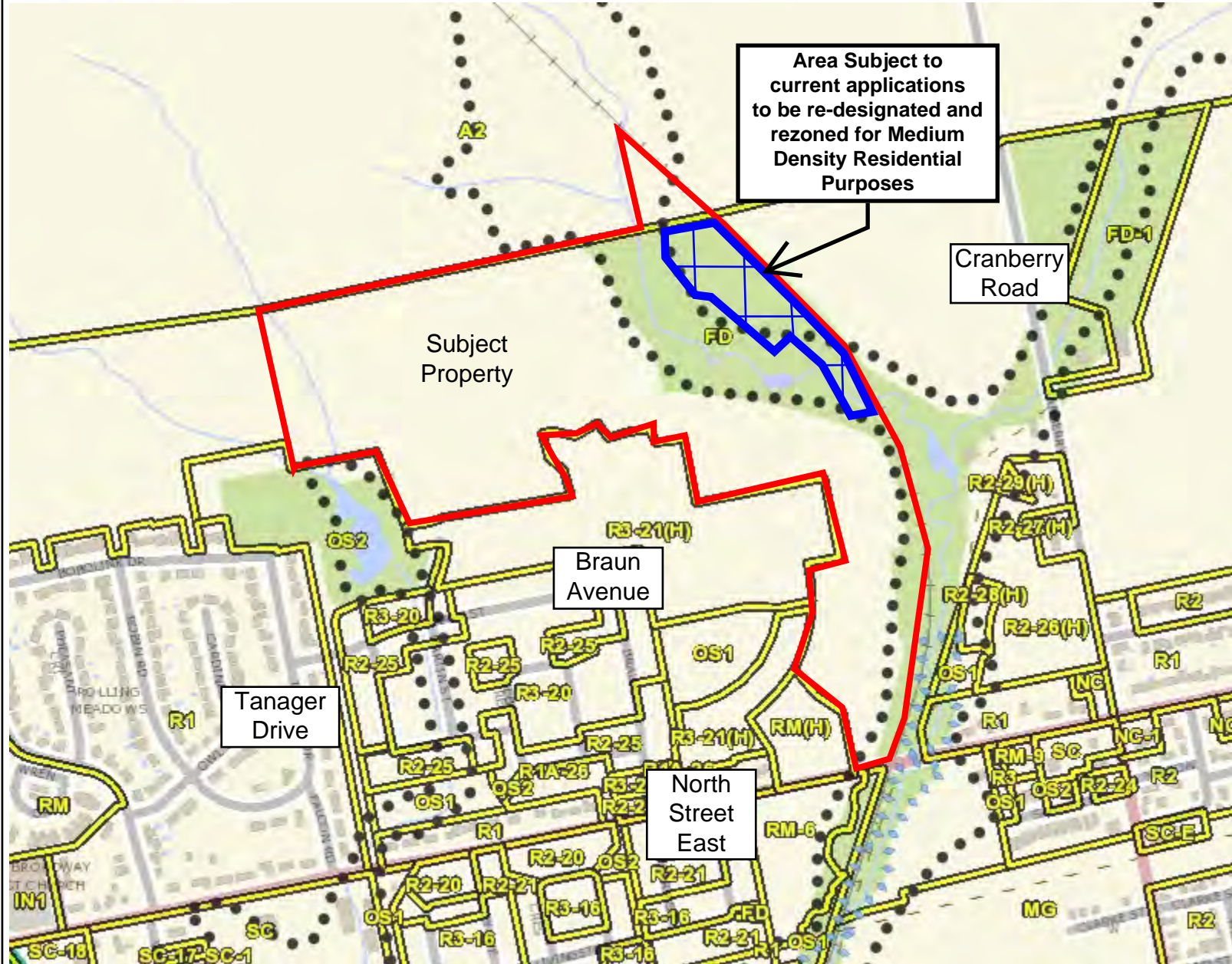




Plate 1: Location Map with Existing Zoning
 File Nos. OP 22-19-7 and ZN 7-22-15- Lindprop Corp
 Part Lots 4 & 5, Concession 10 (Dereham) - 112 North Street East, Town of Tillsonburg



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

Legend

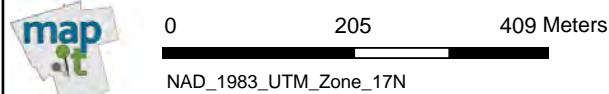
Zoning Floodlines
 Regulation Limit

- 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)

