

### Plate 1: Location Map with Existing Zoning

File Nos: OP 22-14-7, SB 22-04-7, ZN 7-22-12 - Gene Sandham

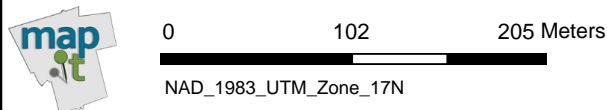
Part Lot 1606, Plan 500, Parts 3 & 4 of 41R-9612- 91 Young St, Town of Tillsonburg



#### 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



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, 2022

Plate 2: 2020 Aerial Map

File Nos: OP 22-14-7, SB 22-04-7, ZN 7-22-12 - Gene Sandham

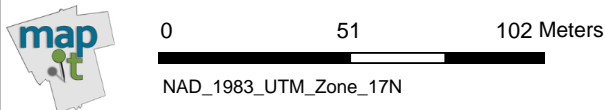
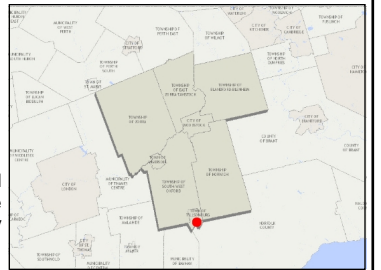
Part Lot 1606, Plan 500, Parts 3 & 4 of 41R-9612- 91 Young St, Town of Tillsonburg



Legend

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August 10, 2022

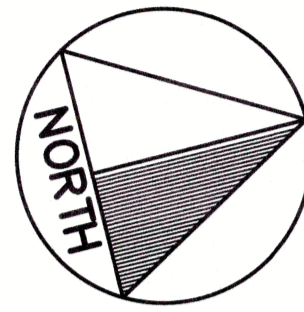
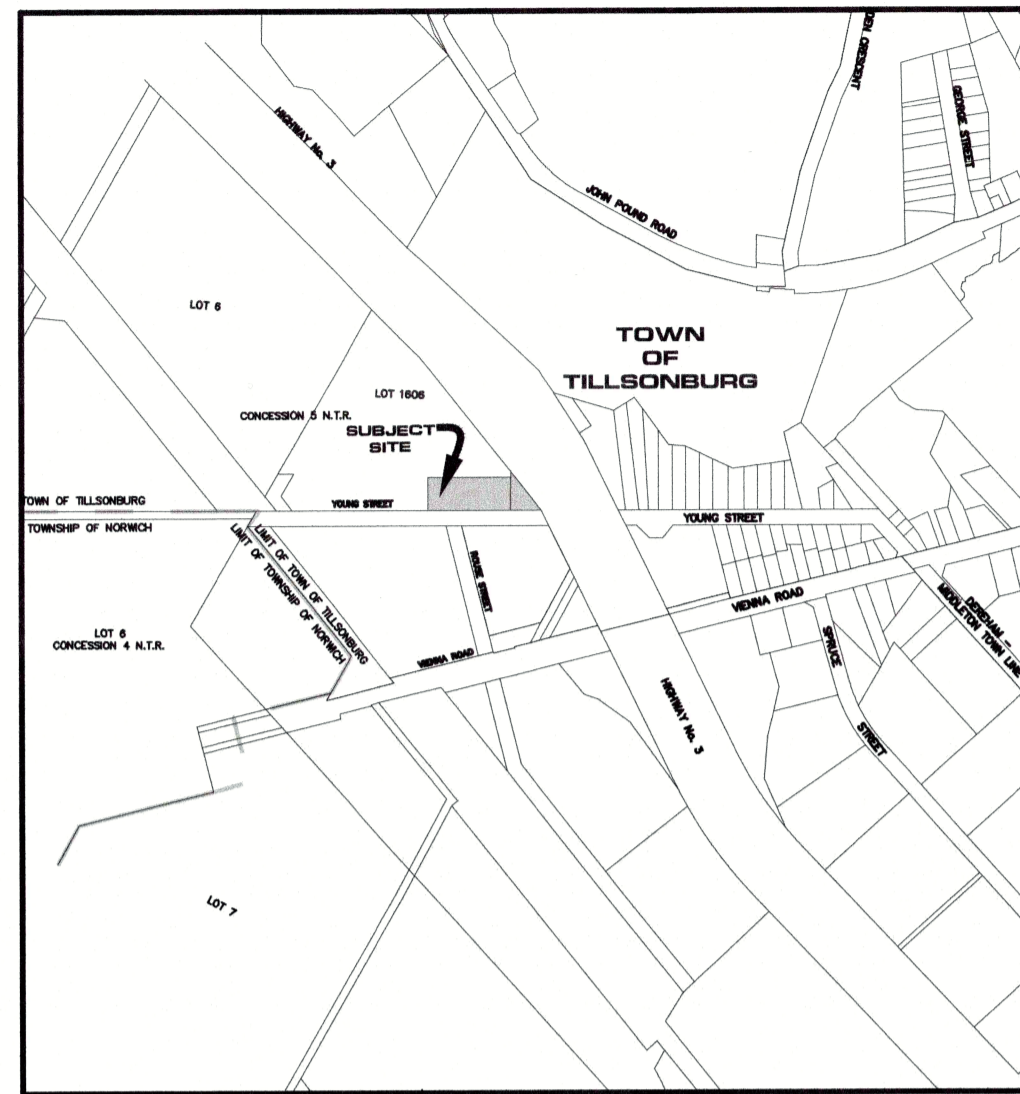
# DRAFT PLAN OF SUBDIVISION

