

Plate 1: Location Map with Existing Zoning

File Nos: OP 20-09-7, ZN 7-20-06, SB 20-02-7 - 2407774 Ontario Limited

Part Lots 1594, Plan 500- 101 John Pound 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

April 23, 2020

Plate 2: 2015 Aerial Map

File Nos: OP 20-09-7, ZN 7-20-06, SB 20-02-7 - 2407774 Ontario Limited

Part Lots 1594, Plan 500- 101 John Pound 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

0 121 242 Meters

NAD_1983_UTM_Zone_17N



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April 23, 2020





Legend

-- 100 Metre Buffer Ingersoll

Village Land Use

Designation

- Village Core
- Service Commercial
- Low Density Residential
- Medium Density Residential
- Industrial
- Major Institutional
- Future Urban Growth
- Open Space
- Environmental Protection
- School
- Requiring Secondary Planning
(See Sec. 4.2.2.4)

Land Use Designation

- Residential
- Residential Reserve
- Central Business District
- Entrepreneurial District
- Neighbourhood Shopping Centre
- Service Commercial
- Regional Commercial Node
- Business Park
- Traditional Industrial
- Community Facility
- Open Space
- Environmental Protection
- Future Urban Growth
- Rural Buffer
- Industrial Site Specific Policy Area
- Agricultural Reserve
- Settlement
- County Biosolid Storage Facility
- County Landfill Site
- Quarry Area
- Industrial

Notes

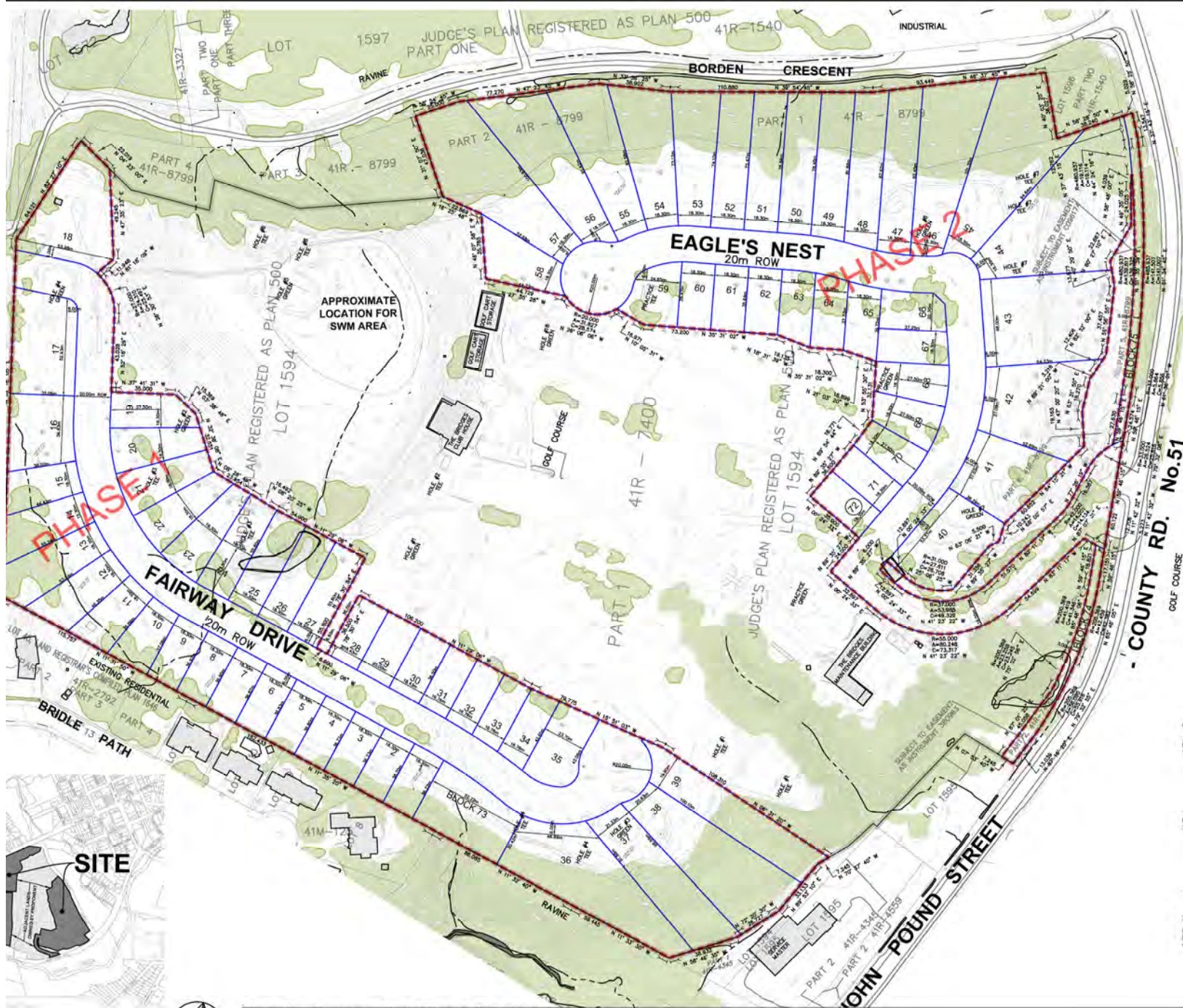


0 102
NAD_1983_UTM_Zone_17N



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

April 23, 2020



DRAFT PLAN OF SUBDIVISION

PART OF
LOT 1594
JUDGE'S PLAN REGISTERED AS
PARTS 1, 2, 5, & 6, PLAN 41R
PARTS 1 & 2, PLAN 41R-740C

TOWN OF TILLSONBURG
COUNTY OF OXFORD



SCALE 1:1000



NOTE: ORIGINAL CONTOURS SHOWN FROM 20XX C.L.E.

LEGEND

----- SUBDIVISION LIMITS

AREA SUMMARY

DESCRIPTION	
LOTS 1-15, 19-39, 44-72	SINGLE DETACHED (65 LOTS)
LOTS 16-18, 40-43	TOWNHOMES (24 DWELLINGS)
BLOCK 73	FUTURE RESIDENTIAL
BLOCKS 74 & 75	ROAD WIDENING
DEDICATED STREETS	FAIRWAY DRIVE, E
TOTAL	

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLAN
(A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) LOTS 1-15, 19-39, 44-72 - SINGLE DETACHED RESIDENTIAL
LOTS 16-18, 40-43 - TOWNHOMES RESIDENTIAL
BLOCK 73 - FUTURE RESIDENTIAL
BLOCKS 74 & 75 - ROAD WIDENING
(E) NORTH - EXISTING RESIDENTIAL
WEST - EXISTING RESIDENTIAL
EAST - PASSIVE USE OPEN SPACE ZONE
SOUTH - EXISTING GOLF COURSE, PASSIVE USE OPEN SPA
(F) ON PLAN
(G) ON PLAN
(H) TOWN WATER AVAILABLE
(I) SAND
(J) ON PLAN
(K) STORM SEWERS, SANITARY SEWERS, TELEPHONE, GAS, E.V.
(L) TOWN OF TILLSONBURG OFFICIAL PLAN AND ZONING BY-LAW
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE

2407774 ONTARIO LIMITED, THE REGISTERED OWNER OF THE LANDS
HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT
SUBDIVISION FOR APPROVAL.

DATE KASSANDRA WAY, SECRET,
2407774 ONTARIO

THE TOWN OF TILLSONBURG, THE REGISTERED OWNER OF THE LANDS
HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT
SUBDIVISION FOR APPROVAL.

