

Plate 1: Location Map with Existing Zoning

File Nos. OP 21-11-7, SB 21-06-7 & ZN 7-21-09- Ambrus

Part Lot 4, Concession 10 (Dereham) - 33 Cranberry Road, 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)

Notes

0 102 205 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

August 10, 2021



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August 10, 2021





Long Point Region Conservation Authority

4 Elm St., Tillsonburg ON N4G 0C4 Tel: (519) 842-4242 Fax: (519) 842-7123
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Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review the application OP 21-11-7, SB 21-06-7 and ZN 7-21-09. Staff can provide the following comments based on LPRCA's various plan review responsibilities for Oxford County's consideration.

Site Characteristics

The subject property is located on 33 Cranberry Street. It is staff's understanding there is a stormwater management pond at the south-west corner of the property, created for Cranberry Park Estates. The remaining property is agricultural with two residences on Cranberry road.

Delegated Responsibility from the Ministry of Natural Resources and Forestry, Section 3.1 of the Provincial Policy Statement, 2020

Conservation Authorities have been delegated responsibilities from the Minister of Natural Resources and Forestry to represent the provincial interests regarding natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020 (PPS). The overall intent of Section 3.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost or risk to Ontario's residents from natural or human-made hazards. As such, "development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

The application is subject to the following subsections of section 3.1 of the Provincial Policy Statement:

Policy Section	Comments
3.1.1 Development shall generally be direction, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of: b) hazardous lands adjacent to river, stream and small inland lakes systems which are impacted by flooding hazards and/or erosion hazards	The subject property is adjacent to a riverine and contains flooding and erosion hazards. The properties along the west property boundary are subject to erosion hazards. Development is required to be outside of the hazard and the hazard setback.

All subdivided parcels are to be setback to the stable top of bank. Additionally, a geotechnical report from PRI Engineering was referred to in the FSR but not included in the circulation. Parcel lines with setbacks supported by a geotechnical report in the next phase of design, or the generic setbacks from "MNR Rivers and Streams Systems: Erosion Hazard Limit" are required.

LPRCA staff may be able to support the application provided a geotechnical report includes the top of slope and a hazard setback for property parcels.

Ontario Regulation 178/06

A portion of the subject property is regulated by Ontario Regulation 178/06. The west side of the property along the riverine is within the Regulation Limit due to the flooding and erosion hazards. All development is required to be set back from the slope to prevent increased loading forces of the top of slope which could compromise slope stability.

All development refers to:

- the construction, reconstruction, erection or placing of a building or structure of any kind,
- any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- site grading, or
- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere (Conservation Authorities Act, R.S.O. 1990, c. 27, s. 28 (25)).

For the applicant's information, a permit is required prior to development within the Regulation Limit.

Stormwater Management

LPRCA will review the final stormwater management design using the 2003 MECP Stormwater Management Planning and Design Manual, MTO Drainage Manual, LID Stormwater Management Manual, and the Municipal SWM guidelines.

Based on the site and receiving watercourse, an enhanced level of treatment as per the 2003 MECP Stormwater Management Planning and Design Manual is required for the proposed development.

LPRCA requires the following be included and addressed in the design of the stormwater water facility:

- Minimize, or, where possible, prevent increases in contaminant loads.
- Minimize, erosion and changes in water balance, and prepare for the impacts of a changing climate through the effect management of stormwater, including the use of green infrastructure.
- Mitigate risks to human health, safety, property and the environment.
- Maximize the extent and function of vegetative and pervious surfaces.
- Implement stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
- Adequate and legal outlet for major, minor, and all flow conditions from the site be provided.

In addition to the above requirements, the following must be clearly shown of the submitted design drawings:

- Major flow systems exceeding are delineated on the drawing. Overland flow paths and depths from surcharged storm sewer systems and the stormwater treatment facility must not increase the flood risk to life, property and the environment.
- Minor overland flow systems and paths are to be delineated and shown on the drawings.
- Erosion and sedimentation control during construction.
- Adequate erosion control on inlets and outlets.