PART OF LOT 1606  
 JUDGE'S PLAN REGISTERED AS PLAN 500  
 TOWN OF TILLSONBURG  
 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) LOTS 1-7 SINGLE FAMILY RESIDENTIAL,
  - (E) NORTH - EXISTING HIGHWAY  
 WEST - EXISTING RESIDENTIAL/WOODLAND  
 EAST - EXISTING CAR DEALERSHIP/CHURCH  
 SOUTH - EXISTING RESIDENTIAL
  - (F) ON PLAN
  - (G) ON PLAN
  - (H) TOWN WATER AVAILABLE
  - (I) SAND
  - (J) ON PLAN
  - (K) STORM SEWERS, SANITARY SEWERS, TELEPHONE, GAS, T.V.CABLE
  - (L) TOWN OF TILLSONBURG OFFICIAL PLAN AND ZONING BY-LAWS

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha)
Single Family Residential	1-7	7	0.59
Total		7	0.59



KEY PLAN EXISTING RESIDENTIAL/  
 SCALE 1:10,000 WOODED AREA

**OWNER'S CERTIFICATE**

GENE SANDHAM, THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

January 7, 2022  
 DATE

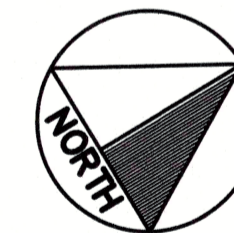
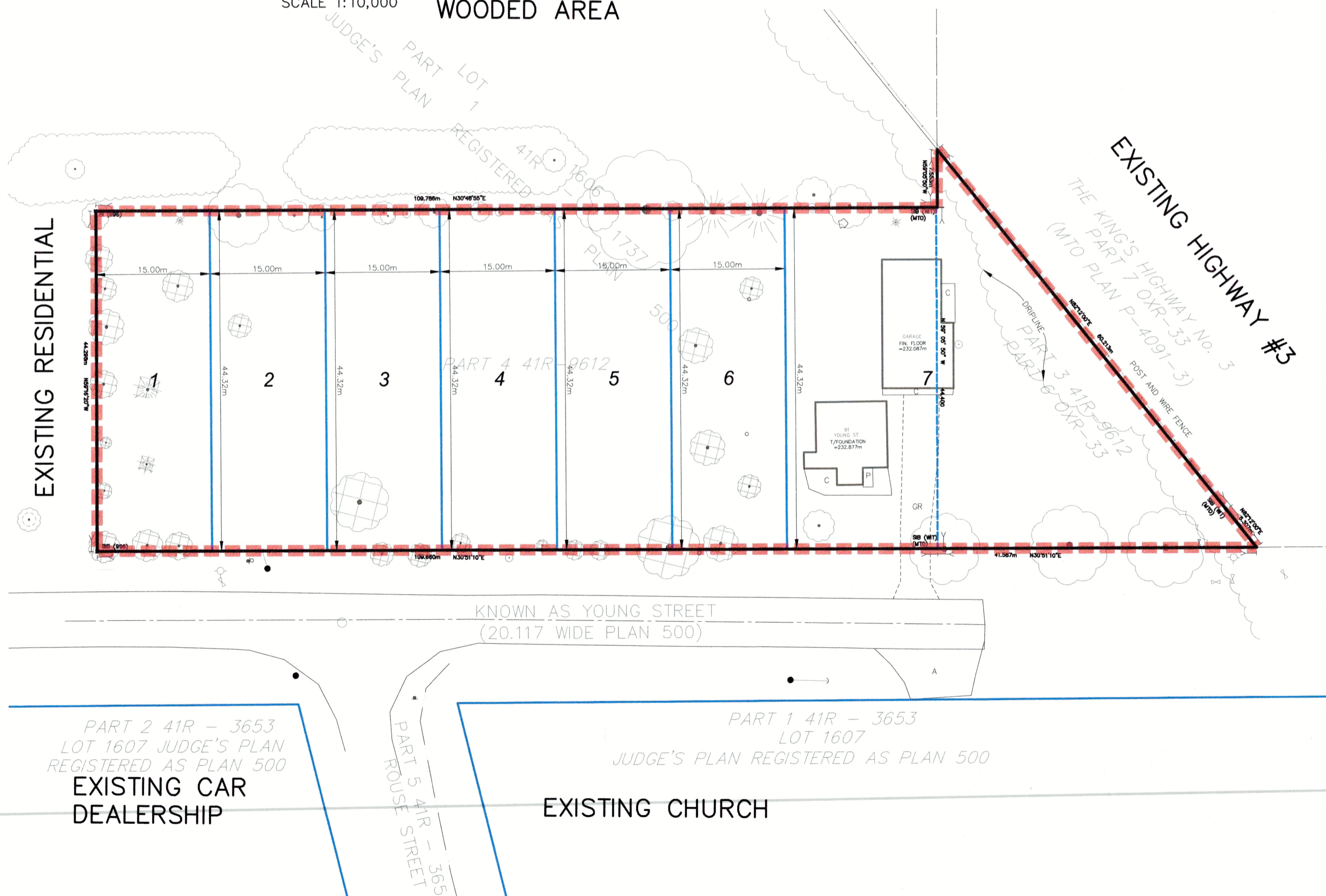
*Gene Sandham*  
 GENE SANDHAM

**SURVEYOR'S CERTIFICATE**

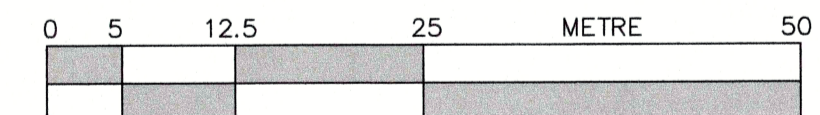
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

NOVEMBER 22, 2021  
 DATE

*Kim Husted*  
 KIM HUSTED, ONTARIO LAND SURVEYOR



SCALE 1:500



NOTE: ORIGINAL CONTOURS SHOWN FROM 2021 CJDL SURVEY

**CJDL**  
 Consulting Engineers

Cyril J. Demeyere Limited  
 P.O. Box 460, 261 Broadway  
 Tillsonburg, Ontario, N4G 4H8  
 Tel: 519-688-1000  
 866-302-9886  
 Fax: 519-842-3235  
 cjdl@cjdle.com

21054

22 NOV 2021

Plate 3: Proposed Draft Plan  
 File Nos: OP 22-14-7, SB 22-04-7, ZN 7-22-12 - Gene Sandham  
 Part Lot 1606, Plan 500, Parts 3 & 4 of 41R-9612-91 Young St, Town of Tillsonburg

Schedule "A"  
To Report No. CP 2023-05

CONDITIONS OF DRAFT APPROVAL – SB 21-04-7 – Gene Sandham

1. This approval applies to the draft plan of subdivision submitted by Gene Sandham, (SB 22-04-7) and prepared by CJDLC Consulting Engineers Limited, as shown on Plate 3 of Report No. CP 2023-05 and comprising Part of Lot 1606, Plan 500, Concession 5 NTR, Parts 3 & 4, 41R-9612, in the Town of Tillsonburg, showing 7 lots for single-detached dwellings.
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 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. 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.
14. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Tillsonburg water and sanitary sewer systems to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development".
15. 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.
16. 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.
17. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge Gas that the Owner/developer provide Enbridge Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Enbridge Gas Limited.
18. 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.
19. 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 10 (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.

