

To: Mayor and Members of Town of Tillsonburg Council

From: Marc Davidson, Senior Development Planner, Community Planning

Applications for Consent and Minor Variance B24-65-7; B24-66-7; and A24-03-3 2566546 Ontario Inc (Kok & Co)

REPORT HIGHLIGHTS

- The purpose of the Applications for Consent and Minor Variance are to sever two (2) residential parcels; one vacant parcel (B24-65-7) and one parcel containing an existing accessory structure (B24-66-7). The Applicants propose to retain a parcel containing the existing single detached dwelling and related accessory structures.
- Minor variances have been requested for the proposed lot situated immediately northwest of the intersection of North Street East and Woodcock Drive to permit a reduction to the lot area provisions from 608 m² (6,544 ft²) to 551.5 m² (5,932 ft²) and the lot frontage provisions from 19 m (62.3 ft) to 16.9 m (55.4 ft).
- Planning staff are recommending approval of the applications as they are consistent with the policies of the Provincial Planning Statement (PPS), maintains the intent and purpose of the Official Plan respecting severances in low density residential areas, and the proposed variances satisfy the requirements of Section 45(1) of the Planning Act.

DISCUSSION

Background

OWNER/APPLICANT: 2566546 Ontario Inc. (Kok & Co.)
P.O. Box 8, Otterville, ON N0J 1R0

LOCATION:

The subject lands are legally described as Part of Lot 6, Concession 10 Dereham, Parts 2 and 3 Plan 41R-6048, Town of Tillsonburg. The subject lands are located on the northwest corner of the intersection of North Street East and Woodcock Drive and are municipally known as 22 North Street East.

OFFICIAL PLAN:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	Residential
Schedule "T-2"	Town of Tillsonburg Residential Density Plan	Low Density Residential

TILLSONBURG ZONING BY-LAW NO. 3295:

Existing Zoning Low Density Residential (R1)

EXISTING USE OF SUBJECT PROPERTY:

Lot to be Severed (B24-65-7): Vacant
 Lot to be Severed (B24-66-7): Existing accessory structure
 Lot to be Retained: Existing detached dwelling and accessory structures

SERVICES:

Lot to be Severed (B24-65-7): Municipal water and municipal sanitary sewer
 Lot to be Severed (B24-66-7): Municipal water and municipal sanitary sewer
 Lot to be Retained: Municipal water and municipal sanitary sewer

ROAD ACCESS:

Lot to be Severed (B24-65-7): Paved municipal road (North Street East/Woodcock Drive - existing)
 Lot to be Severed (B24-66-7): Paved municipal road (Woodcock Drive)
 Lot to be Retained: Paved municipal road (North Street East - existing)

PROPOSAL:

	Frontage	Depth	Area
Retained Parcel	18.5 m (60.7 feet)	34.1 m (111.9 feet)	640 m ² (6,889 ft ²)
B24-65-7 (Severed Parcel)	16.9 m (55.5 feet)	33.7 m (110.6 feet)	551.1 m ² (5,932 ft ²)
B24-66-7 (Severed Parcel)	16.2 m (53.1 feet)	35.3 m (115.8 feet)	570.6m ² (6,141.9 ft ²)

The purpose of the applications for consent is to create two (2) residential infill building lots in the Town of Tillsonburg. It is proposed that a lot immediately northwest of the intersection of North Street East and Woodcock Drive (B24-65-7) be severed with approximately 551 m² (5,932 ft²) in area with 16.9 m (55.5 ft) of frontage on North Street East and Woodcock Drive.

A second infill lot is proposed to be created along the northerly edge of the site. This proposed lot would have an area of 570.6 m² (6,142 ft²) and a frontage of 16.2 m (53 feet). The proposed lot (B24-66-7) currently contains an accessory structure on the southwest corner of the site.

It is proposed that single detached dwellings will be constructed on each of the lots to be severed.

REQUESTED MINOR VARIANCES FROM SECTION 6.2:

	Required	Proposed – Severed Lot (B24-66-7)
Lot Area, minimum (corner lot)	608 m ² (6,544 ft ²)	551.1 m ² (5,932 ft ²)
Lot Frontage, minimum (corner lot)	19 m (62.3 ft)	16.9 m (55.4 ft)

The lot to be retained will be approximately 640 m² (6,889 ft²) in area with 18.5 m (60.7 ft) of frontage on North Street East. This lot also contains an existing single detached dwelling with several accessory structures.