Completed by:

Isabel Johnson,

Resource Planner

Long Point Region Conservation Authority

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Schedule "A"
To Report No. CP 2021-377

CONDITIONS OF DRAFT APPROVAL – SB 21-11-7 – George and Clara Ambrus

1. This approval applies to the draft plan of subdivision submitted by George and Clara Ambrus, (SB 21-06-7) and prepared by CJDLC Consulting Engineers Limited, as shown on Plate 3 of Report No. CP 2021-377 and comprising Part of Lot 4, Concession 10 (Dereham), in the Town of Tillsonburg, showing 49 lots for single-detached dwellings, one block for neighbourhood commercial purposes, a stormwater management block, one new local street, subject to the following modification:
 - a. Appropriate daylighting triangles be included for Lots 1, 27, 35, 44 & 29, 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 road allowances included in the draft plan of subdivision shall be dedicated as public highways, to the satisfaction of the Town of Tillsonburg.
6. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Town of Tillsonburg.
7. 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.
8. The subdivision agreement shall contain provisions requiring the Owner provide an overall Landscaping Plan 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.
9. The Owner shall make payment to the Town of Tillsonburg for cash-in-lieu of parkland, in accordance with the provisions of Section 42 of the Planning Act, to the satisfaction of the Town of Tillsonburg.
10. The Owner shall retain a Landscape Architect to prepare a landscape plan for the plan of subdivision, to the satisfaction of the Town of Tillsonburg.

11. The Owner agrees in writing, that a road widening along Cranberry Road shall be conveyed to the Town as required, sufficient to provide a 13 m (42.6 ft) width from the centreline of the road allowance, free of all costs and encumbrances, 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, 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.
16. 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.
17. 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.
18. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Tillsonburg water and sanitary sewer systems to service the plan of subdivision, to the satisfaction of County of Oxford Public Works.
19. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Public Works Department.
20. 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.

21. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Union Gas that the Owner/developer provide Union Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Union Gas Limited.
22. Prior to the approval of the final plan by the County, the Owner 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.
23. 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 14 (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.
24. 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 19 (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.
25. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 20 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
26. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge that Condition 21 has been met to the satisfaction of Enbridge. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
27. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by LPRCA that Condition 22 has been met to the satisfaction of LPRCA. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
28. 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.
29. This plan of subdivision shall be registered by November 10, 2024 after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

AMENDMENT NUMBER 262
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedule attached hereto, constitute
Amendment Number 262 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6382-2021**

BEING a By-Law to adopt Amendment Number 262 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 262 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 262 to the County of Oxford Official Plan, being the attached 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 10th day of November, 2021.

READ a third time and finally passed this 10th day of November, 2021.

LARRY G. MARTIN, WARDEN

CHLOÉ J. SENIOR, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate the portion of the subject lands that is currently 'Medium Density Residential' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 49 lots for single detached dwellings and 1 block for neighbourhood commercial purposes.

2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part Lot 4, Concession 10 (Dereham), in the Town of Tillsonburg. The lands are located on the west side of Cranberry Road, between North Street East and Keswick Road, and are known municipally as 33 Cranberry Road, Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The purpose of this amendment is to re-designate the portion of the subject lands that is currently 'Medium Density Residential' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 49 lots for single detached dwellings and 1 block for neighbourhood commercial purposes.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed draft plan of subdivision is cost-effective, and an efficient land use pattern that minimizes land consumption and servicing costs. The proposed development also preserves existing natural features and its linkages to existing trails will improve active transportation networks in Town.

Council is of the opinion that the proposal is in keeping with the Plan of Subdivision policies of Section 10.3.3, and the policies of the Low Density Residential designation. The proposed draft plan has a net residential density of 16.7 units / ha (6.8 units/ ac), in keeping with the density target, being 15 to 30 units per hectare. The proposed street layout is an efficient development pattern for the subject lands which are irregularly shaped. Appropriate linkages to the Trans Canada Trail on Cranberry Road and North Street East will be provided through a proposed pedestrian connection within the stormwater management block and sidewalks on local streets.

The site is located on the periphery of an area that is surrounded by existing low density development to the east, and planned low density residential development to the east and farther to the west. It is the opinion of Council that the proposed low density development is appropriate for the area with respect to the nature, character and scale of existing and planned adjacent uses.