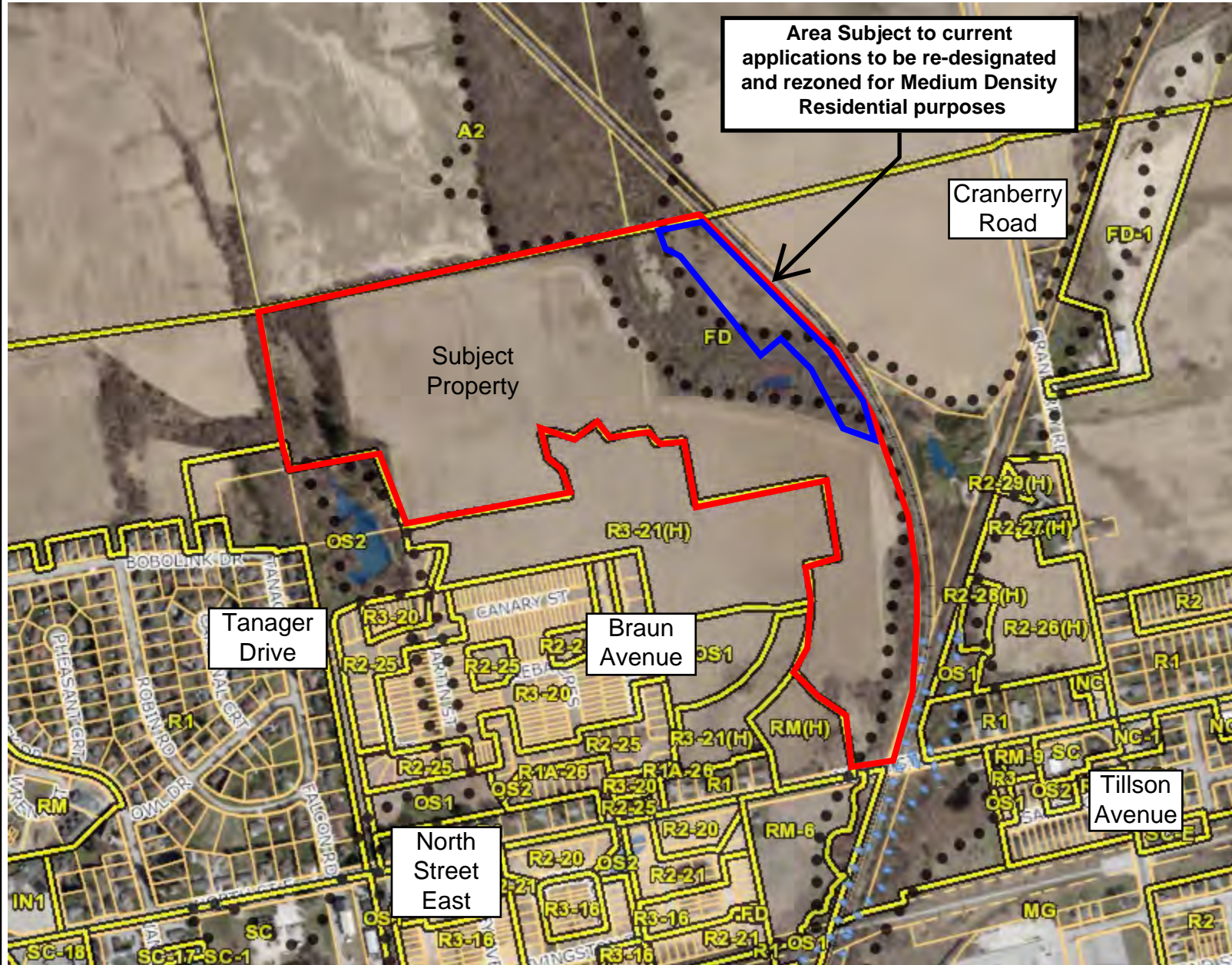
Notes

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

February 3, 2023



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

Cranberry Road

Subject Property

Tanager Drive

Braun Avenue

North Street East

Tillson Avenue

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



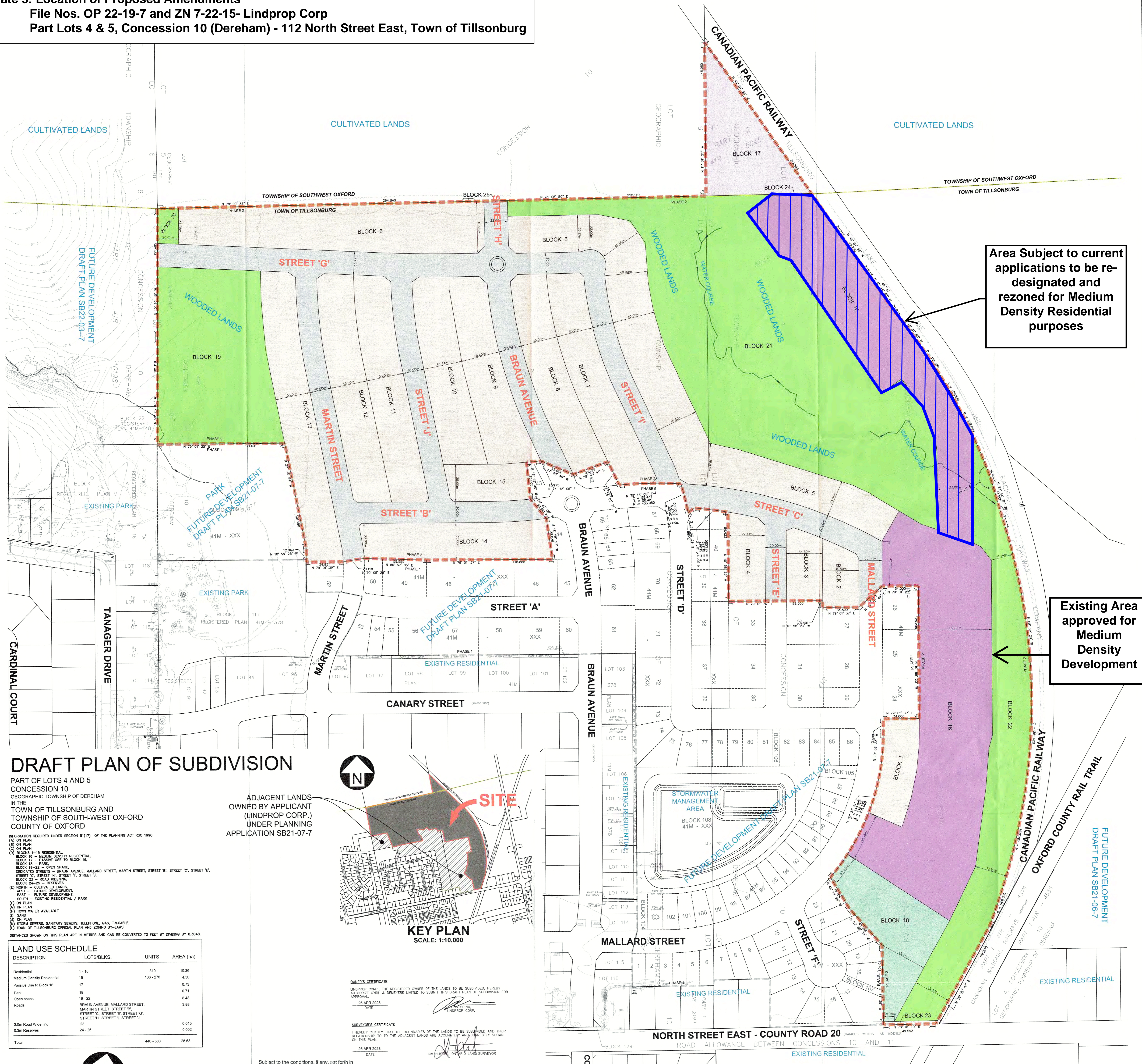
NAD_1983_UTM_Zone_17N



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



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

Existing Area approved for Medium Density Development

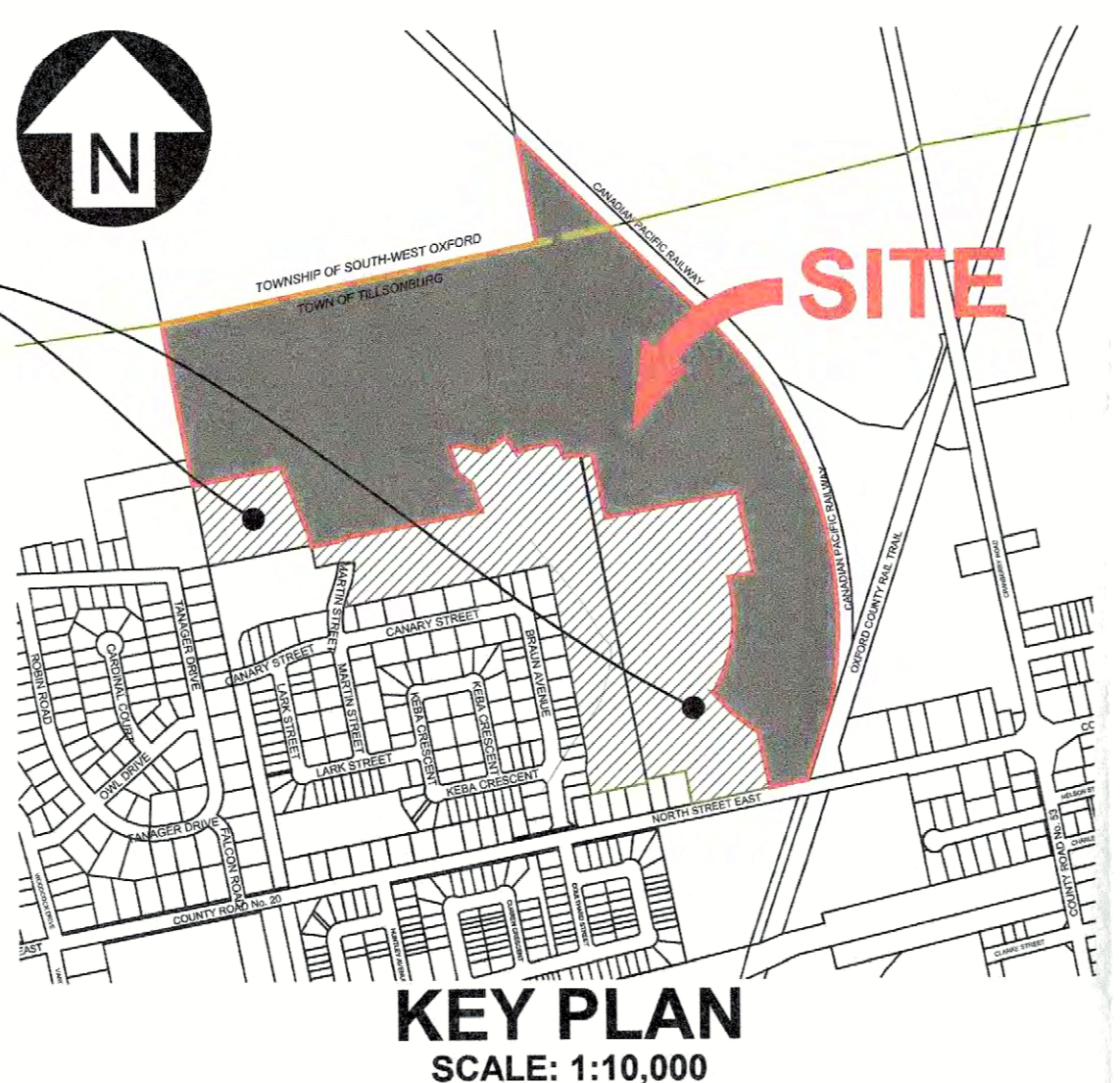
DRAFT PLAN OF SUBDIVISION

PART OF LOTS 4 AND 5
 CONCESSION 10
 GEOGRAPHIC TOWNSHIP OF DEREHAM
 IN THE TOWNSHIP 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	
Total		446 - 590	28.63	

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 ACCURATE AND CORRECTLY SHOWN ON THIS PLAN.
 DATE: 26 APR 2023

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

Subject to the conditions, if any, set forth in our letter dated April 29, 2022, this draft plan is approved under section 51 of the Planning Act, R.S.O. 1990, as amended, this 22nd day of April, 2023.

Director
 Community Planning
 County of Oxford

Plate 4: Development Flood Assessment Study Addendum
File Nos. OP 22-19-7 and ZN 7-22-15- Lindprop Corp
Part Lots 4 & 5, Concession 10 (Dereham) - 112 North St, East, Tillsonburg



Oct 31, 2024

Our File: 3089-031

Lindprop Corporation
7681 Hwy 27, Unit 16
Woodbridge, Ontario
L4L 4M5

Attn: John Spina

Dear Sir:

Re: FINAL Lindprop Development Flood Assessment Study Addendum

We refer you to the Lindprop Development Flood Assessment Study prepared by TRUE Consulting in letter from P. Prodanovic to J. Spina, dated Feb 20, 2024. That letter presented hydrotechnical analyses that quantified flows at the project site, established flood profiles for existing and proposed conditions, and provided comment on impact of proposed design on flooding. The proposed conditions included a new concrete box culvert and a new access road to the subject property. Even though the proposed design documented in the Feb 20, 2024 letter met all regulatory requirements (and was fully accepted by the Long Point Region Conservation Authority, LPRCA) the Oxford County municipal council felt that a stricter requirement would be more appropriate.