Minor variances have been requested to the minimum lot area and lot frontage requirements for the proposed corner lot (B24-65-7) as noted above.

The site is currently occupied with an existing single detached dwelling and several accessory structures. The existing access from North Street East is proposed to be maintained by the retained parcel. While the existing access from Woodcock Drive is to be maintained by the proposed corner lot (B24-65-7).

Surrounding land uses are predominantly single detached dwellings on a variety of lot sizes on the north side of North Street East. To the south are a variety of commercial uses interspersed with single detached dwellings.

Plate 1, Location Map & Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity as well as configuration of the proposed lots to be severed and retained.

Plate 2, Aerial Map 2020 provides an aerial view of the property and surrounding lands in the immediate area.

Plate 3, Applicant's Sketch, provides the dimensions of each lot, as proposed by the applicant, as well as the location of the existing buildings on the lands and approximate footprint of the proposed dwelling on the lot to be severed including proposed parking.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS):

The Provincial Planning Statement is a policy statement issued under Section 3 of the Planning Act that came into effect on October 20, 2024. The PPS applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

Section 1, Introduction, states that a prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.

Section 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning

and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1, General Policies for Settlement Areas, directs that Settlement Areas shall be the focus of growth and development. Further, land use patterns within Settlement Areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and,
- e) are freight supportive.

OFFICIAL PLAN:

The subject lands are located within the 'Low Density Residential' designation according to the Town of Tillsonburg Residential Density Plan, as contained in the Official Plan.

Low Density Residential Districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single detached dwellings, semi-detached, duplex, and converted dwellings, street-fronting townhouses, and other, similar forms of development. Within these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The policies in Section 8.2.2.5, Residential Intensification and Redevelopment, promote residential intensification in appropriate locations to make more efficient use of existing land, infrastructure, and public services. Specifically, a minimum target of 15 percent of all new residential dwelling units are to be developed through residential intensification within built-up areas of the Town.

Residential intensification and compact urban form are permitted in appropriate locations within the Residential and Central Areas of the Town, subject to complying with the policies of the associated land use designations pertaining to the density, form and scale of residential development being proposed. Intensification shall be facilitated through appropriate zoning standards, and Town Council may consider the use of reduced municipal infrastructure requirements and lot standards on a site or area specific basis, provided that such standards are still in keeping with the overall objectives of the Official Plan.

The policies of Section 8.2.4.1, Infill Housing, apply to this proposal. Infill housing is defined as the placement of new residential development into established built-up areas on vacant or

underutilized sites. To efficiently utilize the residentially designated land supply, and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Districts.

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. This will ensure that street-oriented infill projects are sensitive to the continuity of the existing residential streetscape, the Land Division Committee will ensure that the proposal is consistent with the street frontage, setbacks, lot area, and, spacing of existing development within a two-block area on the same street. In addition to the specific infill policies identified, the following will be considered for all infill proposals:

- the location of vehicular access points, the effect of traffic generated by the proposal on the public road system, pedestrian and vehicular safety and surrounding properties is assessed and found to be acceptable;
- existing municipal services and community facilities will be adequate to accommodate the proposed infill project;
- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the effect of proposed development on environmental resources or the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2;
- compliance of the proposed development with the provisions of the Zoning By-Law of the Town and other municipal by-laws; and,
- consideration of the potential effect of the development on natural and heritage resources and their settings.

Residential intensification and compact urban form shall be facilitated through appropriate zoning standards and Town Council may consider the use of reduced municipal infrastructure requirements and lot standards on a site or area specific basis, provided that such standards are in keeping with the overall objectives of the Official Plan.

TOWN OF TILLSONBURG ZONING BY-LAW NO. 3295:

The subject lands are zoned 'Low Density Residential Type 1 Zone (R1)' according to the Town of Tillsonburg Zoning By-law No. 3295.

