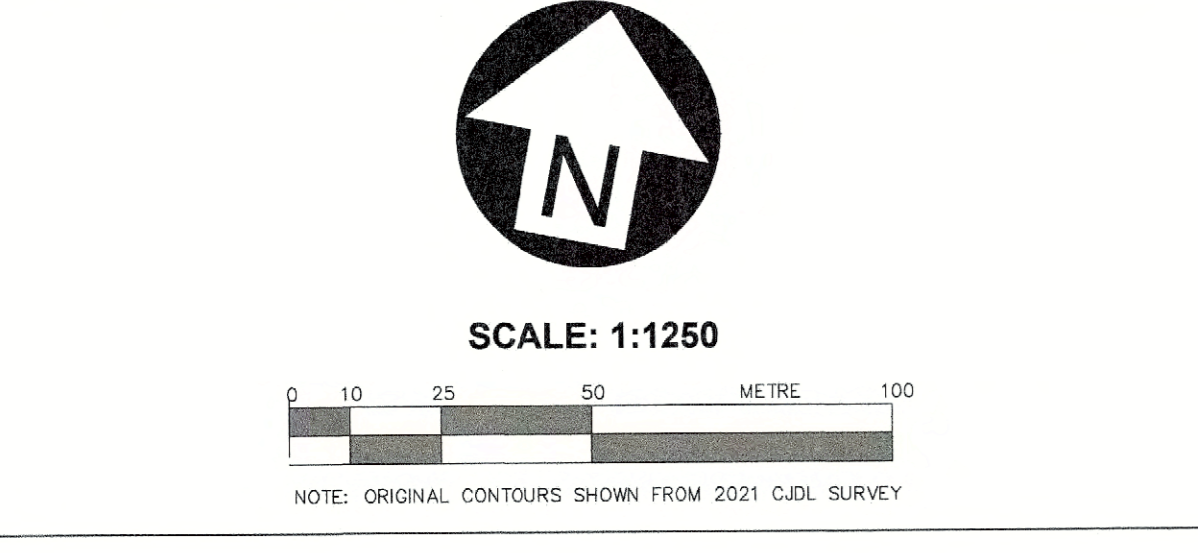


**DRAFT PLAN OF SUBDIVISION**

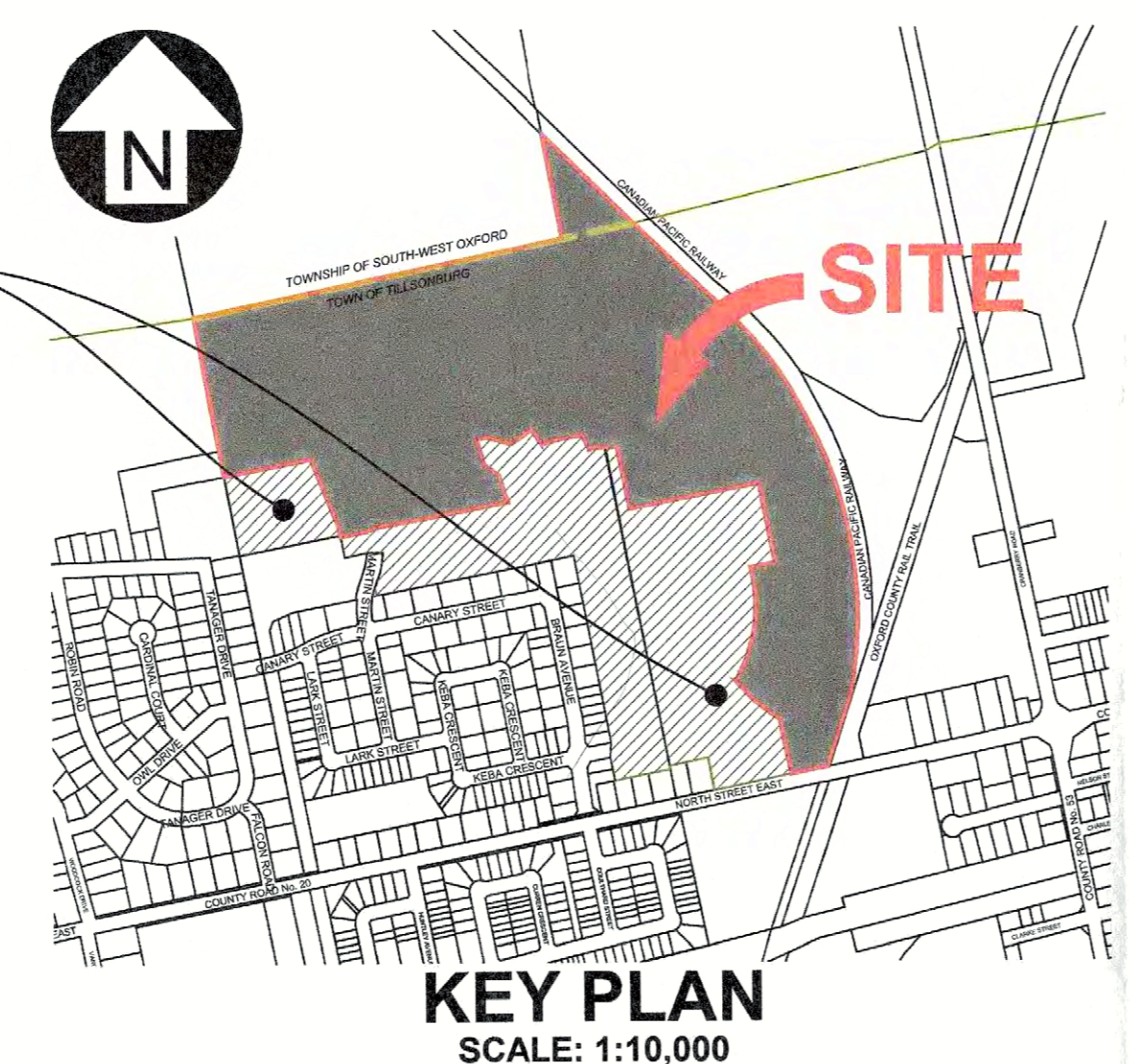
PART OF LOTS 4 AND 5  
 CONCESSION 10  
 GEOGRAPHIC TOWNSHIP OF DEREHAM  
 IN THE  
 TOWN OF TILLSONBURG AND  
 TOWNSHIP OF SOUTH-WEST OXFORD  
 COUNTY OF OXFORD

- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
- (A) ON PLAN
  - (B) ON PLAN
  - (C) ON PLAN
  - (D) ON PLAN
  - (E) ON PLAN
  - (F) ON PLAN
  - (G) ON PLAN
  - (H) ON PLAN
  - (I) ON PLAN
  - (J) ON PLAN
  - (K) ON PLAN
  - (L) ON PLAN
  - (M) ON PLAN
  - (N) ON PLAN
  - (O) ON PLAN
  - (P) ON PLAN
  - (Q) ON PLAN
  - (R) ON PLAN
  - (S) ON PLAN
  - (T) ON PLAN
  - (U) ON PLAN
  - (V) ON PLAN
  - (W) ON PLAN
  - (X) ON PLAN
  - (Y) ON PLAN
  - (Z) ON PLAN

LAND USE SCHEDULE	DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha)
Residential	1 - 15	310	10.36	
Medium Density Residential	16	136-270	4.50	
Passive Use to Block 16	17		0.73	
Park	18		0.71	
Open space	19 - 22		8.43	
Roads	BRAUN AVENUE, MALLARD STREET, MARTIN STREET, STREET 'B', STREET 'C', STREET 'D', STREET 'E', STREET 'F', STREET 'G', STREET 'H', STREET 'I', STREET 'J'		3.88	
3.0m Road Widening	23		0.015	
0.3m Reserves	24 - 25		0.002	
<b>Total</b>		<b>446-590</b>	<b>28.63</b>	



ADJACENT LANDS OWNED BY APPLICANT (LINDPROP CORP.) UNDER PLANNING APPLICATION SB21-07-7



**OWNER'S CERTIFICATE**  
 LINDPROP CORP., THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.  
 DATE: 26 APR 2023

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.  
 DATE: 26 APR 2023

PLAN PREPARED BY:  
**CJDL**  
 Consulting Engineers  
 JOB No. 23043  
 DATE: 25 APR 2023

Area Subject to current applications to be re-designated and rezoned for Medium Density Residential purposes

Existing Area approved for Medium Density Development

THE COUNTY OF OXFORD

BY-LAW NO. **6666-2024**

**BEING** a By-Law to adopt Amendment Number 322 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 322 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 322 to the County of Oxford Official Plan, being the attached explanatory text, 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 9<sup>th</sup> day of October, 2024.