DATE STEPHEN MOLNAR,
TOWN OF TILLSONBURG

DATE MICHELLE SMITH,
TOWN OF TILLSONBURG

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
ARE ACCURATELY SHOWN ON THIS PLAN.

DATE KIM HUSTED, ONTARIO L.P.

CJDL
Consulting Engineers

18093

Cyril J. DemeYere Ltd.
100, Glen Road, 2nd Floor
Tillsonburg, Ontario, N4G 1A1
Tel: (519) 638-1111
Fax: (519) 638-1112
cjd@cjdeng.com

26 AUG 2021

KEY PLAN
SCALE 1:10,000



Plate 4: Proposed Draft Plan of Subdivision
File Nos: OP 20-09-7, ZN 7-20-06, SB 20-02-7 - 2407774 Ontario Limited
Part Lot 1594, Plan 500, Parts 1, 2, 5 & 6 of 41R-8799, Parts 1 & 2 of 41R-7400- 101 John Pound Road, Town of Tillsonburg

Eric Gilbert

From: Cephas Panschow <CPanschow@tillsonburg.ca>
Sent: June 22, 2020 3:18 PM
To: Planning
Cc: Eric Gilbert
Subject: RE: Applications- OP 20-09-7, ZN 7-20-06, SB 20-02-7- 101 John Pound Road, Town of Tillsonburg
Attachments: 072715-NAGA_Report_from_RBC_Canadian_Open.pdf;
Golf_Industry_Consumer_Behaviour_Study(Sep12,12).pdf; SNG-Golf-Economic_Impact_of_Golf_in_Canada-Executive-Summary(Jun2,2014).pdf

My comments are below, but just wondering if any comments have been provided from any Town department with respect to any agreement between the Town and the Golf course owner/previous owner, and specifically, relating to any conditions that may have been put in place as part of the redevelopment of the golf course prior to the expanded course opening in 2009? Any agreement entered into may be critical with respect to understanding how best to move forward with this application as there may have been commitments with respect to the golf course based on the Town's support and lands transferred at that time.

In order to better provide comments on the proposed partial conversion of a public golf course into a smaller, 12-hole public golf course and residential development, I conducted some research on the golf industry as a whole. The below data is taken from the most recent studies I could find (2012 and 2014) for the golf industry in Canada. The data is from the National Allied Golf Associations.

Some key statistics on the golf industry in Canada (CANADIAN GOLF CONSUMER BEHAVIOUR STUDY, Conducted by NAVICOM on behalf of the National Allied Golf Associations, FINDINGS REPORT (Published September 12, 2012)):

- Among the population of approximately 5.7 million golfers, the number of people entering the game is equal to the number of people leaving the game (18% or approximately 1.026 million people).
- Among the population of golfers, the number of golfers playing fewer rounds (38%) is greater than the number of golfers playing more rounds (14%).
- Spending is generally flat, or in some cases, decreasing.
- The total direct economic activity (total direct sales, golf related travel, capital spending) resulting from the Canadian Golf Industry is estimated at \$19.7 billion. Direct revenues generated directly by golf courses and their facilities, and stand-alone driving and practice ranges (\$5.0 billion) rivals the revenues generated by all other participation sports and recreation facilities combined (\$4.8 billion) in Canada!
- The study's Sustain the Game implications identify that Innovation is required to help players overcome the time & money challenges. Innovative ways to address this include:
 - Shorten courses (takes less time to play)
 - Simplify courses for beginners (innovation around the game in introductory stages i.e. beginner times to play, fewer holes to play, etc.)
 - Lower costs

2014 Economic Impact of Golf in Canada, National Allied Golf Association (NAGA), May 29, 2014:

- Based on direct, indirect and induced impacts, Canada's 2013 golf cluster economic impact accounts for about \$14.3 billion of Canada's Gross Domestic Product (GDP), up from \$12.2 billion in 2008.
 - 300,100 jobs;
 - \$8.3 billion in household income;
 - \$1.4 billion in property and other indirect taxes; and,

- \$2.2 billion in federal and provincial income taxes.
- **Other Benefits of Golf:**
 - Environmental Benefits – Over 175,000 hectares of green space managed by approximately 2,308 golf course operators, including 30,000 hectares of unmanaged wildlife habitat under golf course stewardship.
 - Golf Participation – SNG estimates, based on starts reported by operators and rounds played reported by Canadian golfers, that approximately 60 million rounds of golf were played in 2013.
 - According to a recent NAVICOM study – there are close to 5.7 million golfers in Canada.
 - Employment Opportunities – The Canadian Golf Industry provides an excellent employment opportunity, with as many as 37% of those working at Canadian golf courses being students.
 - Charitable Activity – In 2013 there were nearly 37,000 charitable events hosted at Canadian courses (25,000 in 2008). Using conservative estimates, these events raise more than \$533 million for charitable causes across Canada.
 - Golf Tourism – Canadian travelers make more than 1 million trips involving golf, spending \$2.5 billion annually on golf-related travel within Canada (including on-course spending at courses visited). Foreign visiting golfers spent \$1.6 billion on golf related travel and on-course spending.
- **The Canada Golf Economy has more likely recovered to pre-Global Economic Crisis levels**, maintaining some of the key metrics in terms of revenues and level of play, in the wake of both the 2008 global recession and the ongoing demographic shift that has been taking place in golf since about 2000
 - While rounds played are down (26,100 per course in 2013 from 28,700 in 2008), revenues are equivalent to 2008 levels.
 - 2013 operating expenditures are in line with 2008 spending.
 - Capital spending (e.g., course improvements, infrastructure) in 2013, at \$650 million, nearly \$140 million more than the \$511 million (2013\$) in 2008.
 - Courses are providing their services with fewer workers, with employment down in 2013 by as much as 20% from 2008 levels and courses employer fewer students (37% from 43% in 2008).
 - **Canadian golfers increased their spending on golf and golf related travel outside of Canada from \$1.9 billion (2013\$) in 2008 to \$4.6 billion in 2013.**
- For their part, golfers still managed to spend slightly more on golf in Canada: \$15.6 billion (2013\$) in 2013 compared to \$14 billion (2013\$) in 2008.
-

NAGA leaders report positive news from annual meeting at RBC Canadian Open (2015) -

<https://www.ngcoa.ca/news/3786/naga-leaders-report-positive-news-from-annual-meeting-at-rbc-canadian-open>

- Another report released in 2015 – Golf Facilities in Canada 2015 – revealed the following snapshot regarding golf facilities in Canada:
 - Canada is home to 2,346 public and private golf facilities; **ranking it third in the world in total supply.**
 - Seventy-seven per cent of the total golf supply is located in Canada's four most populated provinces—Ontario, Québec, Alberta and British Columbia.
 - **Canada features nine 12-hole facilities (six of which are in Ontario) and three 6-hole facilities.**
 - Course construction peaked in the 1960s with the opening of more than 420 facilities. **A second significant growth spurt occurred in the period between 1990 and 1999**, when more than 310 courses—13 per cent of total supply—opened. The growth was highlighted by the opening of 257 facilities in the four largest provinces: Ontario, Québec, Alberta and British Columbia.
 - **Since 2010 (to 2015), 29 facilities have opened in six different provinces. In recent years, Canada has seen only moderate growth, and currently has 31 18-hole equivalent facilities in various stages of development. Of those facilities in various stages of development, 17 have broken ground including seven in Alberta and four in Nova Scotia. Nearly 60 per cent of new projects are tied to a real estate development.**
 - In the past five to 10 years, 158 facilities have closed. One in five of those closures were located in Ontario, which is home to 35 per cent of the total supply of Canada's facilities. Three of Canada's 10 provinces have seen fewer than five facility closures during the past decade.