The 'R1' zone permits a single detached dwelling and requires a minimum lot area of 608 m² (6,544 ft²) and minimum lot frontage of 19 m (62.3 ft), for a corner lot. An application for minor variance has been received to permit a reduced lot frontage for the corner lot proposed to be created (B24-65-7) from 19.0 m (62.3 ft) to 16.9 m (55.4 ft); and to reduce the required lot area from 608 m² (6,544 ft²) to 551.1 m² (5,932 ft²).

For the development of a corner lot, the lot area and lot frontage requirements are typically larger due to an increased setback along the flankage of a lot (exterior side yard setback); in this instance the exterior side yard setback is 7.5 m (24.6 ft). The result is a smaller developable area for the proposed lot. Given the required setbacks in the Zoning By-law, the maximum footprint for the principal dwelling would be approximately 120 m² (1,300 ft²) for the proposed corner lot (B24-65-7).

The minimum lot area, and lot frontage provisions of the Town's Zoning By-Law are intended to ensure that lots are sufficiently large enough to provide an adequately sized building envelope and ensure that adequate area is provided for safe access/egress, maintenance, parking, landscaping, drainage, and private amenity space.

Further, the applicant has proposed minor variances to the Town's Zoning By-law to reduce the lot area and lot frontage requirements of the proposed corner lot (B24-65-7), as detailed previously in this report. When considering an application for minor variance to the Zoning By-law, the Committee shall take into account the following:

- The objectives of the policies of the Official Plan can be met if the minor variance is granted;
- The request for variance constitutes a minor departure from the performance standards of the Zoning By-law;
- The general intent and purpose of the Zoning By-law; and
- Whether the variance is desirable for the appropriate development of the land.

In addition to the considerations outlined above, in determining whether the variances are desirable, the following shall be taken into account:

- Whether constraints and/or restrictions to meeting the requirements of the Zoning By-law due to the physical or inherent conditions of the site are involved;
- Whether alternative designs of the proposal which would be in conformity with the relevant by-law are clearly not feasible or appropriate for the site;
- The concerns of the effect on adjacent owners, residents and community in general have been considered;
- The approval of the minor variance would not create an undesirable precedent;
- That compliance with the standards of the relevant by-law would be unreasonable or impossible and would impose an undue hardship on the applicant.

AGENCY COMMENTS

Canada Post, Town of Tillsonburg Development Commissioner, The Ministry of the Environment Conservation and Parks (MECP), Town of Tillsonburg Fire Prevention Officer, and Southwestern Public Health have indicated that they have no comments or concerns with the proposed applications.

Oxford County Public Works

A24-17-7

- No comments

B24-65-7 & B24-66-7

- If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water/sanitary servicing is available on Woodcock Dr. and the applicant will be required to connect to the services for the new lots.

- If approved, a condition of severance shall be that widening on frontage of the property shall be provided to the County (3m) match existing to the west on both the retained and severed property along North St E. The road widening will be provided free and clear of all liens, easements, and other encumbrances.
- If approved, a condition of severance shall be that a 3 m x 3 m sight triangle located at North St E and Woodcock Dr. on the Southeast corner of the lot to be severed B24-65-7 be provided to the County free and clear of all liens, easements, and other encumbrances.

Tillsonburg Hydro: did not indicate any concerns with the proposed applications and noted the following requirements that would be addressed at the time of building permit application:

- An application shall be made to THI for each new electrical service
- An application shall be made to relocate the existing electrical service to the current address of 22 North St E.
- All costs associated with a new or relocated electrical service are customer costs minus the standard allowance
- The attached Electrical Planning Form shall be used for all applications. Applications shall include approved site plans, surveys, engineering drawings relevant to each site and show a proposed electrical service and trench location.

Town of Tillsonburg Development Engineering:

1. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lots to be severed as per the Tillsonburg Rates and Fees By-law as amended.
2. The Owner(s) shall enter into any necessary easements between the lot(s) to be severed and the lot to be retained for the municipal storm, sanitary and watermain services to the satisfaction of the Town of Tillsonburg and the County of Oxford. Services cannot traverse the adjoining lots.
3. The Owner(s) shall provide a Tillsonburg Connection Application to the Town of Tillsonburg Engineering Services Department for storm drain connections.
4. The Owner(s) shall submit a Lot Grading and Site Servicing Plan for the Lot(s) to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.
5. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sized and building setbacks to the satisfaction of the Town.
6. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise of the Town of Tillsonburg, regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg Engineering Services Department. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owners consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
7. The location of the driveway for lot B must be a sufficient distance from the intersection of North Street and Woodcock Drive to conform to both the Tillsonburg Zoning By-Law and the Transportation Association of Canada (TAC) manual.

