

To: Mayor and Members of Town of Tillsonburg Council

From: Amy Hartley, Development Planner, Community Planning

Request for Extension of Draft Approved Plan of Subdivision SB 22-07-7 – Lindprop Corp.

REPORT HIGHLIGHTS

- A request has been received to extend approval of a draft plan of subdivision in the Town of Tillsonburg for two (2) years.
- The draft plan was originally approved on April 12, 2023. The draft approved plan of subdivision is scheduled to lapse April 12, 2026.
- The subdivision consists of 315 lots for single detached dwellings, semi-detached dwellings and/or townhouse dwellings, and 1 block for medium density residential development and served by five (5) new local streets and the extension of Martin Street, Braun Avenue, and Mallard Avenue.
- While the applicant has requested an extension of two (2) years, Planning Staff recommend support of a one (1) year extension to provide additional time to submit detailed engineering design drawings and demonstrate progress towards fulfilling conditions of draft approval.

DISCUSSION

BACKGROUND

OWNERS: Lindprop Corporation
7681 Highway 27, Unit 16, Woodbridge ON L4L 4M5

AGENT: Cyril J. Demeyre Limited (c/o Peter Penner)
261 Broadway, Tillsonburg ON N4G 4H8

LOCATION:

The subject lands are described as Part of Lots 4 & 5, Concession 10 (Dereham), in the Town of Tillsonburg. A small portion of the subject property is located within the Township of South-West Oxford. The lands are located on the north side of North Street East and west of the CPR Railway, and are municipally known as 112 North Street East, Tillsonburg.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'T-1'	Town of Tillsonburg Land Use Plan	Residential Open Space
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Schedule 'T-2'	Town of Tillsonburg Residential Density Plan	Low Density Residential Medium Density Residential
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TOWN OF TILLSONBURG ZONING BY-LAW 3295:

Existing Zoning: Special Low Density Residential Type 3 Zone (R3-28(H))
Special Medium Density Residential Zone (RM-14(H))
Passive Use Open Space Zone (OS1)
Active Use Open Space Zone (OS2)
General Agricultural Zone (A2)

PROPOSAL:

A request for extension of draft plan approval for the above noted subdivision has been received by the Town of Tillsonburg and the County of Oxford. The draft plan was approved in April 2023 containing 315 lots for single detached dwellings, semi-detached dwellings and/or townhouse dwellings, and 1 block for medium density residential development and served by five (5) new local streets and the extension of Martin Street, Braun Avenue, and Mallard Avenue. The extension is being requested to allow for sufficient time to submit detailed design and work towards fulfilling the conditions of the draft approval.

Plate 1, Location Map, shows the location of the subject lands.

Plate 2, Draft Approved Plan, outlines the draft approved subdivision plan.

APPLICATION REVIEW

AGENCY COMMENTS

The application was circulated to various public agencies considered to have an interest in the proposal. Long Point Region Conservation Authority, Town of Tillsonburg Building Department, Town of Tillsonburg Development Commissioner and Tillsonburg Hydro indicated no concerns with the requested extension.

It was noted by Oxford County Public Works that servicing and road extensions on the abutting draft approved lands (SB21-07-7) also owned by Lindprop Corp. are required/a pre-requisite for servicing of the subject lands. Draft approval on the abutting lands (SB21-07-7) was granted in November 2021, there does not appear to be much movement since then. The applicant shall be made aware of the Water and Wastewater Capacity Allocation Policy that was recently approved and be advised that a future request for extension of a draft plan of subdivision will require demonstration of concerted effort and progress towards fulfilling conditions of approval.

Planning Analysis

The applicant has requested and extension draft plan approval of the above noted subdivision for two years, to April 2028.

While the applicant has requested a two-year extension, staff are recommending that a one (1) year extension be granted. The applicant, Lindprop Corp., owns the abutting lands that received draft approval in November 2021 (SB21-07-7), and subsequently received a draft approval

extension to November 2026. The abutting lands need to be developed and serviced prior to development of the draft approved lands for (SB22-07-7). The applicant has not submitted detailed engineering design for either of the draft approved lands or have submitted any documentation to clear the required conditions. For Council's information, other draft plans of subdivisions in the Town of Tillsonburg that were granted around the same time have either submitted engineering drawings for review and approval or have registered at least an initial phase of the development.

As noted by County Public Works, the subject development and the abutting draft approved lands have conditionally committed water capacity as per the Oxford County Water and Wastewater Capacity Allocation Policy amounting to approximately 800 units. Allowing these lands to remain conditionally committed, without progress being made towards final registration, will reduce the Town's ability to grant approval for other proposed developments or projects requiring servicing capacity.

The applicant can submit to the Town and County a request for further extension, as necessary, if additional time is required to register the plan. Future requests for extension will be evaluated based on the development's progress toward registration and the Town's water and wastewater capacity situation at that time.

Considering the foregoing, Planning staff are supportive of a one-year extension of the draft approved plan of subdivision as it will allow the applicant demonstrate concerted effort and progress has been made toward satisfying the existing conditions of approval. A resolution of Town Council, in support of staff's recommendation, is requested to grant an extension of the approval period.

RECOMMENDATIONS

It is recommended that the Council of the Town of Tillsonburg advise Oxford County that the Town supports a one-year extension of draft approval for a plan of subdivision submitted by Lindprop Corp., for lands described as Part of Lots 4 & 5, Concession 10 (Dereham), Town of Tillsonburg, to April 12, 2027, to grant additional time to satisfy the conditions of draft plan approval and register the draft plan of subdivision.

SIGNATURES

Authored by: *"Original Signed by"*

Amy Hartley
Development Planner

Approved for submission: *"Original Signed by"*

Eric Gilbert, MCIP, RPP
Manager of Development Planning