20. 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 10 to 15 (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.
21. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 16 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
22. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge that Condition 17 has been met to the satisfaction of Enbridge Gas Limited. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
23. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by LPRCA that Condition 18 has been met to the satisfaction of LPRCA. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
24. 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.
25. This plan of subdivision shall be registered on or before January 11, 2026, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

AMENDMENT NUMBER 290  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto, constitutes  
Amendment Number 290 to the County of Oxford Official Plan.

THE COUNTY OF OXFORD

BY-LAW NO. ####-2023

**BEING** a By-Law to adopt Amendment Number 290 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 290 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 290 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 11<sup>th</sup> day of January, 2023.

READ a third time and finally passed this 11<sup>th</sup> day of January, 2023.

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

\_\_\_\_\_  
CHLOÉ J. SENIOR, CLERK



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “T-1” – Town of Tillsonburg Land Use Plan, to re-designate the subject lands from Open Space to Residential; to amend Schedule “T-2” - Town of Tillsonburg Residential Density Plan to designate the lands as Low Density Residential; and to amend Schedule “T-3” - Town of Tillsonburg Leisure Resources and School Facilities Plan, to remove the lands from the Open Space designation.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Lot 1606, Plan 500, Concession 5 NTR, Parts 3 & 4, 41R-9612, in the Town of Tillsonburg. The lands are located on the west side of Young Street, between Rouse Street and Highway 3, and are known municipally as 91 Young Street, Tillsonburg.

## 3.0 BASIS FOR THE AMENDMENT

The proposed amendment would change the designation of the subject property on Schedule “T-1” - Town of Tillsonburg Land Use Plan, from Open Space to Residential as well as change the designation of Schedule “T-2” - Town of Tillsonburg Residential Density Plan, from Open Space to Low Density Residential. The amendment would also remove the Open Space designation on Schedule “T-3” Town of Tillsonburg Leisure Resources and School Facilities Plan. The proposed amendment will facilitate the development of a residential subdivision, consisting of 7 lots for single detached dwellings.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposed residential development will occur on full municipal services and will provide new residential lots from an existing over-sized residential property, using land and municipal services more efficiently.

Council is satisfied that the proposed re-designation is appropriate as the lands are not within any Locally Significant Natural Heritage Features, do not contain significant valleylands, or any natural hazards or natural heritage features that would warrant the Open Space designation. With the recent extension of municipal sanitary services on Rouse Street, the lands are now able to be suitably developed for residential purposes on full municipal services.

The proposal is generally in keeping with the Plan of Subdivision policies of Section 10.3.3, and the policies of the Low Density Residential designation. Although the proposed draft plan has a net residential density of 12 units/ha (4.8 units/ ac), less than the minimum density required, the lands represent a redevelopment of an existing parcel, and the proposed lot frontages (15 m) are the minimum required for the R1 zone. The larger lot area is a result of the existing lot depth (44.32 m), and reducing the frontage of each lot further would not result in a significant increase in density. Additionally, the northerly portion of the subject property is subject to a required setback from the MTO’s Highway 3 road allowance and no additional development potential would be realized in this area. In light of this, Council is of the opinion that the reduced density in this instance is generally appropriate.

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 changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Open Space" to "Residential".
- 4.2 That Schedule "T-2" - Town of Tillsonburg Residential Density Plan, is hereby amended by changing the designation of those lands identified as "ITEM 2" on Schedule "A" attached hereto to "Low Density Residential".
- 4.3 That Schedule "T-3" - Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing the designation of those lands identified as "ITEM 3" on Schedule "A" attached hereto from "Open Space".