Comments:

It is a common perception that the golf industry is, at best, flat, and at worst declining. Certainly, course construction, which had experienced the second highest growth spurt in the 1990-1999 period, has declined quite significantly. The studies indicate that the number of golfers is flat, many are playing fewer rounds, spending is flat or declining, number of youth entrances into the sport are lower than in the past, etc. All in all, the golf industry is experiencing significant pressures.

However, based on the most recent industry studies available (2012 and 2014), the golf industry is still relatively strong. One of the industry's major strengths is its size with the total direct economic activity (total direct sales, golf related travel, capital spending) resulting from the Canadian Golf Industry estimated at \$19.7 billion and 5.7 million golfers in Canada (2014). Direct revenues generated directly by golf courses and their facilities, and stand-alone driving and practice ranges (\$5.0 billion) rivals the revenues generated by all other participation sports and recreation facilities combined (\$4.8 billion) in Canada! There are also significant other benefits to golf; including Environmental, Stewardship, Employment, Tourism, etc.

Locally, the golf industry is a microcosm of these trends and pressures with a couple of golf courses (Norwich, Mount Elgin) having closed with others experiencing pressures. The Bridges at Tillsonburg golf course expansion plans started well after the peak of course construction in Canada and opened in 2009, during the peak of the Global Economic Crisis. Since then, both the national, provincial and local golf industry has rebounded to previous levels, but there are still challenges within the industry.

Locally, it is likely that golf courses are seeing declining number of golfers and events as well as flat number of rounds. Additionally, with the large growth in revenue being spent outside of the country (nearly tripling from 2008 to 2013!), it is likely that there are significant economic leakages with respect to spending on golf both outside of Tillsonburg and outside of Canada. However, there are also a number of positive trends that may start paying dividends for the courses that remain. These include the decreased supply of golf courses in the area, the increased investment in remaining golf courses, the significant population growth of the region, the growing number of people in older demographic groups (growth in an absolute sense), etc. Anecdotally, there are reports of increased demand for golfing due to the limited recreational opportunities available due to current and ongoing impacts from the Coronavirus pandemic, which could reinvigorate previous golfers and attract new golfers to the sport. However, the long term impacts of the pandemic remain to be seen.

The studies sourced noted a number of strategies that are being used to deal with the changing economic climate for the golf industry. These include:

- Shorten courses (takes less time to play)
- Simplify courses for beginners (innovation around the game in introductory stages i.e. beginner times to play, fewer holes to play, etc.)
- Lower costs
- Nearly 60 per cent of recent projects (2010-2015) are tied to a real estate development.

Further, the study identifies that Canada has nine 12-hole facilities (six of which are in Ontario) and three 6-hole facilities.

The proposed redevelopment of the Bridges at Tillsonburg course speaks to many of the strategies being used to ensure the feasibility of golf courses in the future. Namely, a shortened course/12 hole facility, potential simplification of the course, and being tied to a real estate development.

Based on the economic factors facing the golf industry and recent trends, it appears that the redevelopment proposal, which combines the addition of 90 residential units on the property while maintaining a smaller golf course, is reasonable. However, it will be critical to ensure that the benefits of the original 2007-09 redevelopment (re-

invigorated course, public trails, etc) are maintained, and possibly enhanced as well as maintaining current off-season uses for the lands (tobogganing hill). Specifically, holes (#1?, #18?) may have to be changed in order to provide suitable flow for golfers. Is the developer able to provide a summary plan for how the re-envisioned golf course will work and how any impacts, both during and after construction, will be mitigated?

In terms of the Town owned ravine and other lands located along and to the west of the unopened Borden Crescent road allowance, are there any opportunities to discuss potential reconfigurations/transfer of lands to facilitate the development as well as trails, etc? Is the developer interested in acquiring the slope lands between Borden Crescent and the future Eagle's Nest roadway for additional lot depth (should the Town be interested)?

Other Questions:

- Will the existing golf course laneway be maintained off of the Eagle's Nest roadway to the clubhouse or will future access be only off the Eagle's Nest roadway?
- Will any additional connections between the trails to the north and south of the golf course be created/maintained as the result of this development?
- What is the plan for the other lands previously used for golfing, i.e. lands on which holes 2 and 5 are located, tee for hole 6, etc?

In summary, this proposed development has the opportunity to be a signature development for the Town that will result in the creation of an additional 90 residential units with the potential to attract a wide variety of people from both within Tillsonburg and across the region. If properly planned and implemented, this development could support new housing with environmental amenities, increase the supply of ravine lots within the Town/region, attract new residents, and better position the Town to attract people within its target markets (the middle third, talent, etc), while enabling the ongoing sustainability of a multi-use recreational facility (golf, trails, tobogganing, etc) for the benefit of all.

Note:

Should more recent reports regarding the golf industry be published, comments should be reviewed in light of any potential changes in the data.

Sources:

CANADIAN GOLF CONSUMER BEHAVIOUR STUDY, Conducted by NAVICOM on behalf of the National Allied Golf Associations, FINDINGS REPORT (Published September 12, 2012))

2014 Economic Impact of Golf in Canada, National Allied Golf Association (NAGA), May 29, 2014

Golf Facilities in Canada 2015 report

From: Eric Gilbert [mailto:egilbert@oxfordcounty.ca]

Sent: April-23-20 10:39 AM

To: Public Works Development; Engineering Services; Shayne Reitsma; Kevin DeLeebeeck; Geno Vanhaelewyn; Rick Cox; Fire; Cephas Panschow; Michelle Smibert; David Rizzuto; Derek Schonewille; Long Point Region (planning@lprca.on.ca); TVDSB - Planning (planning@tvdsb.ca); Kelly Buchanan; Quinten Wilson (quenten.wilson@execulinktelecom.ca); rmclean@office.idcsb.on.ca; Bell Circulations; Rogers; Mark Renaud; Suzanne Renken; kay.grant@ontario.ca; Jeff Soetemans (jeff.soetemans@execulinktelecom.ca); Connie Richardson; Frances Aparicio; Frances Egan; Karissa Vergeer; Neil Mazey; mandrews@packetworks.net

Cc: Planning; Planning; Parcels

Subject: Applications- OP 20-09-7, ZN 7-20-06, SB 20-02-7- 101 John Pound Road, Town of Tillsonburg

Good Morning,



Long Point Region Conservation Authority

4 Elm St., Tillsonburg, Ontario N4G 0C4
519-842-4242 or 1-888-231-5408 • Fax 519-842-7123
Email: conservation@lprca.on.ca • www.lprca.on.ca

June 11, 2020

County of Oxford
Community Planning
21 Reeve Street
P.O. Box 1614
Woodstock, ON
N4S 7Y3

Attention: Eric Gilbert, MCIP, RPP

Subject: 101 John Pound Road, Tillsonburg, Oxford County
Applications OP 20-09-7, ZN 7-20-06, SB 20-02-7

Long Point Region Conservation Authority staff have reviewed the following documents as part of an Official Plan Amendment, Draft Plan of Subdivision Approval, and Zoning By-Law Amendment affecting The Bridges of Tillsonburg Golf Course:

1. The Bridges Subdivision Preliminary Servicing Report, CJDLC Feb 7, 2020
2. Appendix E1 – Geotechnical Exploration, Proposed Bridges Subdivision Development, Golder Associates Ltd. April 2019
3. Appendix E2 – Geotechnical Slope Assessment, Proposed Bridges Subdivision Development, Golder Associates Ltd. April 2019
4. Drawing: Proposed Zoning, The Bridges Subdivision, CJDLC Feb 20, 2020
5. Drawing: Draft Plan of Subdivision, CJDLC Feb 26, 2019
6. Plate 1: Location Map with Existing Zoning
7. Plate 2: 2015 Aerial Map
8. Plate 3: Official Plan Designation

The subject lands contain steep slopes that are subject to instability and erosion.