PUBLIC CONSULTATION

Notice of the application was circulated to neighbouring property owners on February 10, 2025, in accordance with the provisions of the Planning Act. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The applications for consent propose the creation of two (2) new residential infill building lots in the Town of Tillsonburg. The applicant has also applied for a minor variance to reduce the minimum lot area and minimum lot frontage requirements for the proposed corner lot (B24-65-7).

Planning staff have reviewed the proposal under the policy direction of the PPS and the Official Plan and the proposal is consistent with the policies of the PPS respecting intensification and development within settlement areas. Further, adequate municipal sewage and water services are available to service the proposed severed lots, which supports the servicing policies of the PPS. A grading and drainage plan will be reviewed prior to the issuance of a building permit to ensure that stormwater run-off is adequately controlled and will not negatively affect adjacent properties.

With regard to the street-oriented infill policies of the Official Plan, the subject lands are located in an area characterized by low density residential development. In this case, the lots to be severed and retained appear to be compatible with the street frontage, setbacks, lot area and spacing of the existing residential development in the immediate area, which offers a variety of lot sizes and configurations which support single detached dwelling units.

In consideration of the requested minor variances to the minimum lot area and minimum lot frontage requirements, staff have reviewed the proposal in the context of the policies contained in the Official Plan and are of the opinion that the proposed variances are appropriate as they provide adequately sized lots, and provide sufficient space for services, grading, amenity and off-street parking.

The proposed severed and retained lots are compatible with the existing lot fabric, dwelling types and development in the vicinity and will be generally in-keeping with the characteristics of the surrounding area. The proposed lot fabric will continue to provide an adequate building envelopes for a single detached dwelling on each lot.

Staff are satisfied that the reduced lot area and lot frontage requirements are minor, desirable for the development of the lands and maintains the intent and purpose of the Zoning By-law with respect to the provision of adequately sized building envelopes and sufficient setbacks to provide access to the rear yard, off-street parking and area to conduct normal property maintenance.

Regarding the proposed lot along the northerly lot line (B24-66-7). Staff notes that there are several existing accessory structures on this lot. Typically, staff would recommend that all the existing structures be either moved to be in conformity with the provisions of the Zoning By-law; or alternatively, that the structure be entirely removed from the site. However, in this instance, the structure situated at the southwest corner of the property is significant in size, in very good condition, and could be utilized future landowners. The remainder of the accessory structures are to either be moved or removed to the satisfaction of the Town of Tillsonburg.

Further to this, the Town of Tillsonburg approved a Minor Variance for the location of the accessory structure situated at the southwest corner under file A10-14t in 2014. This minor variance established a reduced rear yard setback for an accessory structure of 0.0 m (0 ft); and

to reduce the minimum interior side yard setback from 1.2 m (3.9 ft) to 0.8 m (2.6 ft) to recognize the location of the accessory structure.

While minor variance A10-14t recognized the location of the existing structure. It did not permit the accessory structure to exist in advance of a principal dwelling on the site. As a result, staff is recommending the inclusion of a condition of approval to address this situation. The condition attached to B24-66-7 recommends that the Owner(s) submit a building permit for a dwelling unit, or alternatively that the property be temporarily rezoned to recognize the accessory structure on the southwest corner of the proposed lot to the satisfaction of the Town of Tillsonburg. If neither of those scenarios occur, and the condition is imposed by Committee, the severance would lapse, and the lot would not be established.

In light of the foregoing, Planning staff are of the opinion that the proposed severances are a form of street-oriented infill and intensification, and the requested minor variances meet the tests for minor variances under the Planning Act and can be supported.