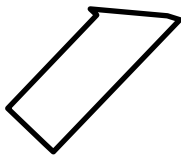
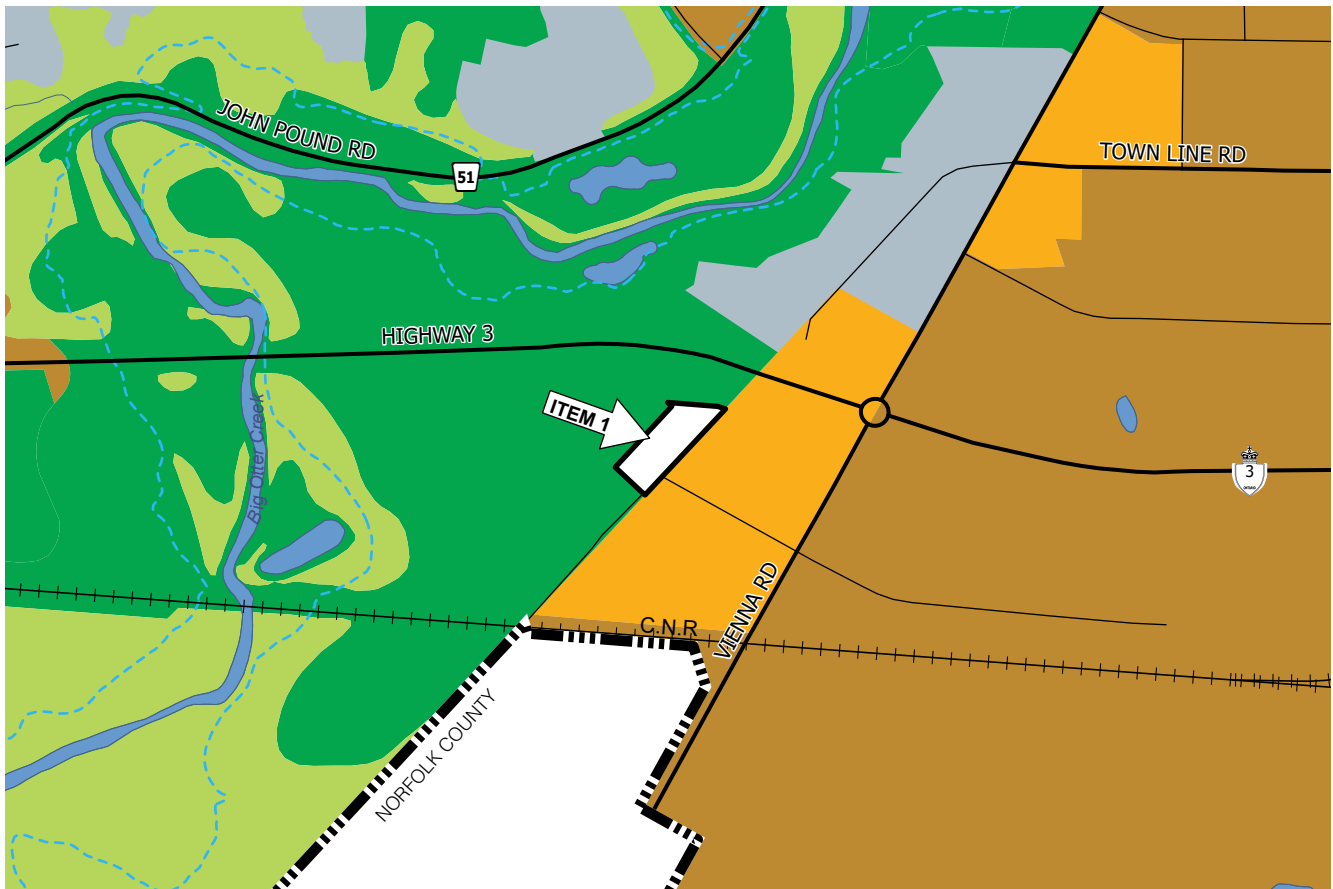
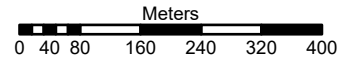
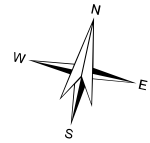
#### 5.0 IMPLEMENTATION

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. 290  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