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."

Accordingly:

3.1.1. Development shall generally be directed, 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 lake systems which are impacted by flooding hazards and/or erosion hazards

The Geotechnical Investigation outlines a Geotechnical Setback Limit that defines hazardous lands as per the PPS, 2020 and should not be developed. The geotechnical setback limit is to be shown on the plan and outline the proposed changes to the zoning.

Geotechnical specific comments:

1. All development including lot lines, must be located outside of the erosion hazard. The erosion hazard (geotechnical setback) at this location is the toe erosion allowance, an allowance for slope stability and an erosion access allowance.

2. Page 7, Paragraph 2 states

“In areas where toe erosion is occurring, or has the potential to occur and impact the stability of the slope, measures need to be taken at the planning state to reduce the risk of slope stability due to erosion. The problem can be addressed either by instream erosion control works to eliminate erosion and stabilize the bank/gulley or by the provision of an erosion setback.”

All new development shall be located outside of the erosion hazard. Undertaking instream erosion control work to eliminate the erosion and stabilize the bank gulley will not be supported for new development.

3. There are minor discrepancies of the lot layout between Figure 1: Location Plan in the Golder report and Drawing: Draft Plan of Subdivision, CJD L Feb 26, 2019. This is a minor detail not require specific action. However, the recommendations within the Geotechnical Slope Assessment, including the erosion hazard must be included in the Draft Plan of Subdivision.
4. Please state the method used for the slope stability analysis.
5. Both geotechnical reports are “draft.” A final version is required to support the development.

General Comments:

1. Cut and fill plan showing all temporary stockpiles of materials is required.



2. Erosion and sedimentation control is required during construction of the development.

Stormwater Management Comments:

1. A planting plan is required for the SWM facility. The plan must include species tolerant to the level of submergence, support the treatment of stormwater, reduce thermal stress (provide shade), discourage unwanted geese, and be native to the Tillsonburg area.
2. Final design details of the SWM facility including the outlet is required.
3. The major overland flow system including depth and velocities must be calculated to ensure there is no increased flood risk to life, property and the environment.

Ontario Regulation 178/06

1. A portion of the area proposed for development is located within the Regulated Area outlined in Ontario Regulation 178/06 and requires permission from the Long Point Region Conservation Authority prior to any on-site development, including grading or site alteration.

The LPRCA has no objection to the concept of site development provided all concerns can be addressed.

Please contact this office should you have any questions in this regard.

Yours truly,

Leigh-Anne Mauthe, BES
Planning Technician



A member of the Conservation Ontario Network

Schedule "A"
To Report No. CP 2021-379

CONDITIONS OF DRAFT APPROVAL – SB 20-02-7 – 240774 Ontario Limited

1. This approval applies to the draft plan of subdivision submitted by 2407774 Ontario Limited (SB 20-02-7) and prepared by CJDLC Consulting Engineers, as shown on Plate 4 of Report No. 2021-379 and comprising Part Lot 1594, Plan 500, Parts 1, 2, 5 & 6 of 41R-8700, Parts 1 & 2 of 41R-7400, in the Town of Tillsonburg, showing 65 lots for single detached dwellings, and 7 blocks for street-fronting townhouses, totaling 24 units, in a new residential plan of subdivision served by 2 new local streets.
2. The Owner shall enter into a subdivision agreement with the Town of Tillsonburg and County of Oxford.
3. The subdivision agreement shall make provision for the payment of cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Town of Tillsonburg.
4. The Owner agrees in writing, to install fencing and other golf ball mitigation measures as may be required by the Town, to the satisfaction of the Town of Tillsonburg.
5. 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.
6. The road allowances included in the draft plan of subdivision shall be dedicated as public highways, to the satisfaction of the Town of Tillsonburg.
7. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Town of Tillsonburg.
8. 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.
9. The subdivision agreement shall contain provisions requiring the Owners 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.
10. The Owners shall retain a Landscape Architect to prepare a landscape plan for the plan of subdivision, to the satisfaction of the Town of Tillsonburg.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. The Owner agrees in writing, that a 0.3 m (1 ft) reserve along John Pound Road shall be conveyed to the County as required, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
19. The Owner agrees in writing, that a road widening along John Pound Road shall be conveyed to the County as required, to provide a 15 m (49.2 ft) right-of-way from the centerline of the Road, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
20. The Owner agrees in writing to implement the recommendations contained in the Traffic Impact Statement prepared by RC Spencer dated December 2019; including, but not limited to the following: The reconfiguration of the existing golf course driveway for access into the Eagle's Nest cul-de-sac should be completed in accordance with best practices as outlined in the TAC Geometric Design Guide for Canadian Roads (2017).
21. The Owner agrees in writing to implement the recommendations and mitigation measures contained in the Environmental Impact Study prepared by Vroom + Leonard, dated April 2021, and any peer-review recommendations of such study.

22. Prior to any tree removal or grading works, the Owner agrees to prepare a tree saving plan, in accordance with the recommendations of the Environmental Impact Study, prepared by Vroom + Leonard, and dated April 2021.
23. 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.
24. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge that the Owner/developer provide Enbridge Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Enbridge Limited.
25. 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, cut and fill plan, soil conservation plan, and stormwater management plans have been completed to their satisfaction.
26. 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 12 (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.
27. 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 12 to 18 (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.
28. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 23 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
29. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Union Gas that Condition 24 has been met to the satisfaction of Union Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
30. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by LPRCA that Condition 25 has been met to the satisfaction of LPRCA. The clearance letter shall include a brief statement detailing how this condition 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 by November 10, 2024 after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

Eric Gilbert

From: Eric Gilbert
Sent: October 21, 2021 6:04 PM
To: Planning
Subject: FW: Amendments to the official plan & zoning By-law

Eric Gilbert, MCIP RPP
Senior Planner | Community Planning
County of Oxford

-----Original Message-----

From: Brian Watson <bwatiwatson@gmail.com>
Sent: October 21, 2021 1:56 PM
To: Eric Gilbert <egilbert@oxfordcounty.ca>
Cc: Brian Watson <bwatiwatson@gmail.com>; dgilvesy@tillsonburg.ca; Chris Parker <cparker@tillsonburg.ca>
Subject: Amendments to the official plan & zoning By-law

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

Eric:

Files OP20-09-7, SB 20-02-7 & ZN 7-20-06

My name is Brian Watson. I have resided at 143 Baldwin Street for the past 12 years.

I was born and raised in Tillsonburg, and then left for a number of years to pursue my career. When my wife and I started to consider retirement, we visited a number of small communities in Ontario to evaluate the options available. But, after weighing the pros and cons, we decided that Tillsonburg was the winner by a wide margin.

Friends, family, small town feel and access to a Championship 18 hole golf course, made coming Home a no brainer.

I read all the articles about expanding the existing course and I find it difficult to comprehend that the committee of experts had it wrong a few short years ago!

I'm sure there will be some that are content with a 12 hole layout, but for the die hard passionate golfer, it will be like playing a partial game of curling, crib or euchre.