READ a third time and finally passed this 9<sup>th</sup> day of October, 2024.

\_\_\_\_\_  
MARCUS RYAN, WARDEN

\_\_\_\_\_  
LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 322  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto  
constitutes Amendment Number 322 to the County of Oxford Official Plan

## 1.0 PURPOSE OF THE AMENDMENT

The Official Plan Amendment (OPA) proposes to amend various Official Plan schedules related to certain lands within the Town of Tillsonburg, to re-designate lands from 'Open Space' to 'Medium Density Residential'. The amendment will facilitate development of an existing Medium Density block within a draft approved plan of subdivision.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part of Lots 4 & 5, Concession 10 (Dereham), in the Town of Tillsonburg. The lands are located on the north side of North Street, east of Braun Avenue, and are municipally known as 112 North Street East.

## 3.0 BASIS FOR THE AMENDMENT

The Official Plan Amendment (OPA) proposes to amend Official Plan Schedules "T-1", Town of Tillsonburg Land Use Plan, Schedule "T-2", Town of Tillsonburg Residential Density Plan, and Schedule "T-3", Town of Tillsonburg Leisure Resources and School Facilities Plan to re-designate portions of the subject lands from 'Open Space' to 'Medium Density Residential' for future Medium Density Residential development.

It is the opinion of Council that the subject amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types, tenures, and densities required to meet the projected requirements of current and future residents of the Town and the broader regional market area. The proposal is also consistent with the Natural Hazard policies of the PPS as safe access and egress from the site via the proposed watercourse crossing has been demonstrated through the preparation and review of a Flooding Assessment Study.

It is the opinion of Council that the policies respecting the designation of additional Medium Density Residential Areas have been satisfactorily addressed. The proposed Medium Density Block abuts an approved collector road which is being designed with a 22.0 metre right-of-way, and will allow for efficient access to North Street East.

The revised extent of the Medium Density residential area will facilitate a medium density block consisting of townhouse and stacked townhouse development. The site is in reasonable proximity to shopping, recreation and cultural uses. Public trail linkages proposed through the draft plan of subdivision will provide a direct active transportation link to the Trans Canada Trail and other pedestrian trails in the area. Shopping, including a food store and other community serving uses including a fitness centre, gas station and religious institution is located nearby the subject lands. The proposed Medium Density Block will be appropriately buffered from existing low density residential development and is appropriately integrated within the approved draft plan of subdivision with other townhouse development. The block is expected to be adequately serviced from the new infrastructure in the approved plan of subdivision and is sufficiently large to provide required parking and amenity areas.

An EIS has been submitted and peer reviewed which demonstrates that the proposed Medium Density Residential Area will not negatively impact surrounding woodlands and natural heritage corridors, and a Noise and Vibration Study was conducted to ensure that the medium density residential area is not negatively impacted by the noise and vibration resulting from North Street East and the CPR Railway.

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-1” – Town of Tillsonburg Land Use Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Residential”.
- 4.2 That Schedule “T-2” – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 2” on Schedule “A” attached hereto as “Medium Density Residential”.
- 4.3 That Schedule “T-3” – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing those lands identified as “ITEM 3” on Schedule “A” attached hereto from “Open Space”.

