

To: Mayor and Members of Town of Tillsonburg Council

From: Laurel Davies Snyder, Development Planner, Community Planning

Redline and Request for Extension of Draft Approved Plan of Subdivision SB 21-07-7 – Lindprop Corp.

REPORT HIGHLIGHTS

- A request has been received from Lindprop Corp. to extend the approval of a draft plan of subdivision for an additional two years to November 24, 2026.
- The draft plan was originally approved in 2021 and set to expire on November 10, 2024. The reason for the request is to allow the applicant additional time for detailed design and servicing in advance of subdivision registration.
- The applicant has also proposed minor redline changes to the draft approved subdivision to reflect the approval of the adjacent plan of subdivision (SB 22-07-7). The proposed changes include revised subdivision boundaries resulting from increased street widths and storm water management blocks, and modified street alignments to better integrate this subdivision with the adjacent plan of subdivision.
- Agency circulation did not indicate any concerns with the proposed extension or the proposed modifications.
- Planning staff recommend support of the proposed modifications and support of the requested two-year extension to November 24, 2026, to provide the owner additional time for detailed design and to register a phase of the proposed development.

DISCUSSION

Background

OWNER / APPLICANT: Lindprop Corp.
7681 Highway 27, Unit 16, Woodbridge, ON L4L 4M5

LOCATION:

The subject lands are described as Part Lots 4 & 5, Concession 10 (Dereham), in the Town of Tillsonburg. The lands are located on the north side of North Street East, between Huntley Avenue and Tillson Avenue, and are known municipally as 112 North Street East, Tillsonburg.

OFFICIAL PLAN:

Schedule 'T-1'	Town of Tillsonburg Land Use Plan	Residential, Open Space
Schedule 'T-2'	Town of Tillsonburg Residential Density Plan	Low Density Residential, Medium Density Residential

TOWN OF TILLSONBURG ZONING BY-LAW NO. 3295:

Existing Zoning: Special Low Density Residential Type 3 Holding Zone (R3-21H)
Medium Density Residential Holding Zone (RM(H))
Passive Use Open Space Zone (OS1)
Active Use Open Space Zone (OS2)

PROPOSAL:

A request for redline changes and extension of 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 an extension of the draft plan for an additional two years, until November 24, 2026.

The proposed changes include:

- Adjusting the boundary of the draft plan to match the limits of adjacent draft approved plan to the north (SB 22-07-7). North limits of lots 26, 27, 32, 33, and 41 were adjusted for a net increase of 0.05 ha to match the boundary of SB 22-07-7;
- Street "D" has been straightened to intersect perpendicular to Mallard Street;
- Mallard Street and Street C have been widened from a 20 m ROW width to 22 m to accommodate the required collector road designation;
- Location of Block 105 has been adjusted to suit the re-alignment of Street D;
- Stormwater management block has been slightly increased to suite the re-alignment of Street D;
- Descriptions of the residential blocks and street names to accommodate detailed lotting; and,
- Inclusion of a road widening block to provide the 3.0 m road widening along North Street East.

For Council's information, Oxford County granted draft plan approval for a residential plan of subdivision on the subject property in November 2021. The draft plan proposed the development of 16 blocks for future residential development, 3 storm water management blocks, and a park block, served by 6 new local streets. Plate 3 provides the layout of the draft plan of subdivision.

The subject lands comprise approximately 14.48 ha (35.8 ac) and are currently vacant. Surrounding uses include existing low density residential uses to the south and west, with a previous subdivision phase (Northcrest Estates Phase 2) currently underway immediately adjacent to the site.

Staff notes the timing of this request for extension of draft approval and redline changes were dependent on finalizing and servicing the adjacent subdivision, also owned by Lindprop Corp. (File No. SB 22-07-7) which shares a Storm Water Management (SWM) facility.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the vicinity.

Plate 2, 2020 Aerial Map, provides and aerial view of the subject property.

Plate 3, Draft Plan of Subdivision, provides the layout of the draft plan of subdivision, with the proposed redline changes.

AGENCY COMMENTS:

The application was circulated to various agencies considered to have an interest in the proposal.

The Town of Tillsonburg Building and By-Law Services Department, Town of Tillsonburg Engineering Services Department and Oxford County Public Works Department indicated that they do not have any comments regarding the proposed amendments or extension of the draft plan of subdivision.

Planning Analysis

The applicant has requested a redline amendment and extension of draft plan approval of the above noted subdivision for two years, to November 24, 2026.

The proposed redline amendments to the draft plan are minor in nature as they address comments received through the subdivision review process, including requirements relating to street widths and alignments, and reflect the detailed engineering work completed through the design of the adjacent plan of subdivision (SB 22-07-7). The number of residential units in the draft plan of subdivision is not proposed to change as a result of these changes.

Staff are recommending the extension be granted, as a two (2) year extension is generally the practice that has been followed by the Town and County with a view to ensuring that allocated water/wastewater capacity is acted upon to ensure the approved development is actively progressing towards registration of the approved draft plan of subdivision and capacity is not unduly reserved that could be allocated for other development proposals.

The agencies circulated on this proposal indicated no concerns with the proposed redline changes or the requested two-year extension. The applicant can reapply to the Town and County for further extension, as necessary, if additional time is required to register the plan and will be considered with a view to the development's progress toward registration and the capacity of the Tillsonburg water and wastewater system at that time.

Considering the foregoing, Planning staff are supportive of the proposed redline change and an extension of the draft approved plan of subdivision to November 26, 2026. A resolution of Town Council, in support of the owner's request, is requested to grant an extension of the approval period.