I'm also sure the developers will construct a beautiful subdivision, but at the expense of one of the few remaining wide open green spaces in our growing town.

Respectfully

Brian Watson

Sent from my iPad

Eric Gilbert

From: Eric Gilbert
Sent: October 21, 2021 6:05 PM
To: Planning
Subject: FW: [EXT] Fwd: Amendments to the official plan & zoning By-law

OP20-09-7, SB 20-02-7 & ZN 7-20-06

Eric Gilbert, MCIP RPP
Senior Planner | Community Planning
County of Oxford

From: D Barnard Financial Group Ltd (Derek Barnard) <Derek.Barnard@freedom55financial.com>
Sent: October 21, 2021 3:50 PM
To: Eric Gilbert <egilbert@oxfordcounty.ca>
Cc: Brian Watson <bwatiwatson@gmail.com>; dgilvesy@tillsonburg.ca; cparker@tillsonburg.ca; Stephen Molnar <smolnar@tillsonburg.ca>; dberes@tillsonburg.ca
Subject: FW: [EXT] Fwd: Amendments to the official plan & zoning By-law

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Good afternoon Eric,

I would like to echo Brian's comments below and add a few of my own. I am a resident on Bridle Path and I've seen the recent correspondence from the County regarding the rezoning application.

I have a hard time reasoning that town and county council could be in agreement with rezoning the golf course land from open space and environmental protection to residential at a time when most communities are in search of green space. The transition from 9 to 18 holes was a long tough process and the result is a beautiful golf course, trail, year round recreational facility and a true local wildlife habitat.

As a community I would hope that we would be fighting to save these local treasures.

I welcome comments from any of the above people cc'd on this email.

Derek Barnard

Subject: [EXT] Fwd: Amendments to the official plan & zoning By-law

Sent from my iPad

Begin forwarded message:

From: Brian Watson <egilbert@oxfordcounty.ca>
Date: October 21, 2021 at 1:56:04 PM EDT
To: egilbert@oxfordcounty.ca

Cc: Brian Watson <bwatiwatson@gmail.com>, dgilvesy@tillsonburg.ca, Chris Parker <cparker@tillsonburg.ca>

Subject: Amendments to the official plan & zoning By-law

Eric:

Files OP20-09-7, SB 20-02-7 & ZN 7-20-06

My name is Brian Watson. I have resided at 143 Baldwin Street for the past 12 years.

I was born and raised in Tillsonburg, and then left for a number of years to pursue my career. When my wife and I started to consider retirement, we visited a number of small communities in Ontario to evaluate the options available. But, after weighing the pros and cons, we decided that Tillsonburg was the winner by a wide margin.

Friends, family, small town feel and access to a Championship 18 hole golf course, made coming Home a no brainer.

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I'm also sure the developers will construct a beautiful subdivision, but at the expense of one of the few remaining wide open green spaces in our growing town.

Respectfully
Brian Watson

Sent from my iPad

Eric Gilbert

From: Eric Gilbert
Sent: October 22, 2021 11:06 AM
To: Planning
Subject: Fwd: Golf Course

Begin forwarded message:

From: Katie Benko <katherinebenko@hotmail.com>
Date: October 22, 2021 at 09:25:19 EDT
To: Eric Gilbert <egilbert@oxfordcounty.ca>
Subject: Golf Course

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

Good morning,

I have been given your contact information to express concern about the golf course development in Tillsonburg. If there is any petition that I can sign or way of showing support for keeping the 18 hole golf course as is, I would like to offer my backing.

I was born and raised in Tillsonburg and have recently moved back and purchased a home here. I grew up riding my bike to the golf course to attend junior league with my friends. I hope to one day be able to provide this experience to my own children.

With the growing housing development in our little town, I believe the last thing that we need to do is lose a cherished facility (that many local people fought to support) for the purpose of more homes. There is plenty of untapped land for residential neighbourhoods in Tillsonburg. Also, the pure logistics of adding more traffic off of Baldwin Street warrants concern.

I appreciate your time and support.

Kindest regards,

Katie Benko

Eric Gilbert

From: Monique & Dan Blahitka <mblahitka@sympatico.ca>
Sent: October 26, 2021 4:07 PM
To: Planning
Subject: Monday nov 1st meeting - The Bridges

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

When will the grading plan be prepared and the tree saving plan to inventory the trees that will be removed or disturbed. the EIS report is subject to this plan.

Decisions can't be made until all documents are submitted and reviewed .

Monique Blahitka

14 Bridle Path

Tillsonburg.

Sent from my iPad

Eric Gilbert

From: Eric Gilbert
Sent: October 23, 2021 9:14 AM
To: Planning
Subject: Fwd: Development

Begin forwarded message:

From: Jim Calvert <jim.calvert@imaltd.com>
Date: October 23, 2021 at 08:53:54 EDT
To: Eric Gilbert <egilbert@oxfordcounty.ca>
Cc: cparker@tillsonburg.ca, jgilvesy@tillsonburg.ca
Subject: Development

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

Dear Egilbert

I have no idea what value my email may have, however I hope that many Tillsonburg and area residents will share their disappointment and speak out, with the loss of our eighteen hole golf course.

My family and I settled our business in Tillsonburg in 1990 and even when we retired in 2012 it was an easy decision to keep the company in the family and remain in the town we are proud to call home. Tillsonburg is a unique community consisting of residents who are proud to call it home, and are eager to participate to improve and support whenever called upon. During a public presentation to council i stated that the difference between Tillsonburg and other communities in the country was that when a project was proposed that would improve our community it was never a question of HOW RATHER WHEN CAN WE BEGIN.

There are examples of how Tillsonburg differentiates itself with the annual hospital tournament that raises in excess of thirty thousand a year to purchase specific equipment, the lake Lisgar enhancement, the Scott McClean ice pad and the expansion from nine to eighteen at the Bridges to mention just a few. When our nine holes was being converted to eighteen I was part of a committee that ran a tournament called YOURS TO PLAY, and with the support of our service clubs, local companies and citizens we raised in excess of forty eight thousand dollars in one day. It should also be known that in four short years following the expansion to eighteen the Bridges was named one of the top ten public courses in Ontario.

In my opinion it will be a Shame to see this beautiful peace of land that is such a historical part of Tillsonburg being turned into simply another housing development.

Regards

Jim Calvert

Sent from my iPhone

Eric Gilbert

From: Richard VanMaele <ravanmaele@gmail.com>
Sent: October 21, 2021 2:52 PM
To: Planning
Subject: Zone Change at the Bridges at Tillsonburg
Attachments: 20211009_171854649_iOS.heic; 20211009_171906149_iOS.heic; 20211019_153927625_iOS.heic

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

Hello

I am writing to you in regards to Files: OP 20-09-7; SB 20-02-7 & ZN 7-20-06
(2407774 Ontario Ltd)

I live at 8 Bridle Path, Tillsonburg, ON N4G 5L9 and my property butts up to the subject lands and as you can imagine, I am not thrilled about the potential development but I am more concerned about the flow or management of excess water from the subject lands. If you have to change the elevation of that property, water could flow back and flood the existing residential property. In the drawings that you provided there is nothing depicting drainage between the subject lands and the existing residential property. The subject lands on the west side of the proposal are poorly drained and extremely wet. This year there has been water laying on the surface of the ground for most of the season and if you walk along the edge of the tree line towards Baldwin Street the soil moves under your feet as if you are walking in a swamp and not on a golf course. I have attached a couple of photos taken over a 10 day period to show you how wet it gets out there.