RECOMMENDATIONS

It is recommended that Tillsonburg Council advise the Land Division Committee that the Town supports Application File A24-17-7, submitted by 2566546 Ontario Inc, for lands described as Part of Lot 6, Concession 10 Dereham, Parts 2 and 3 Plan 41R-6048, Town of Tillsonburg, municipally known as 22 North Street East, as it relates to:

- 1. Relief from Section 6.2- R1 Zone Provisions, to reduce the minimum required lot area for a corner lot from 608 m² (6,544 ft²) to 550 m² (5,920 ft²);**
- 2. Relief from Section 6.2- R1 Zone Provisions, to reduced the minimum required lot frontage from 19 m (62.3 ft) to 16.5 m (54.1 ft)**

The recommended relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) The relief is a minor variance from the provisions of the Town's Zoning By-law.**
- ii) The relief is desirable for the use of the land.**
- iii) The relief maintains the general intent and purpose of the Town's Zoning By-law.**
- iv) The relief maintains the intent and purpose of the Official Plan.**

Further, it is recommended that Tillsonburg Council advise the Land Division Committee that it is in favour of the proposal to sever the subject property, subject to the following conditions:

B24-65-7

- 1. The Owner(s) agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water/sanitary servicing is available on Woodcock Dr. and the applicant will be required to connect to the services for the new lot.**

2. The Owner(s) shall provide a widening on frontage of the property to the County (3m) which will match existing to the west on both the retained and severed property along North St E. The road widening will be provided free and clear of all liens, easements, and other encumbrances.
3. The Owner(s) shall provide a 3m x 3m sight triangle located at North St E and Woodcock Dr. on the South East corner of the lot to be severed B24-65-7 to the County free and clear of all liens, easements, and other encumbrances.
4. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed as per the Tillsonburg Rates and Fees By-law as amended.
5. The Owner(s) shall enter into any necessary easements between the lot(s) to be severed and the lot to be retained for the municipal storm, sanitary and watermain services to the satisfaction of the Town of Tillsonburg and the County of Oxford. Services cannot traverse the adjoining lots.
6. The Owner(s) shall provide a Tillsonburg Connection Application to the Town of Tillsonburg Engineering Services Department for storm drain connections.
7. The Owner(s) shall submit a Lot Grading and Site Servicing Plan for the Lot(s) to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.
8. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sized and building setbacks to the satisfaction of the Town.
9. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise of the Town of Tillsonburg, regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg Engineering Services Department. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owners consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
10. The location of the driveway for B24-65-7 must be a sufficient distance from the intersection of North Street and Woodcock Drive to conform to both the Tillsonburg Zoning By-Law and the Transportation Association of Canada (TAC) manual.

B24-66-7

1. The Owner(s) agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water/sanitary servicing is available on Woodcock Dr. and the applicant will be required to connect to the services for the new lot.

2. The Owner(s) shall provide a widening on frontage of the property to the County (3m) which will match existing to the west on both the retained and severed property along North St E. The road widening will be provided free and clear of all liens, easements, and other encumbrances.
3. The Owner(s) submit a building permit for a dwelling unit, or alternatively that the property be temporarily rezoned to recognize the existing accessory structure on the southwest corner of the proposed lot to the satisfaction of the Town of Tillsonburg.
4. The Owner(s) shall remove all other accessory structures to the satisfaction of the Town of Tillsonburg.
5. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed as per the Tillsonburg Rates and Fees By-law as amended.
6. The Owner(s) shall enter into any necessary easements between the lot(s) to be severed and the lot to be retained for the municipal storm, sanitary and watermain services to the satisfaction of the Town of Tillsonburg and the County of Oxford. Services cannot traverse the adjoining lots.
7. The Owner(s) shall provide a Tillsonburg Connection Application to the Town of Tillsonburg Engineering Services Department for storm drain connections.
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11. The location of the driveway for B24-66-7 must be a sufficient distance from the intersection of North Street and Woodcock Drive to conform to both the Tillsonburg Zoning By-Law and the Transportation Association of Canada (TAC) manual.

SIGNATURES

Authored by: *"Original Signed by"* Marc Davidson,
Senior Development Planner

Approved for submission: *"Original Signed by"* Eric Gilbert, RPP, MCIP
Manager of Development Planning