The Regulatory Flood in the LPRCA administrative area is the 100-yr flood standard, which the Feb 20, 2024 letter used as the design event. The Oxford County municipal council suggested that the design flood event should be based on the Hurricane Hazel flood standard instead. Subsequent to the request to adopt the stricter flood standard, the project team identified modifications to the original design that would be needed such that a revised design could meet requirements under the higher flood standard. This addendum documents the modified (revised) design, and summarizes changes to flooding profiles induced by the proposed changes.

The design team at CJDL Consulting Engineers made alterations to the originally proposed road surface and crossing, such that the road profile is flatter directly above the new culvert. To accommodate Hurricane Hazel design flows, the box culvert was changed to a geometry that has an opening of 4.5 m wide and 1.8 m high. As with the original design, the crest of the embankment was specified to stay within the backwater zone of the existing railway embankment located just downstream of the proposed crossing. The above modifications were incorporated into the modeling, which allowed simulations of flood profiles and inundation extents for the 100-yr and Hurricane Hazel (Regional) Flood conditions.

The results of the analyses are presented in Figures 9 and 10, which show inundation extents and flood profiles for the existing and proposed conditions (revised design). Similarly, Figure 11

and 12 show the inundation extents and water surface profiles for existing and proposed conditions (revised design). The figure numbering has not been updated, and was meant to directly replace figures originally developed as part of the Feb 20, 2024 report.

The overall flow behaviour identified in the Feb 20, 2024 report generally remains unchanged. The major change in the modified design includes a wider culvert that passes more flow through the opening, which implies that less volume overtops the crest of the access road during the Hurricane Hazel flood. Smaller volumes over the access road, together with the generally flatter road profile, have the effect of reducing water depths during times of peak flooding. For the 100-yr flood condition, the access road remains dry, as with the original design.