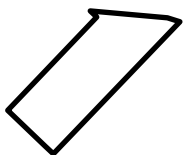
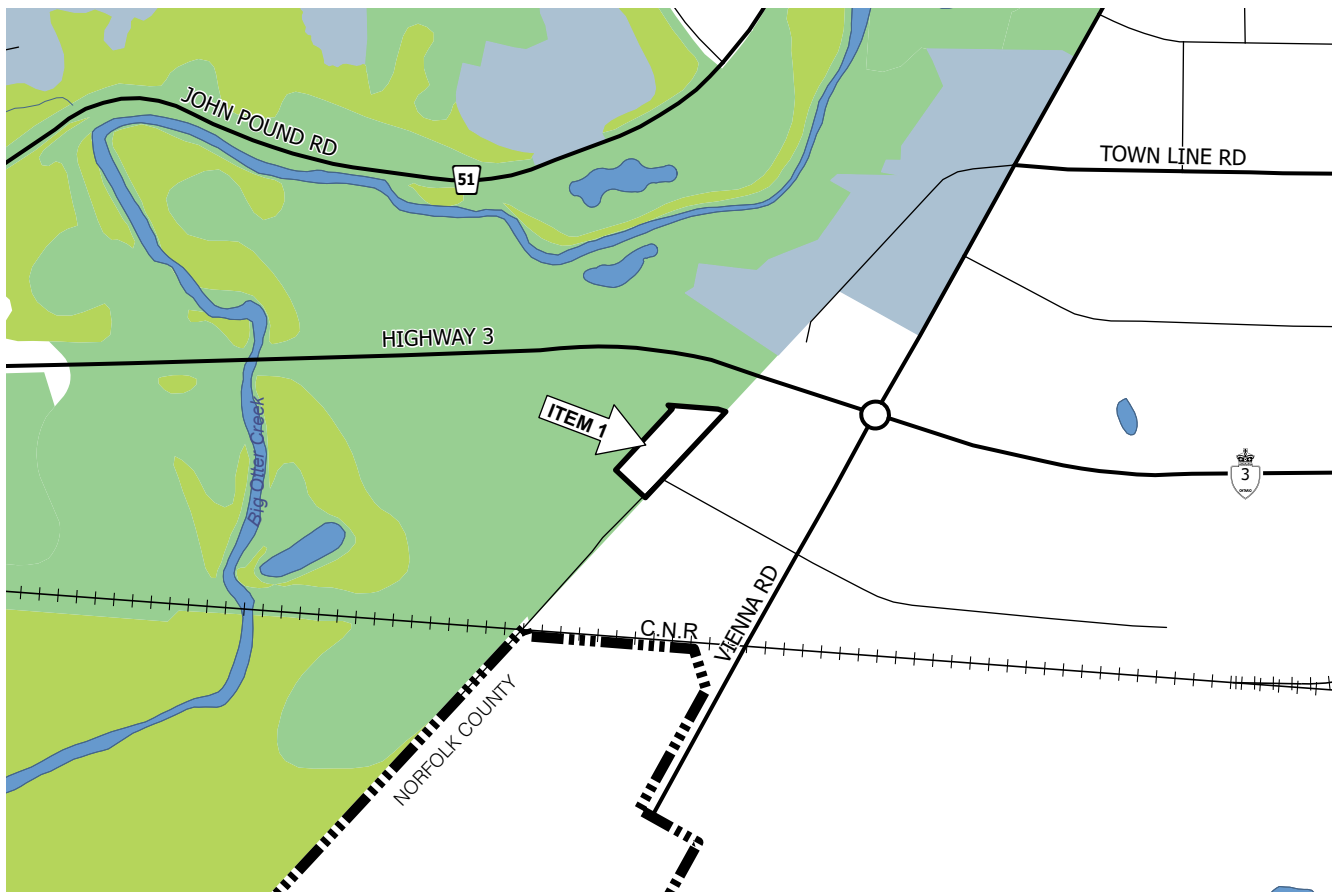
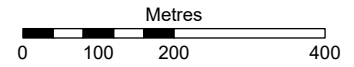
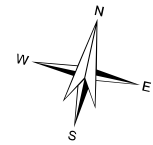
**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE  
 TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

-  RESIDENTIAL
-  SERVICE COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 290  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG  
 RESIDENTIAL DENSITY PLAN**