Thanks

--

Richard VanMaele
H:(519)409-1670
C:(519)842-0331







October 27, 2021

In advance of the Application to be put forth by Tillsonburg Developments Inc. (TDI) to Council on November 1st, 2021, we, the ownership group feel compelled to enlighten Council members on the history of the Bridges at Tillsonburg and how it has led to the application being submitted.

Unfortunately the application and information circulated to the adjacent homeowners, only tells “the intent” and does not include the reason “why”! Some town residents and others have drawn their own conclusions and provided comments on social media that have then been expanded by others with their own opinions.

Some of the comments paint the “ownership group” as heartless and only concerned about the money aspect of the changes. There is no other group of people in town that gives more to this community than these people. They are called upon constantly to support almost everything in the town. They are hardworking, successful business people and compassionate when it comes to the Town.

Before we took ownership of the course we actually donated 100s of thousands of dollars to the course over the years. This was in the form of a new cart building, a new deck and the cart paths were all paved resulting in a savings on cart maintenance. But despite all this help, the shareholder operated course still had problems operating as 18 holes.

Looking back, the original Tillsonburg Golf & Country Club was founded in 1925 with just nine holes and many played it as 18 holes.

Then 80 years later there is talk of a need to expand to 18 holes to survive in the local golf industry.

To fund the course expansion, a plan was put in place to sell 5 and 10 Year Memberships , but by the time the course was nearing completion

it was determined that there was not enough capital raised. The club then signed a \$1.5 M, second Mortgage agreement with six of the members at an interest rate of 8.5 %.

The Club had a \$1M first mortgage from BMO and a \$300,000 Line of Credit.

Along with the expansion committee, a fundraising team was put in place with Walter Kleer and Pat Carroll taking the lead to help raise the funds in the community to finance a walking trail. The trail would be constructed in concert with the new holes that were modelled after a course called Grey Silo in Waterloo. It was also designed and built by Gateman Malloy, the constructors of the Tillsonburg course expansion.

An anonymous donor stepped up in October to match \$500,000 in funds raised. In six short weeks, the committee compiled \$540,000 in donations and on New Year's Eve, Mayor Molnar was presented a cheque for the \$500,000 from Liz and Pat Carroll. In recognition of their contribution, the Carroll Trail bears their family name.

The course and the trail were both opened in the summer of 2009 to great excitement in the Community. It is important to note that had the cost of the bridges and some of the erosion control not have been absorbed by the Trail, the course expansion may never have been completed.

The Bridges at Tillsonburg was also leasing the land from the Town on which the new holes were built.

Few lease payments were actually made and the Club struggle to make its financial obligations. The payments made on the first and second mortgages took most of the cash. The pre-sold long term memberships actually stymied the cash flow and some bad weather later that summer compounded the financial problem.

The following year there were some payments missed and there was pressure that could have possibly resulted in the forced sale of the club to pay its debts.

Liz and Pat Carroll stepped up again providing a 5% interest only, “On Demand” loan. The second mortgage holders were paid back and a deal completed with the Town for the land on which the new golf holes were built.

In the spring of 2012 there was an emergency call for financial assistance from the membership. Only fifty six people responded and put up \$1,500 each for only a Preferred Voting opportunity with no additional equity. But this was only a temporary fix and it only delayed the inevitable. This did polarize the membership and some chose not to participate and left the club, thus further eroding the Club’s financial position.

The golf industry in Ontario is seasonal and the Club was challenged to pay and maintain its key staff through the winter months. Often the Club relied on pre-selling rounds or memberships for the next season, resulting in a strain on the cash flow the following season.

In 2013 the club missed the interest only payments and there were a couple of emergency meetings called that summer. However, there was no real commitment from the limited membership group to provide additional funds to help the Club survive. Some devoted members had

also deferred the start of their Long Term memberships to help the course, but to no avail.

In September a forensic audit of the Club's books and operations were completed by the lender resulting in a recommendation not to allow the financial drain to continue.

The course was abruptly closed early in November and most of the staff released. The greens superintendent and his assistant were kept on to properly close the course and service the equipment through the winter months, in hopes that the course could open in the spring.

There were some preliminary meetings with some of the "would be" new course partners that fall, but the viability of the operations had to be proven. The group were compassionate people of the community, disappointed in what had happened to the lender, having been left "holding the bag" with the demise of the course.

The lender was also made an offer to purchase the course for \$1.6 from an out of town buyer, but that was significantly less than the investment. The offer, interest free paid over ten years, was really not considered. There also would be no guarantee that the course would be operating in the years to come.

Global Golf in Toronto, was engaged to study the viability of the course and its future.

On Feb 2, 2014, Stephen Johnston presented several possible options to the lender. Rent, lease, sell or find a group of like-minded people willing to partner and share the operation of the course, were some of the recommendations. Then he said, "if that doesn't work out for you, then look at developing the upper holes into housing and have fewer holes to play".

That March the shareholders were called together and a vote was taken to allow the course to be taken over by the lender.

To own the course outright, another \$1M was required to buy out the first mortgage held by BMO. That brought the investment in the Bridges by the lender to approximately \$3.5M

On April 1st 2014 the new ownership group (to which the lender was 1/9th partner) took over the course and its value was reset at **\$1.89M**.

A new pro was hired and as a gesture of good faith the group also honoured for a period of time some of the Long Term memberships.

However, to maintain the course in the style and the condition that had been accustomed, that resulted in the new group to each inject another \$30,000 annually (**\$270,000 combined**), year after year, just to keep a positive bank balance. Not much had changed from the past operation, just different owners!

After five years of this, the group determined that all we were doing is subsidizing golf at the Bridges and that this could not continue.

In 2019 a developer TDI was chosen to look at building homes on the upper holes. It was anticipated that we could then still maintain 12 holes of golf in Tillsonburg, keeping the newest and most challenging holes. This course would also match up with the anticipated leisure time of the younger golfer of the future.

Courses are now being built across the country with just 12 holes and even Jack Nicholas has completed a 12 hole build in Utah, called Red Lodges.

He was quoted years ago when courses were closing all over America. "Whatever it takes to keep the interest level up for the game!"

Crumlin Golf course in London was likely the first to change its operations to 12 Holes, then Derrydale in Mississauga followed with Bunker Hill in Pickering being built as 12 holes shortly thereafter. Dorchester has now reduced the size of its course and Ingersoll G&CC is being reduced to 9 holes in favour of housing on the other nine.

Last Friday Oct 22nd, marked the final day that the Meadows in Woodstock would operate, as the entire course is being developed into housing.

Golf operations in the area south of the 401 corridor is very competitive. Recently there has been a bit of an anomaly, in that one person is using some of his recent corporate windfall and transforming the former Mt. Elgin Golf Course into a picturesque course with new banquet facilities. That course (Oxford Hills), will be more of a competitor to Otter Creek in nearby Otterville and not the Bridges at 12 holes.

The Bridges will be re-marketed as a 12 hole course with the option of playing an additional six repeated holes for those wanting to play an 18 Hole game. Not much different from the way that 18 holes were played prior to the 2009 expansion. There are plans to make the course friendlier to play to attract players who have considered the new holes too difficult to play with their elevation changes and natural challenges.

It is the group's intent to maintain the existing Tobogganing Agreement that is in place with the Town. Plans are to develop the new recreation hill adjacent to the clubhouse and the existing Hole 2 tee block. Only now, with a safer place for the patrons to park in the Bridges lot.

There might be an opportunity to enhance the new family experience by providing a concession stand.