The revised design (with the 4.5 m x 1.8 m culvert opening, and a flatter road profile) has the effect of keeping flood depths over the access road to below 0.3 m during peak times of flooding for the Hurricane Hazel flood standard. Provincial criteria for access/egress during peak flood (Hurricane Hazel flood standard) are likewise met for the revised design.

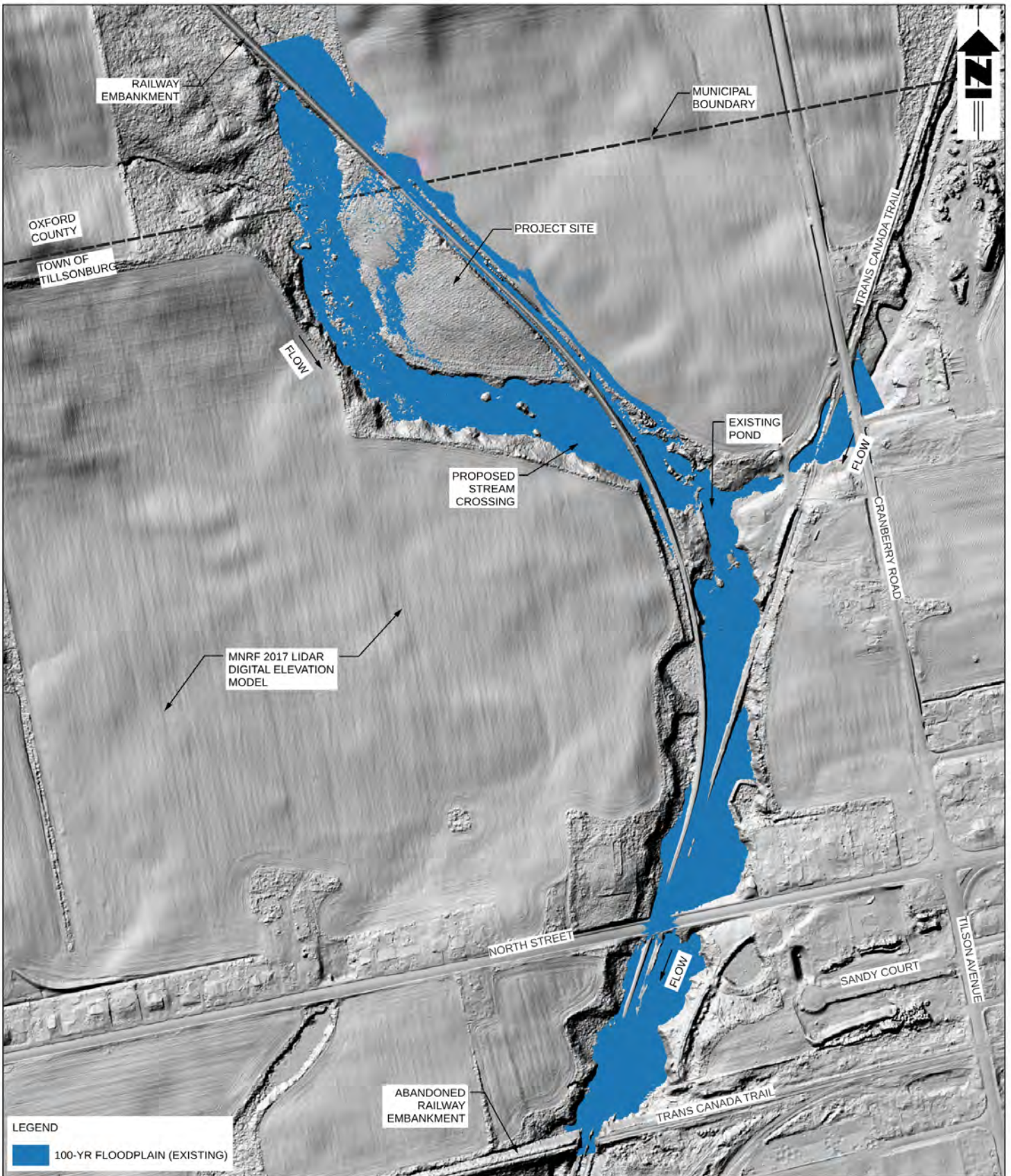
I trust the above is sufficient for your present purposes. Should you have additional questions, please do not hesitate to call.

Yours truly,

TRUE Consulting



Pat Prodanovic, Ph.D., P.Eng.
Water Resources and Coastal Engineer



LEGEND

100-YR FLOODPLAIN (EXISTING)

100-YR FLOODPLAIN (EXISTING)