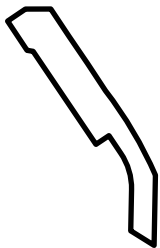
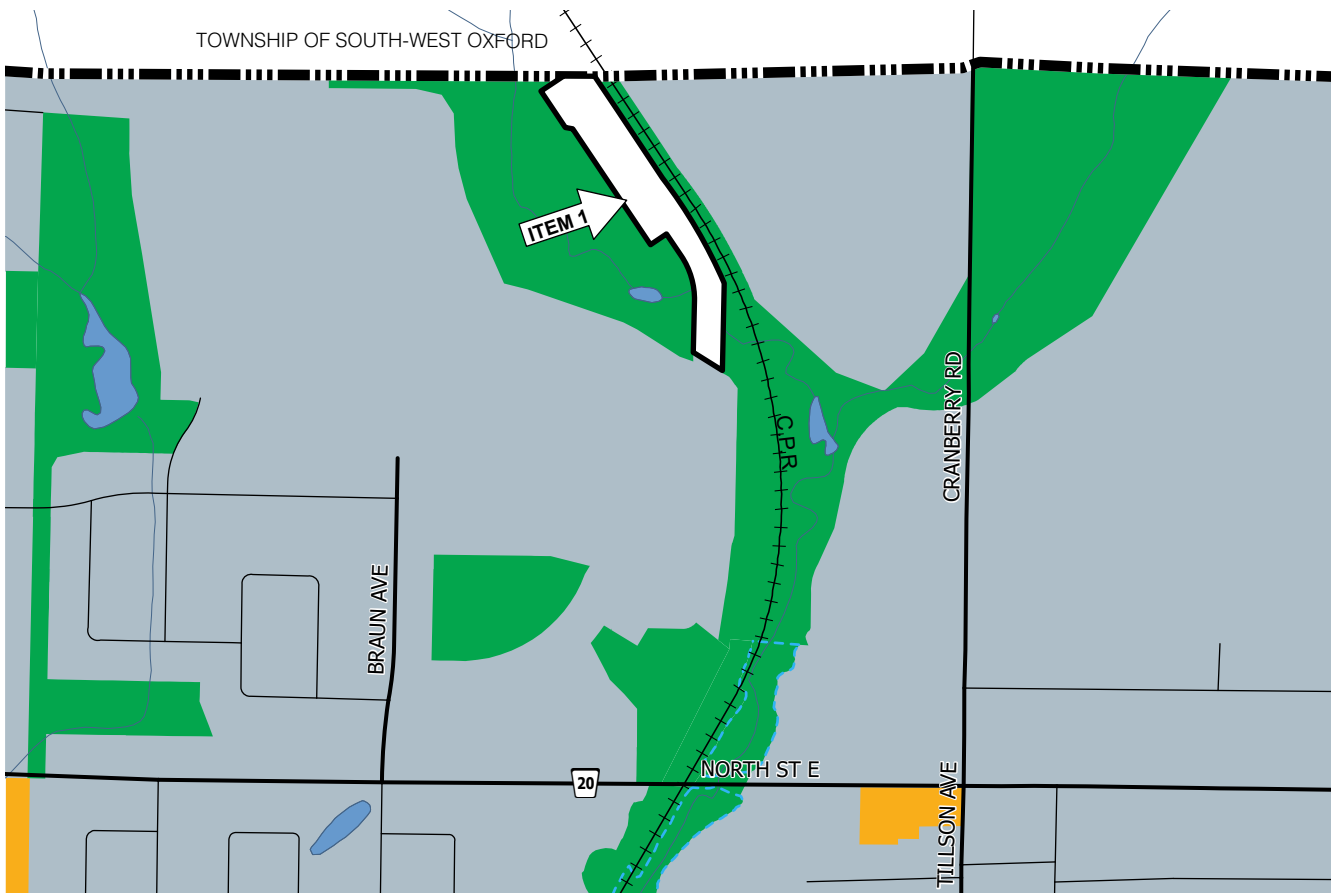
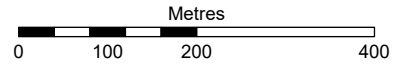
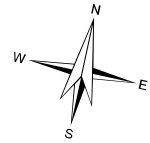
#### 5.0 IMPLEMENTATION

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. 322  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