Hopefully Council will be able to make an informed decision based on the facts.

The people in the ownership group all have a passion for advancing the Town forward and anything they do is always first class. It will also be very beneficial to the Town, to see this project evolve over the next year or two.

AMENDMENT NUMBER 266
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedules attached hereto, constitute
Amendment Number 266 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6383-2021**

BEING a By-Law to adopt Amendment Number 266 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 266 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 266 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 'Open Space' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 65 lots for single detached dwellings and 7 blocks for street fronting townhouse dwellings.

2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part Lot 1594, Plan 500, Parts 1, 2, 5 & 6 of 41R-8799, Parts 1 & 2 of 41R-7400, in the Town of Tillsonburg. The lands are located on the south side of Baldwin Street, north side of John Pound Road, and west side of Borden Crescent in the Town of 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 'Open Space' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 65 lots for single detached dwellings and 7 blocks for street fronting townhouse dwellings.

It is the opinion of Council that the proposal is consistent with the relevant policies of the Provincial Policy Statement. The proposed development is considered to be a form of infilling that promotes a mix of housing types and represents an efficient use of lands, municipal services and infrastructure within a designated settlement area, which is consistent with Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3 and 1.4.3 of the PPS. The impact of the proposal on surrounding natural heritage features has also been evaluated in accordance with Section 2.1.8 of the PPS.

The Open Space designation is reflective of the current and historic use of the lands for golf course purposes and Council are of the opinion that the re-designation of portions of the site is appropriate and in-keeping with the Official Plan's strategic goals and objectives.

Although the proposed draft plan has a net residential density of 12.5 units/ha (5.1 units/ac), less than the minimum density parameters set out in the Plan, being 15 to 30 units per hectare, Council is of the opinion that the proposed density in this particular instance is appropriate. The reduced density in this instance is compounded by the generous lot depth of the proposed residential lots that reflect topographical constraints and setbacks to natural heritage features that have been recommended that limits the number of units within the development; additionally there are concerns about increasing the number of units on the two cul-de-sac streets which have separate entrances and are not interconnected save for an emergency access road.

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, quadraplexes, 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-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 1" on Schedule "A" attached hereto as "Low Density Residential".
- 4.3 That Schedule "T-3" – Town of Tillsonburg Residential Density Plan, is hereby amended by removing the 'Open Space' designation from those lands identified as "ITEM 1" on Schedule "A" attached hereto.

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. 266

TO THE

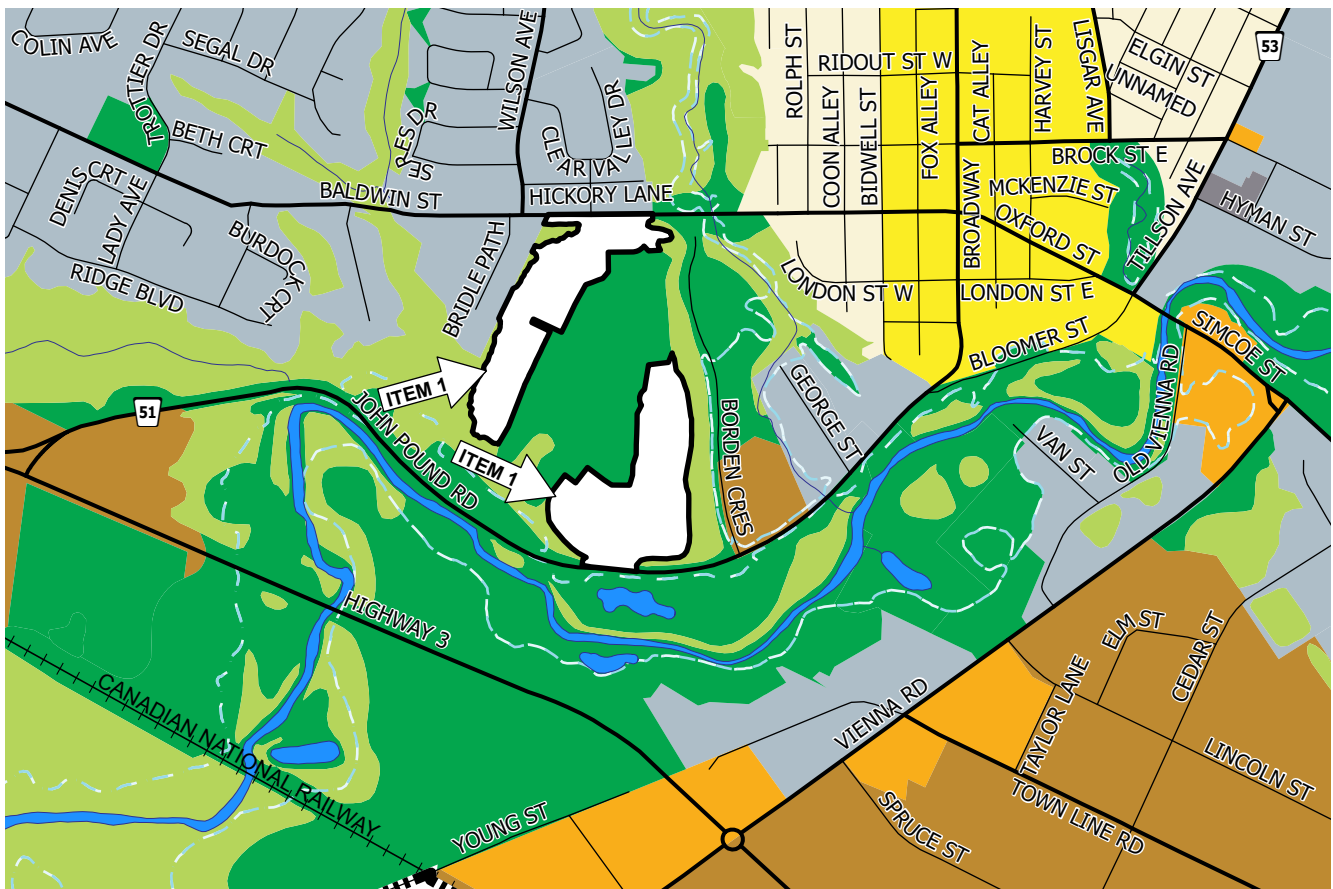
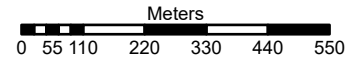
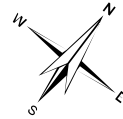
COUNTY OF OXFORD

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
	CENTRAL BUSINESS DISTRICT
	ENTREPRENEURIAL DISTRICT
	SERVICE COMMERCIAL
	COMMUNITY FACILITY
	INDUSTRIAL
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FLOODLINE

