To: Mayor and Members of Tillsonburg Council

From: Eric Gilbert, Senior Planner, Community Planning

Request for Extension to Draft Approved Plan of Subdivision 32T-06005: Victoria Wood Tillsonburg GP Inc.

REPORT HIGHLIGHTS

- A request has been received to extend draft plan approval for the proposed subdivision development of 41 lots for single detached dwellings, and three blocks for townhouse and detached residential development, in the Town of Tillsonburg.

- The approved draft plan was originally approved in 2007, and was extended in 2010, 2011, 2016, and 2018, and is scheduled to lapse on April 30, 2020.

- Agency circulation did not indicate any concerns with the proposed extension.

- Planning staff recommend support of a three (3) year extension to grant additional time to satisfy the conditions of draft plan approval and register the draft plan of subdivision.

DISCUSSION

Background

APPLICANT/OWNER: Victoria Wood Tillsonburg GP Inc.
145 Adelaide Street West, Suite 500, Toronto, ON M5H 4E5

LOCATION:

The subject lands are described as Part Lot 7, Concession 12 (Dereham), Parts 1, 2, 3, 4 & 12 of 41R-9832, Town of Tillsonburg. The lands are located on the east side of Quarter Town Line and south of Trailview Drive and Victoria Way in the Town of Tillsonburg.

OFFICIAL PLAN:

Schedule “T-1” Town of Tillsonburg Land Use Plan Residential

Schedule “T-2” Town of Tillsonburg Residential Density Plan Low Density Residential
TOWN OF TILLSONBURG ZONING BY-LAW NO. 3295:

Existing Zoning: Low Density Residential Type 1A Holding Zone (R1A-H)
Low Density Residential Type 2 Holding Zone (R2-H)
Special Low Density Residential Type 2 Holding Zone (R2-1H)
Special Low Density Residential Type 3 Holding Zone (R3-2H)
Special Low Density Residential Type 3 Zone (R3-7)

PROPOSAL:

A request for extension to draft plan approval for the above noted subdivision has been received by the Town of Tillsonburg and the County of Oxford. The applicant has requested a 3 year extension to the draft plan until April 30, 2023.

For Council’s information, Oxford County granted draft plan approval for a residential plan of subdivision on the subject property in February 2007. The draft plan proposed development of 290 lots for single detached dwellings, 6 blocks for townhouses, 4 blocks for either townhouses or single detached dwellings, 6 blocks for walkways, 3 blocks for road widenings, 1 reserve block, 2 stormwater management blocks, 2 parkland blocks, 1 block to be conveyed to an adjacent property owner and 11 local streets. Approval was granted subject to 26 conditions and an original lapsing date of February 14, 2010. An extension was granted in 2010 for one year, a 5 year extension was granted in 2011, and 2 year extensions were granted in 2016 and 2018.

Since the original draft approval, four phases have been registered. Phase 1 was registered in 2007 and consisted of 42 single detached dwelling lots, 3 blocks for townhouses, a storm water management block and a park block. Phase 2 was registered in 2013 and included 52 single detached dwelling lots, a storm water management block and a park block. Phase 3 was registered in 2017 and comprises 75 lots for single detached dwellings and 5 townhouse blocks for 20 street fronting townhouse dwellings. Phase 4 was registered in 2019 and comprises 80 lots for single detached dwellings and 2 blocks for street fronting townhouse dwellings.

The remaining lands in this draft plan are located north of the Veterans’ Memorial Trail, south of Trailview Drive, and consist of 41 lots for single detached dwellings and 3 blocks for street fronting townhouses. An additional phase consisting of 3 blocks for street fronting townhouse dwellings and 9 single detached dwellings is expected to be registered in the near future.

Plate 1, Location Map, shows the location of the subject lands, with an overlay of the draft approved plan of subdivision.

Plate 2, Draft Approved Plan of Subdivision, shows the proposed lot and road configuration of the draft plan approved subdivision, and the various phases that have been registered.

Application Review

AGENCY COMMENTS:

The proposal was circulated to various public agencies considered to have an interest in the application. No concerns were raised by the commenting agencies.
Planning Analysis

The applicant has requested an extension of draft plan approval for the above noted subdivision for an additional three (3) year period. As indicated in the request, the applicant is expected to register an additional phase of the draft plan imminently.

Staff are recommending that the three (3) year extension be granted, as the remaining phase of the draft plan is relatively modest and 3 phases of the draft plan have been registered in the past 3 years. Oxford County Public Works indicated that sufficient water/wastewater capacity continues to exist, and other agencies circulated did not have any concerns with the proposed extension.

In light of the foregoing, Planning Staff are supportive of a three (3) year extension of the draft approved plan of subdivision as it will allow the applicant additional time to clear the outstanding conditions of draft plan approval and register the remaining phases of the draft plan of subdivision. A resolution of Town Council, in support of the owner’s request, is required in order to grant an extension of the approval period.

RECOMMENDATION

That Tillsonburg Council advise Oxford County that the Town supports an extension of draft approval for a plan of subdivision submitted by Victoria Wood Tillsonburg GP Inc., for lands described as Part Lot 7, Concession 12 (Dereham), Town of Tillsonburg, to April 30, 2023, to grant additional time to satisfy the conditions of draft plan approval and register the remaining phases of the draft plan of subdivision.

SIGNATURES

Authored by: Eric Gilbert, MCIP RPP
Senior Planner

Approved for submission: Gordon K. Hough, RPP
Director
Report Approval Details

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This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Kyle Pratt was completed by workflow administrator Michelle Smibert**

**Kyle Pratt - Apr 6, 2020 - 11:35 AM**