Further, it is the opinion of Council that the subject application is consistent with the policies for Low Density Residential areas within the Town. The Low Density Residential designation is intended for areas to be primarily developed or planned for a variety of low rise, low density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadrplexes, townhouses and low density cluster development. In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and is in-keeping with the strategic initiatives and objectives of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Low Density Residential".

5.0 IMPLEMENTATION

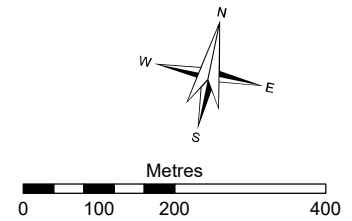
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

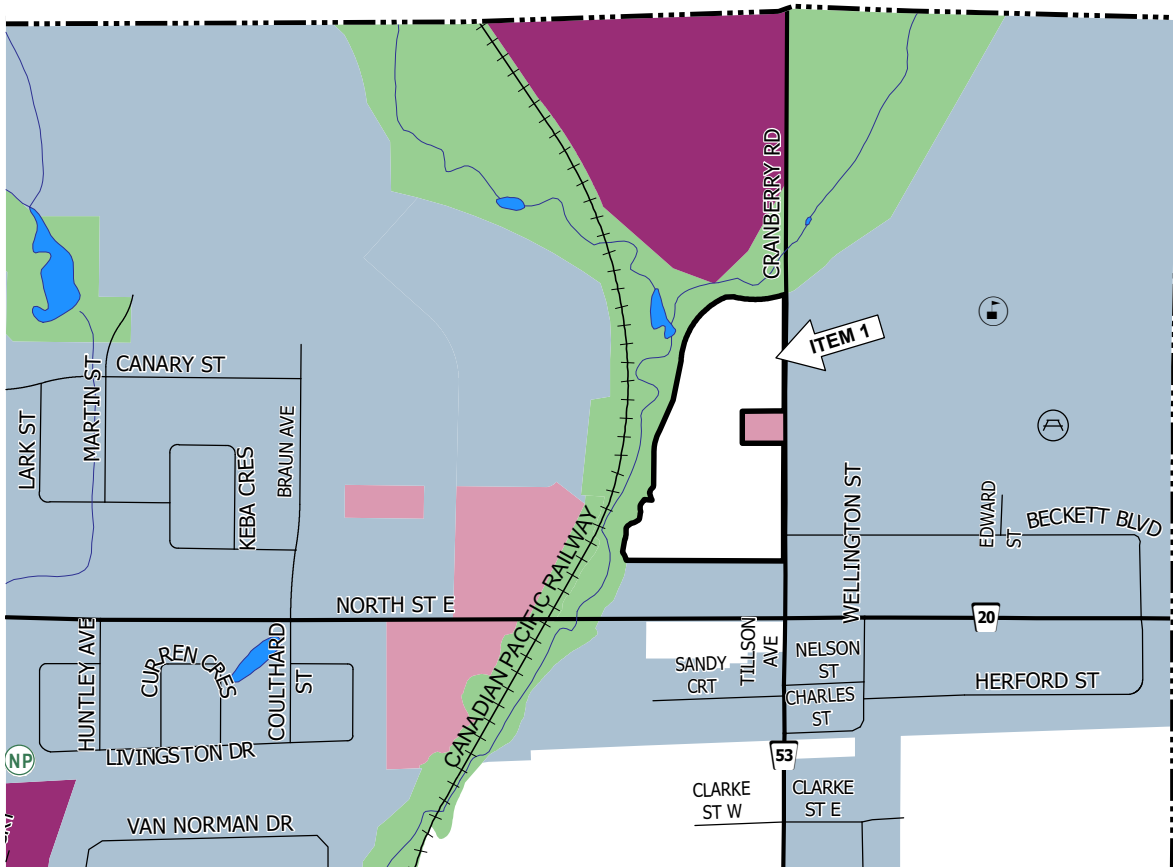
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 262

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
SCHEDULE "T-2"
TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN



TOWNSHIP OF SOUTH-WEST OXFORD



- AREA OF THIS AMENDMENT

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

**RESIDENTIAL DENSITY PLAN
LEGEND**

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