LINDPROP DEVELOPMENT TILSONBURG, ONTARIO



PROJECT NO: 3089-021

DATE: FEB, 2024

DRAWN BY: PP

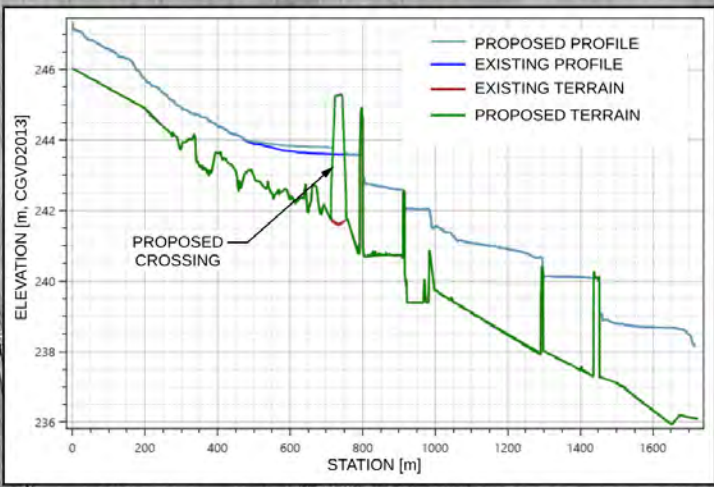
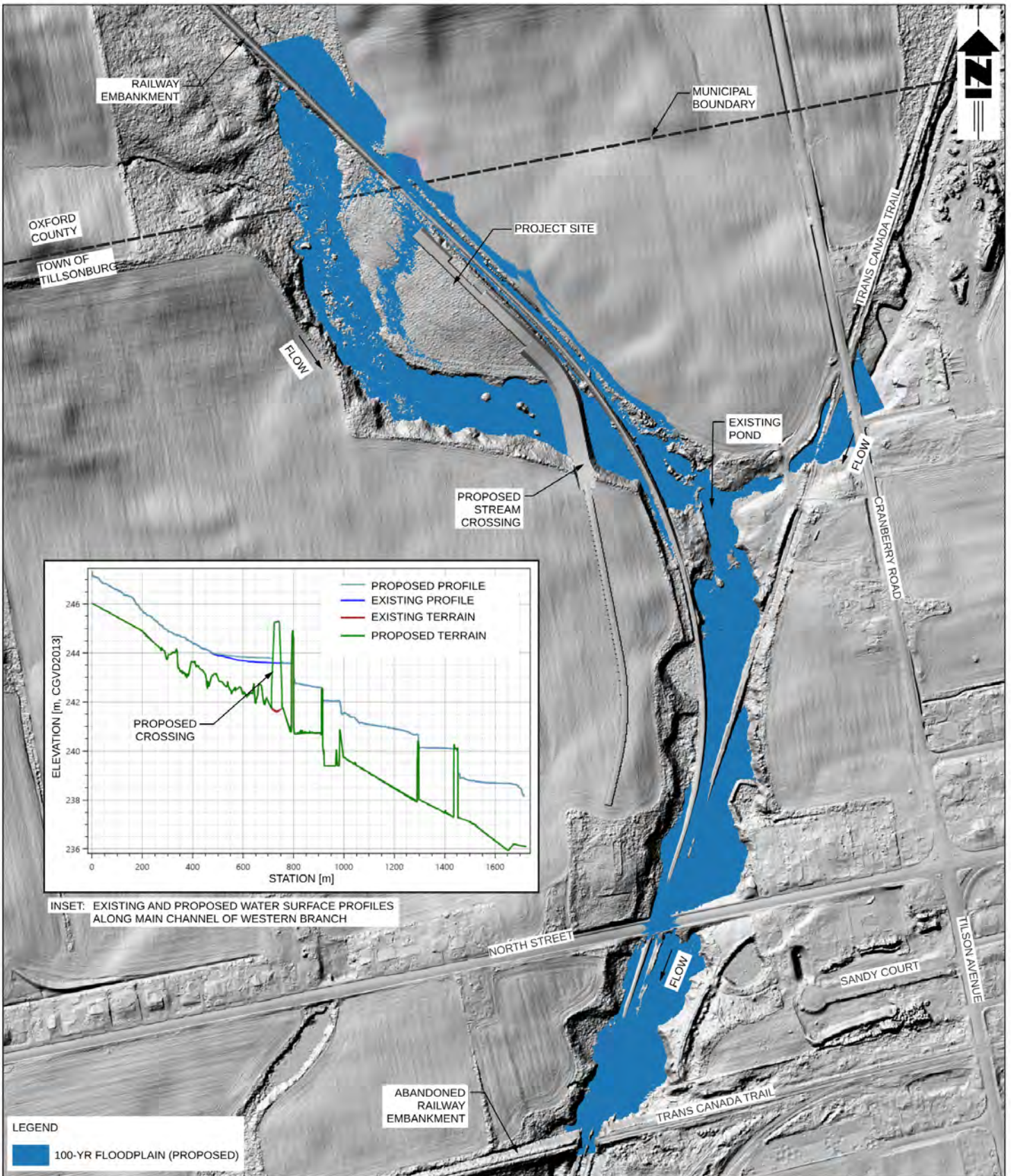
SCALE: 1:5,500

FIG. NO:

9

REV.:

0



INSET: EXISTING AND PROPOSED WATER SURFACE PROFILES ALONG MAIN CHANNEL OF WESTERN BRANCH

LEGEND
 100-YR FLOODPLAIN (PROPOSED)

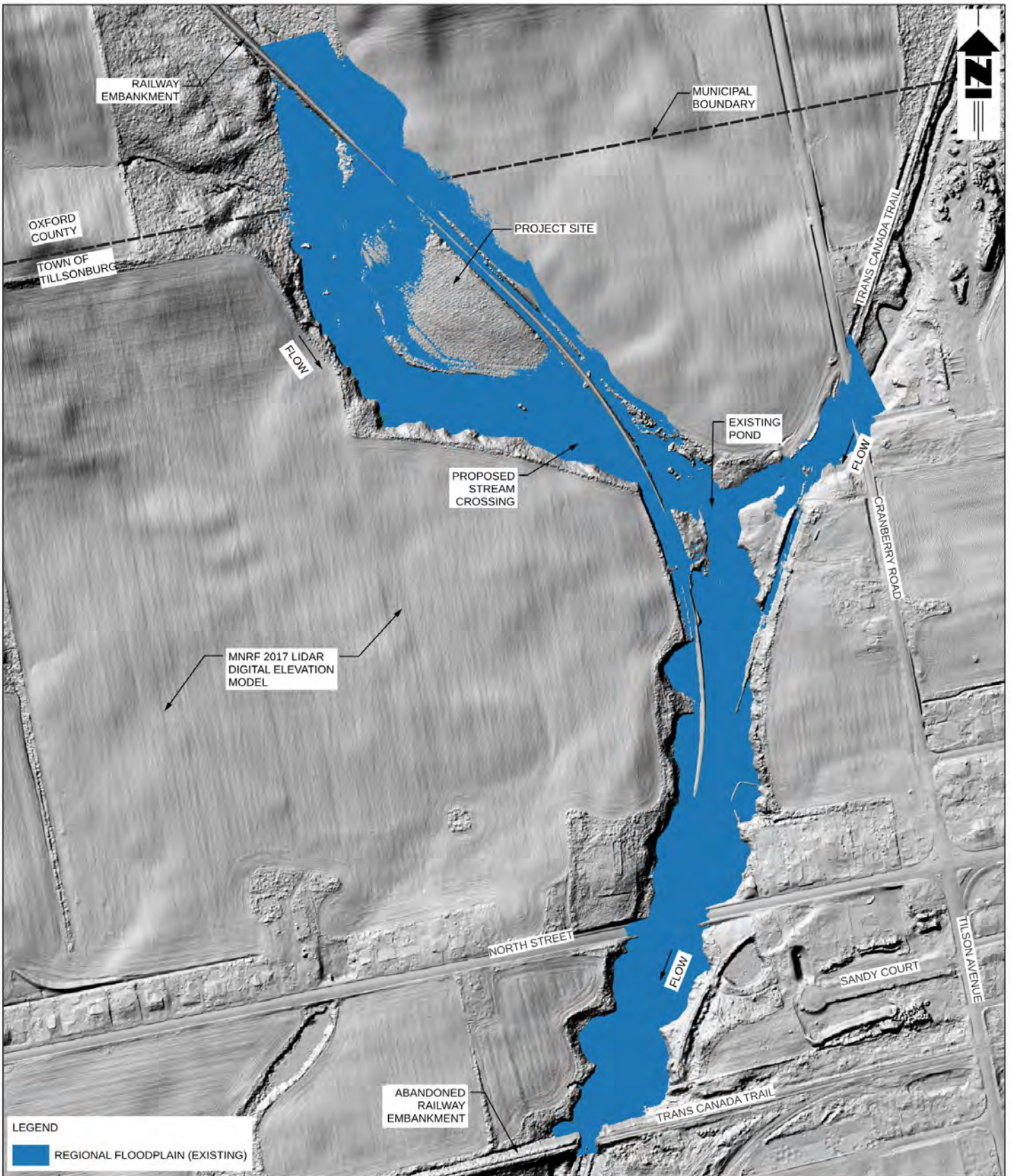
100-YR FLOODPLAIN (PROPOSED)