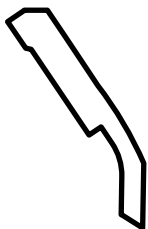
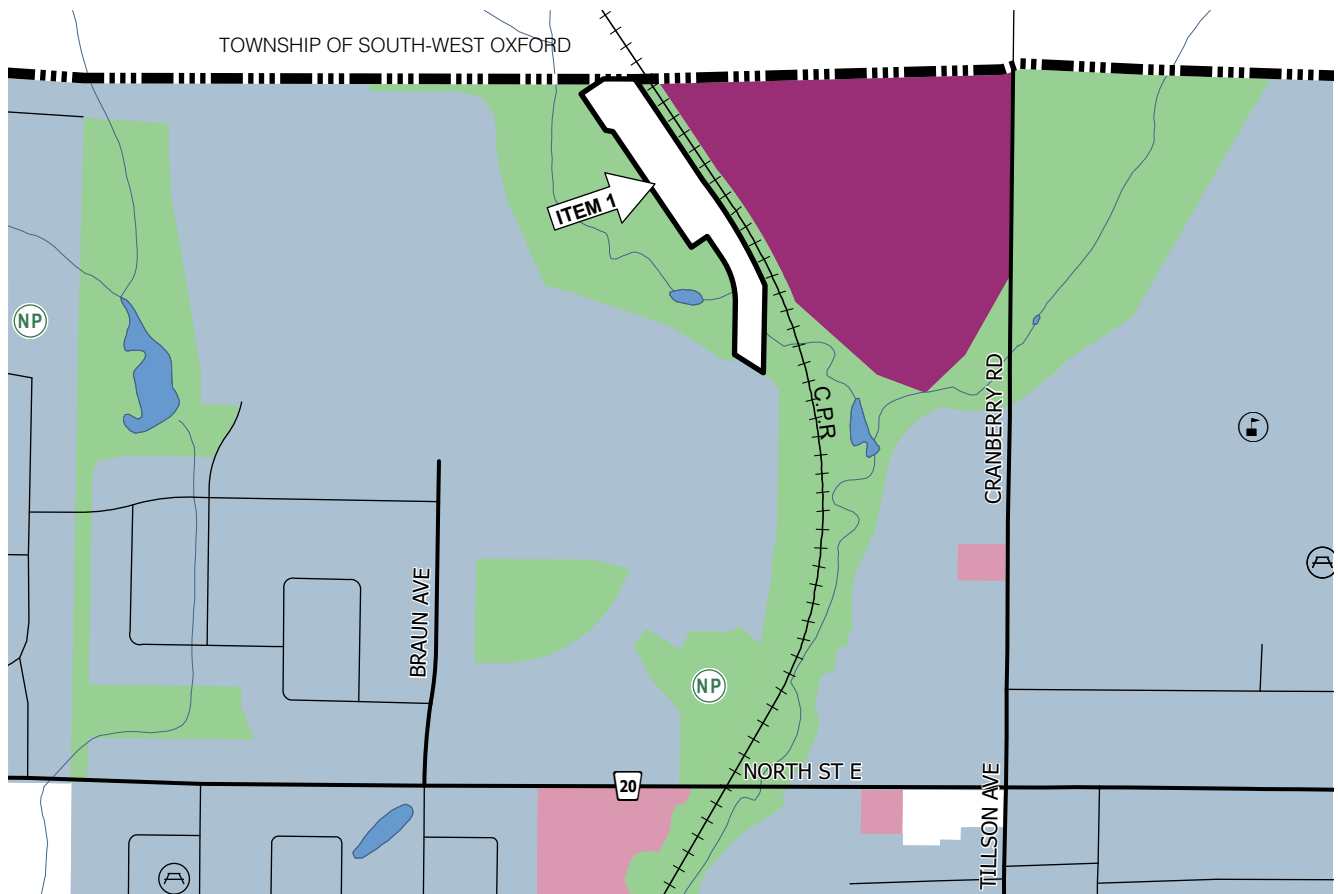
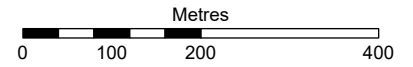
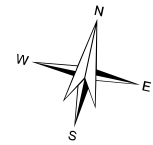
ITEM 1 - CHANGE FROM OPEN SPACE  
 TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

- RESIDENTIAL
- SERVICE COMMERCIAL
- OPEN SPACE
- FLOODLINE



SCHEDULE "A"  
 AMENDMENT No. 322  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE TO  
 MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- NP NEIGHBOURHOOD PARK
- P PROPOSED PARK
- S PROPOSED SCHOOL

SCHEDULE "A"