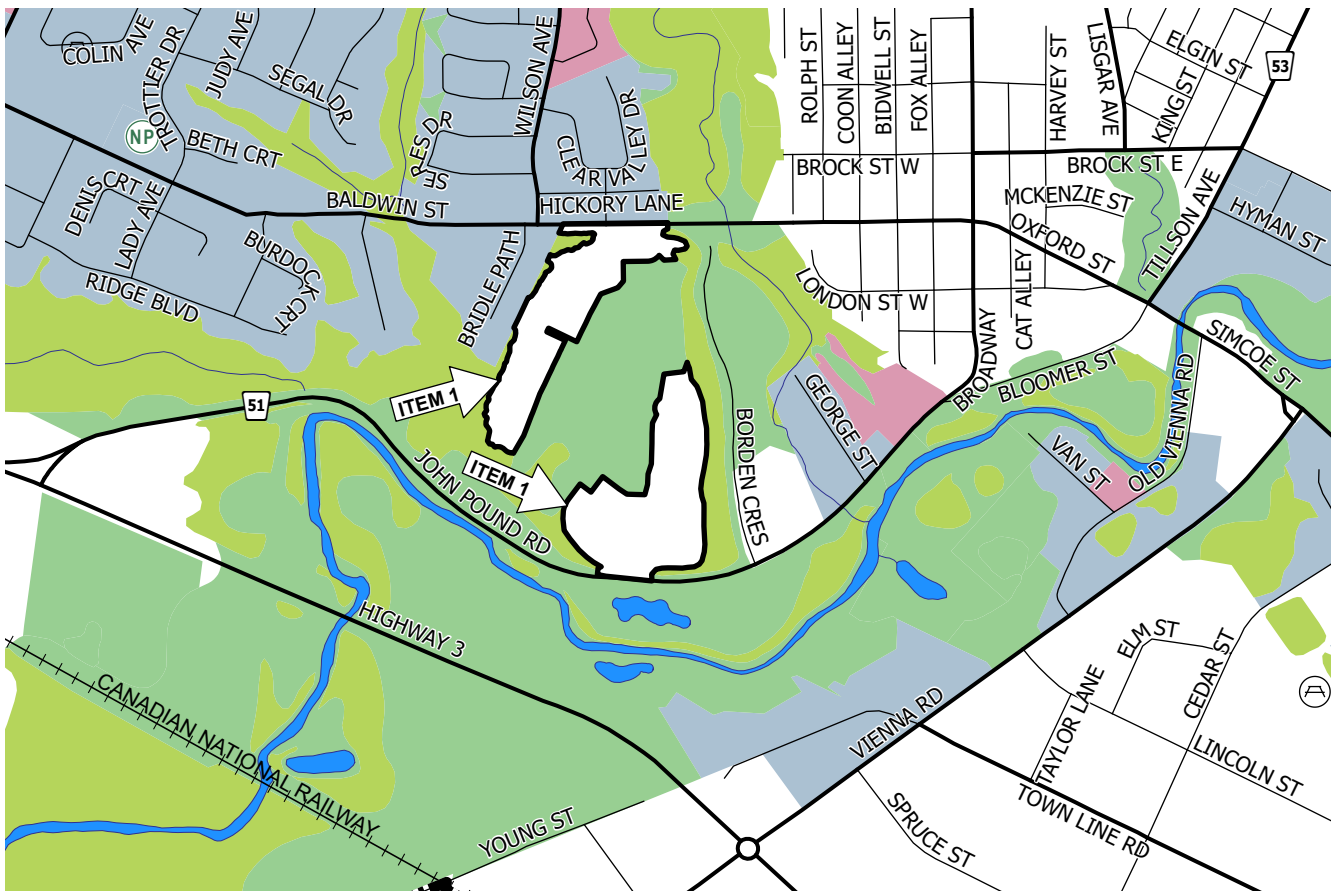
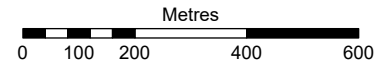
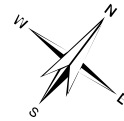
SCHEDULE "A"
AMENDMENT No. 266

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 LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  NEIGHBOURHOOD PARK
-  PROPOSED PARK

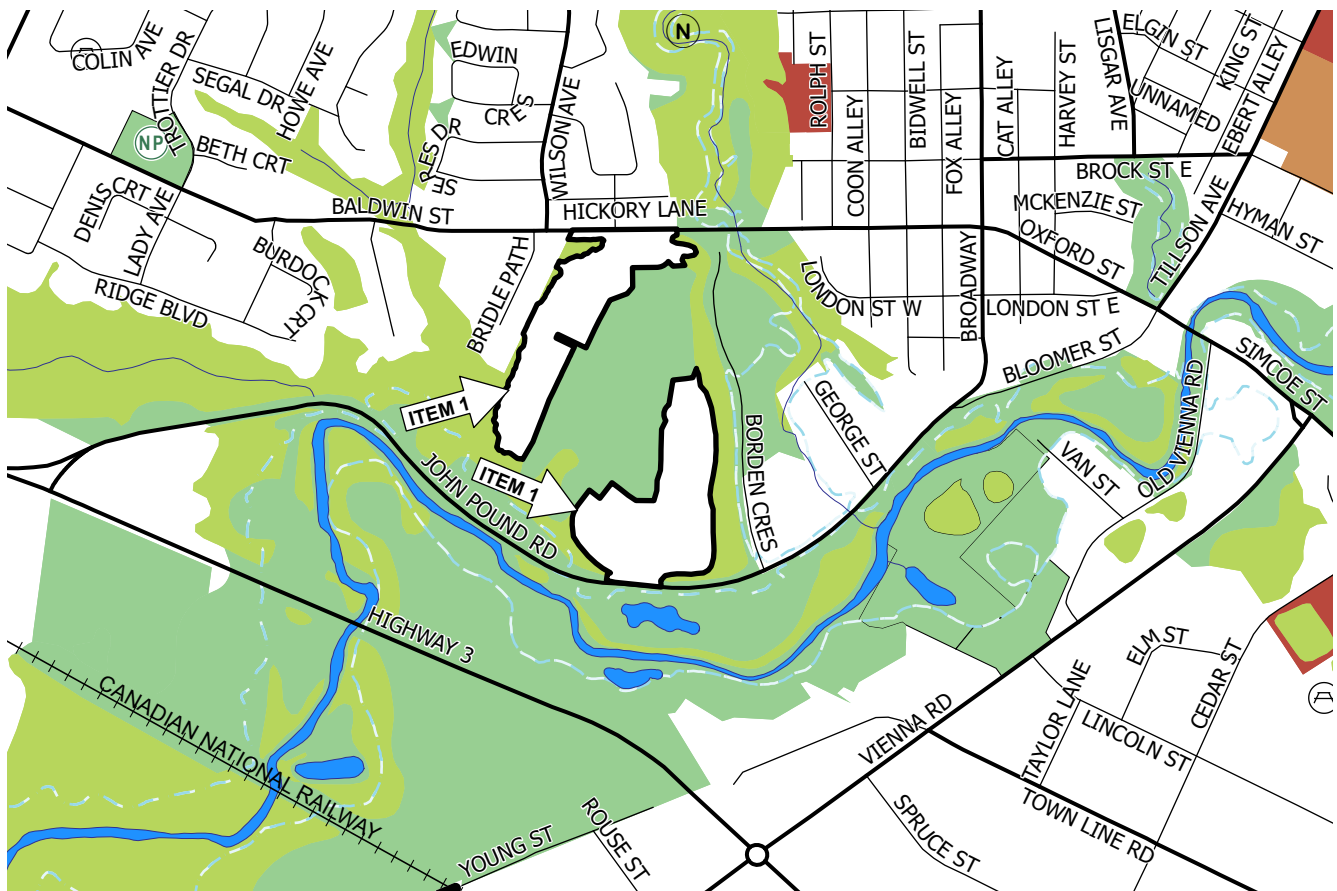
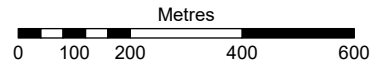
SCHEDULE "A"
AMENDMENT No. 266

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
- ENVIRONMENTAL PROTECTION
- PUBLIC ELEMENTARY SCHOOL
- PUBLIC SECONDARY SCHOOL
- PROPOSED PARK
- NEIGHBOURHOOD PARK
- TOWN NATURAL PARK
- FLOODLINE