LINDPROP DEVELOPMENT TILLSONBURG, ONTARIO



PROJECT NO: 3089-031
 DATE: OCT 2024

DRAWN BY: PP	
SCALE: 1:5,500	
FIG. NO:	REV.:
10	1



LEGEND

REGIONAL FLOODPLAIN (EXISTING)

REGIONAL FLOODPLAIN (EXISTING)

LINDPROP DEVELOPMENT TILSONBURG, ONTARIO



PROJECT NO: 3089-021

DATE: FEB, 2024

DRAWN BY: PP

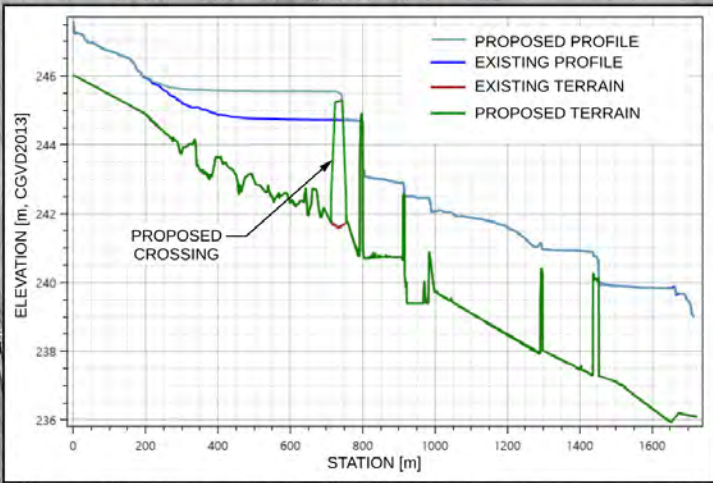
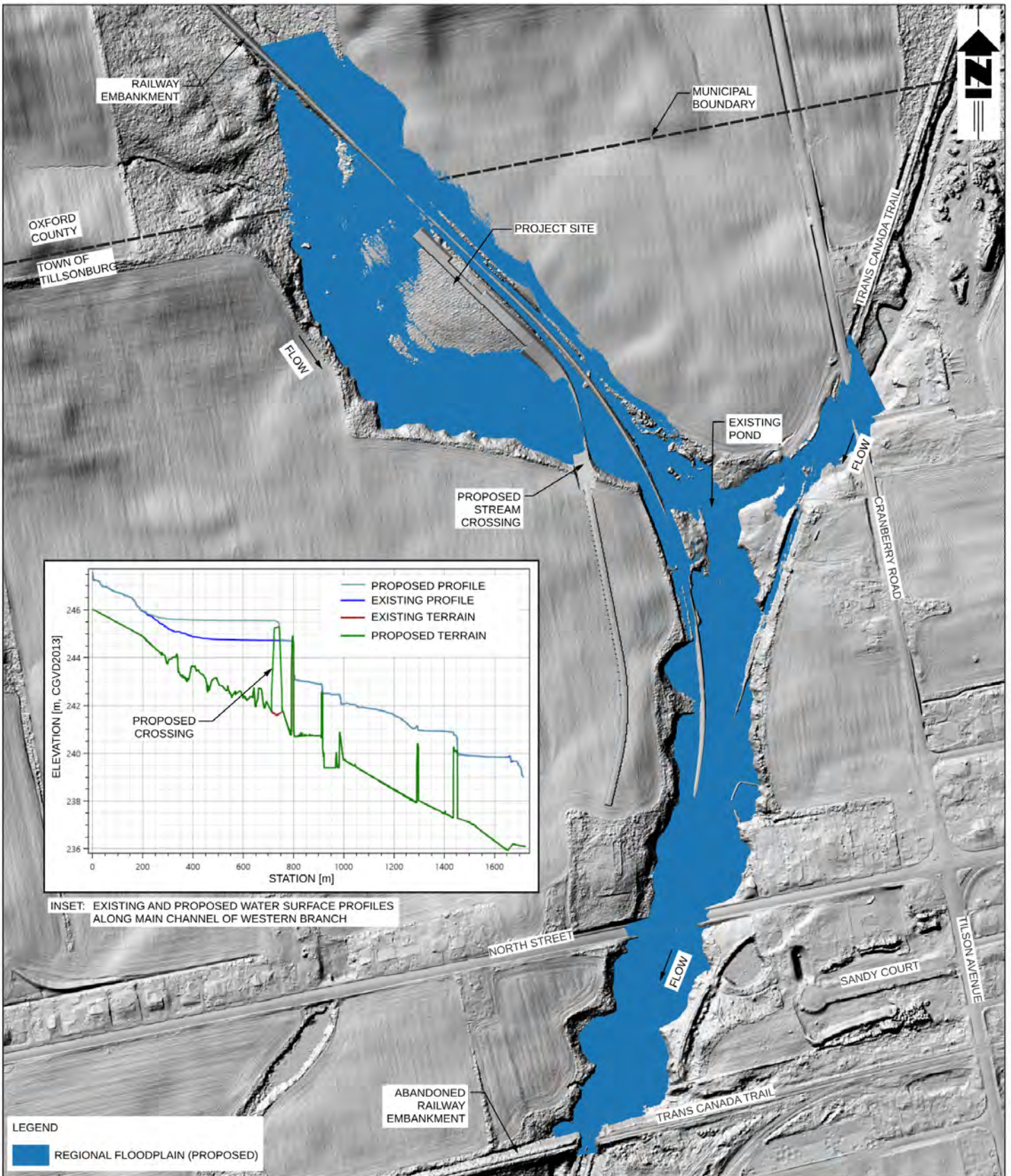
SCALE: 1:5,500

FIG. NO:

11

REV.:

0



INSET: EXISTING AND PROPOSED WATER SURFACE PROFILES ALONG MAIN CHANNEL OF WESTERN BRANCH

LEGEND
 REGIONAL FLOODPLAIN (PROPOSED)

REGIONAL FLOODPLAIN (PROPOSED)

LINDPROP DEVELOPMENT TILLSONBURG, ONTARIO



PROJECT NO: 3089-031

DATE: OCT 2024

DRAWN BY: PP

SCALE: 1:5,500

FIG. NO:

12

REV.:

1

THE COUNTY OF OXFORD

BY-LAW NO. **6703-2025**

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 22nd day of January, 2025.