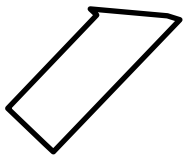
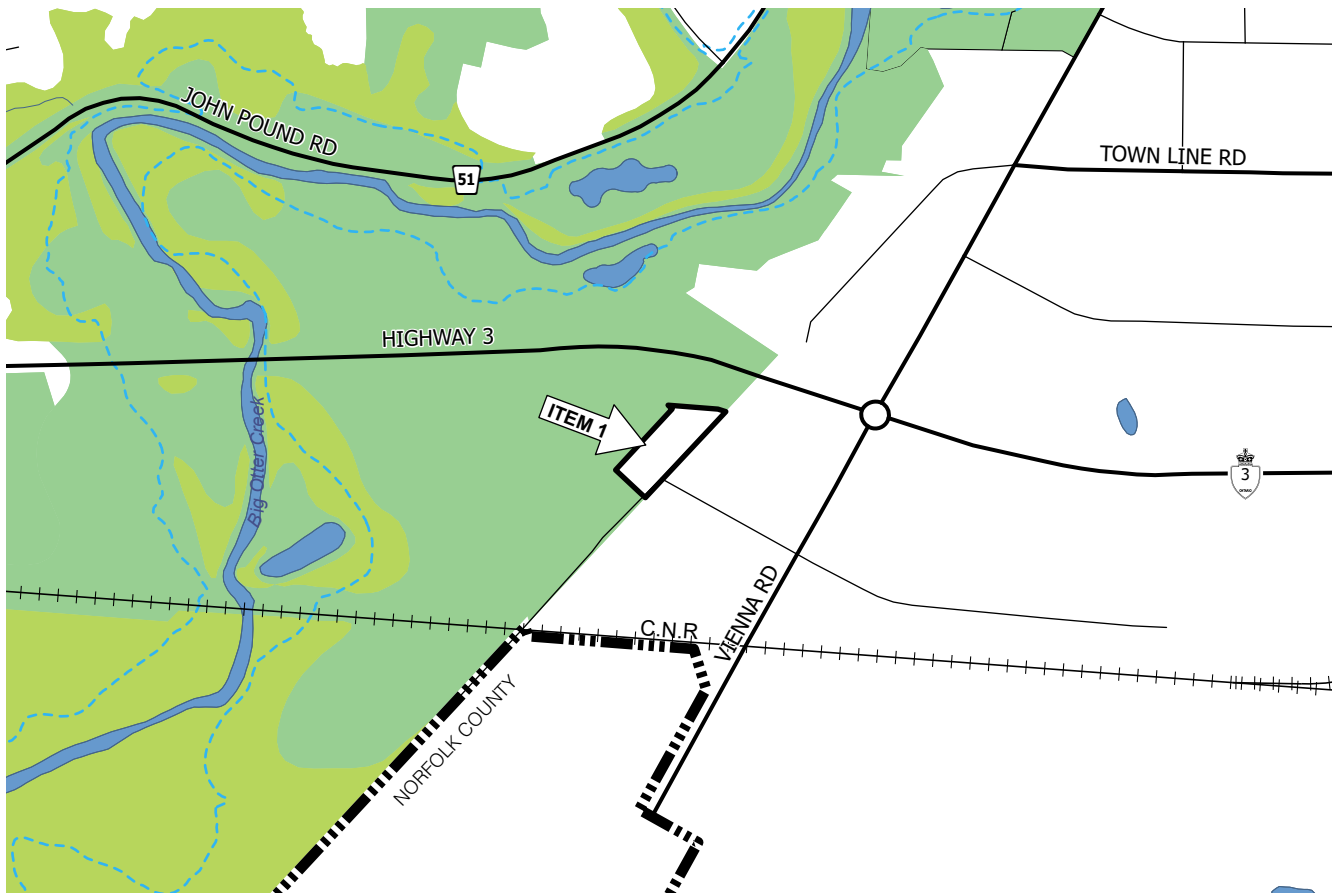
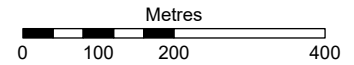
**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE TO  
 LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION

SCHEDULE "A"  
 AMENDMENT No. 290  
 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
- FLOODLINE