AMENDMENT No. 322

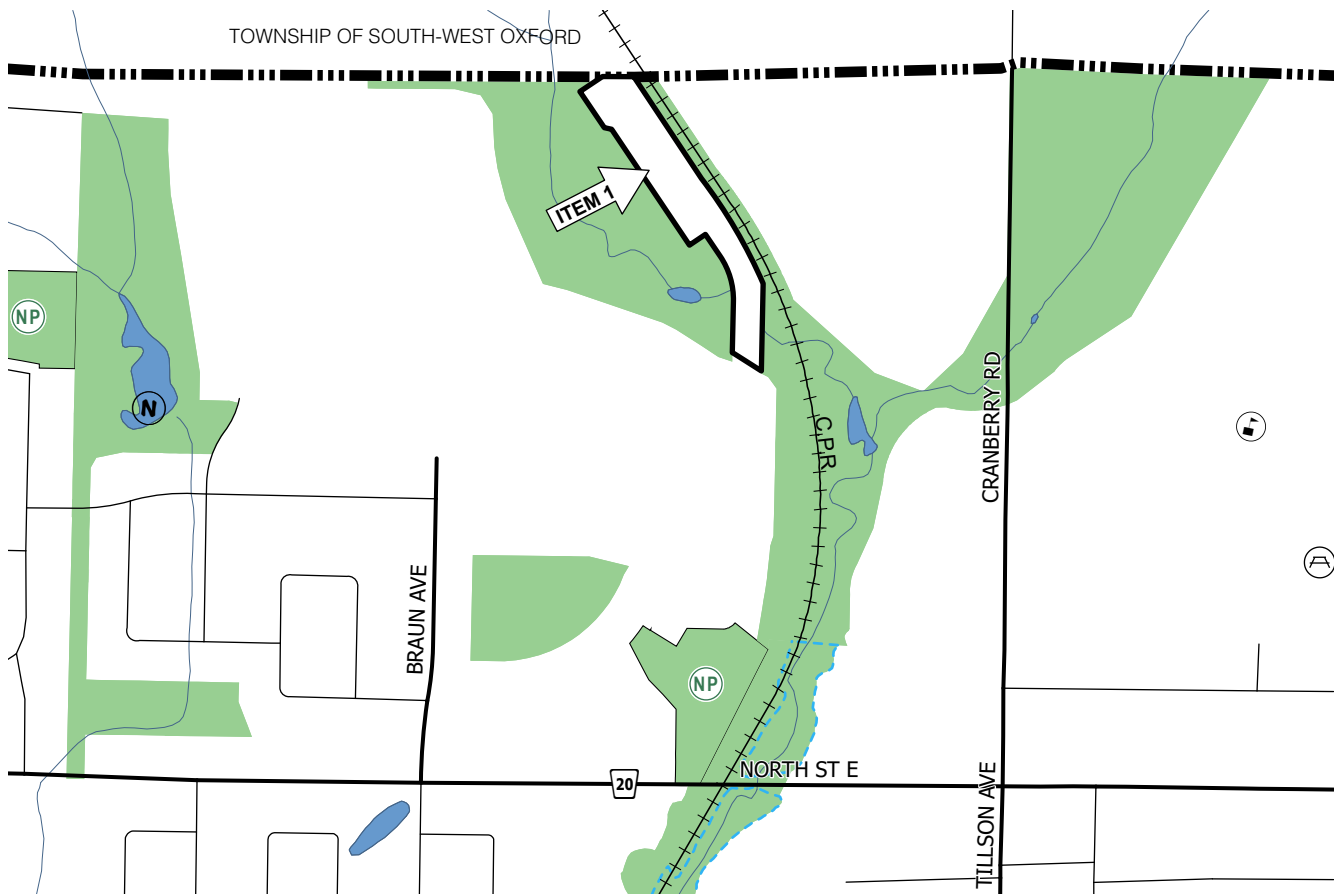
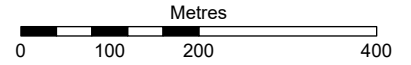
TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "T-3"

**TOWN OF TILLSONBURG**

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
LEGEND**

-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  TOWN NATURAL PARK
-  FLOODLINE