READ a third time and finally passed this 22nd day of January, 2025.

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”.

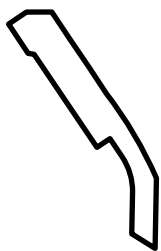
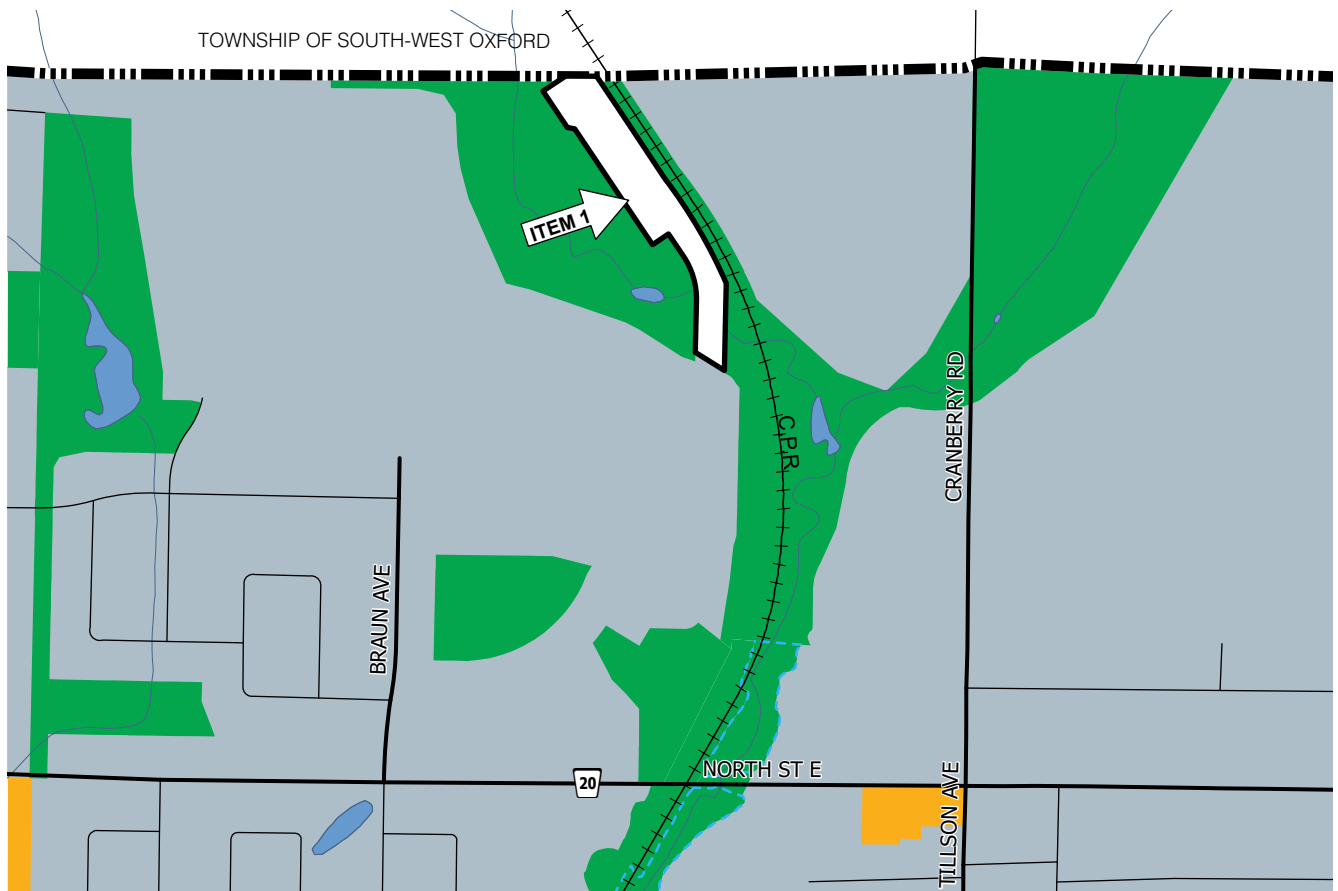
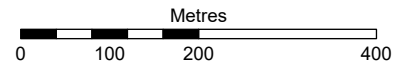
5.0 IMPLEMENTATION

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



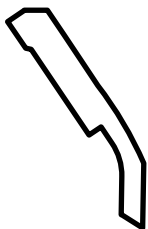
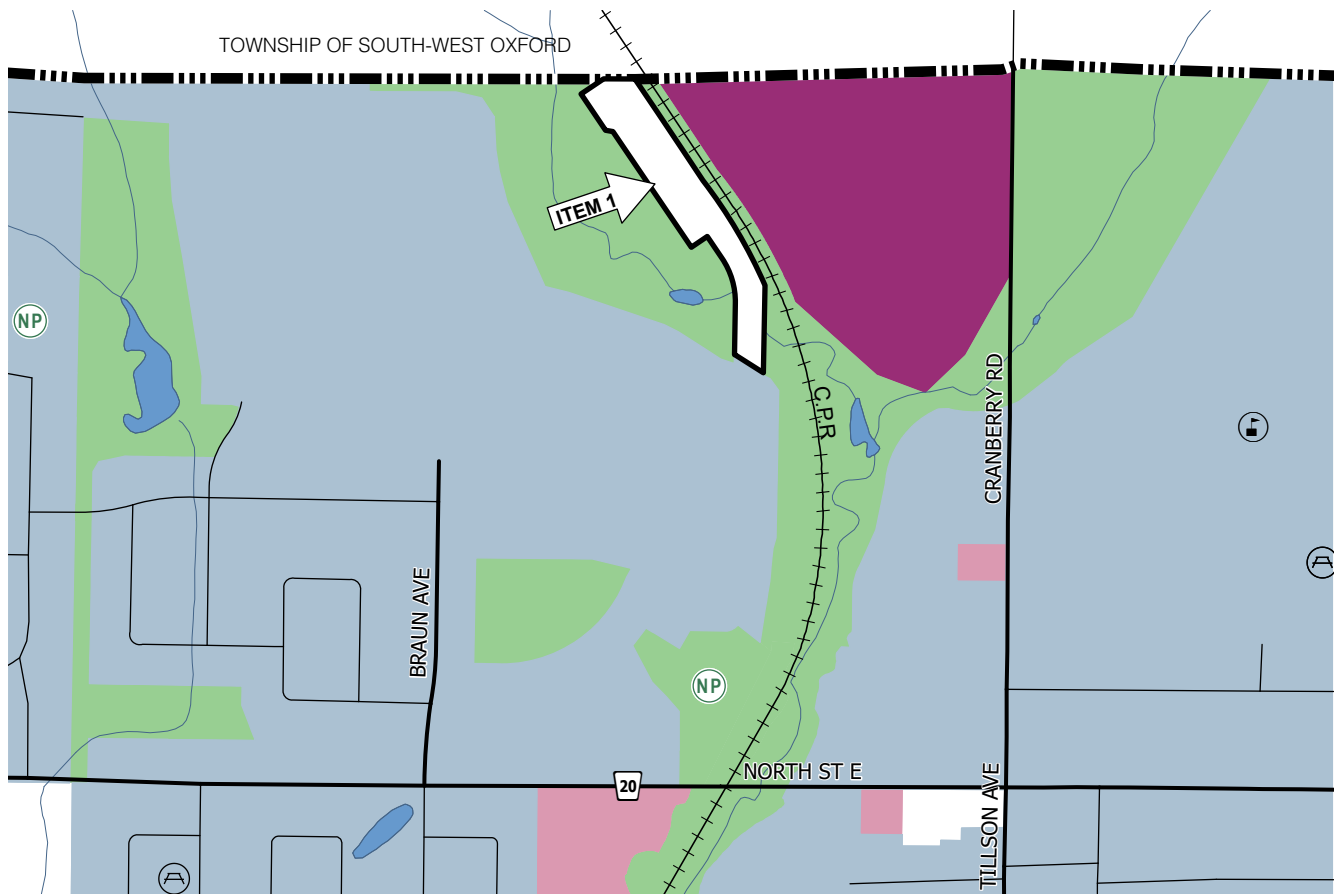
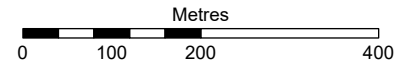
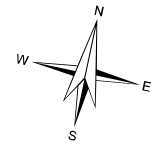
- AREA OF THIS AMENDMENT

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
- NEIGHBOURHOOD PARK
- PROPOSED PARK
- PROPOSED SCHOOL

SCHEDULE "A"

AMENDMENT No. 322

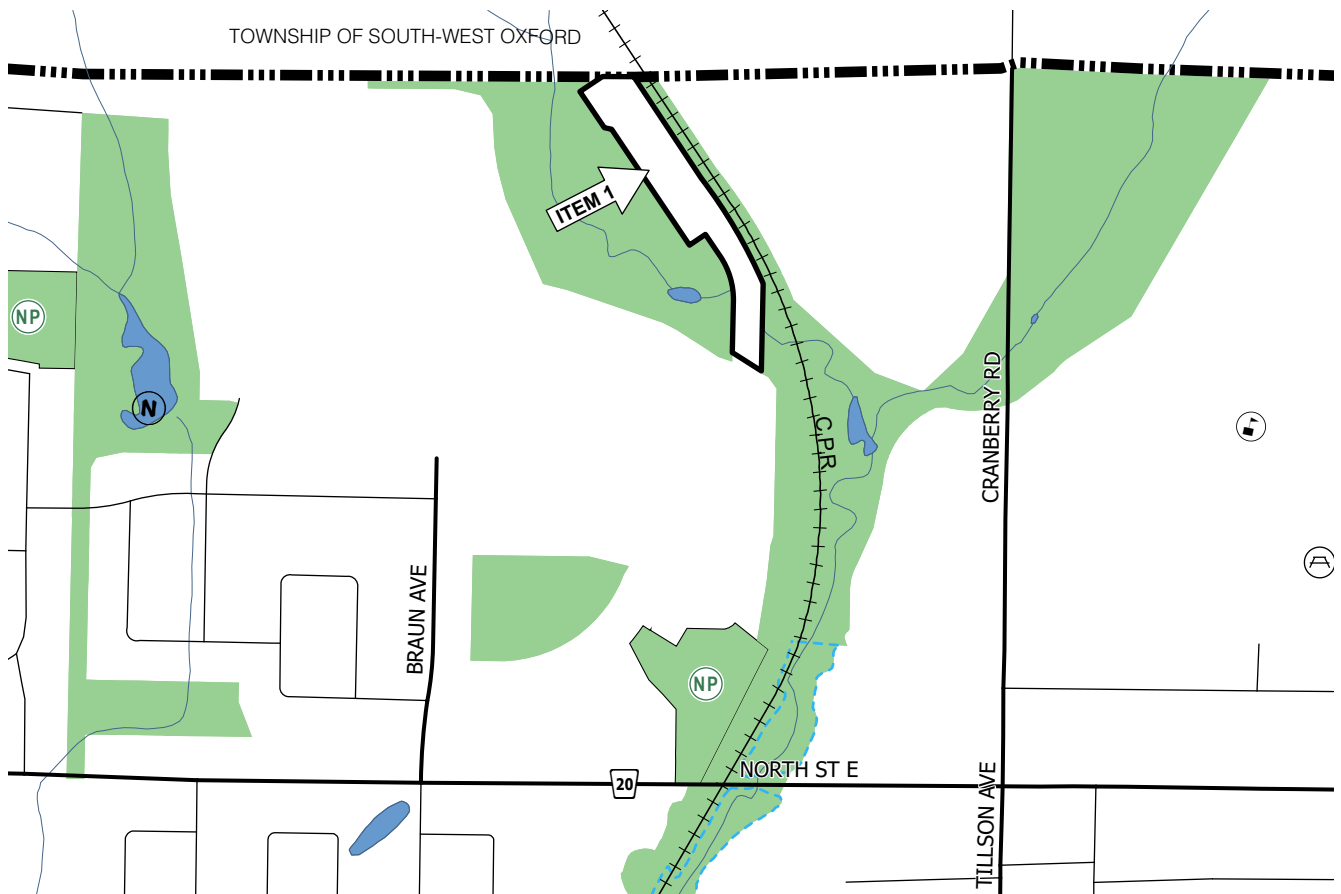
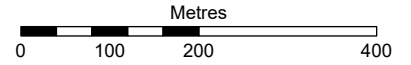
TO THE

**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