

Proposed Changes to Tillsonburg's Site Plan Control By-Law No. 4151 Guidelines – Fact Sheet

Item	Changes
General- Several Administration Changes	• Changes to the planning act have removed the requirement for public and Council consultation all reference to consultation has been removed. • References to specific zoning by-law sections have been removed and now only reference the Town Zoning By-law No.3295 • Tillsonburg branding has been added • The CAO has been removed from the Development Coordinating Committee and replaced with the Director of Operations and Development. • Formatting has been updated; document is now separated into numbered sections, and a table of contents including clickable hyperlinks has been included for ease of navigation, readability and flow. • Updates have been made to address new provincial legislation and planning act requirements. • Duplicate information was removed • Removed reference to the "Town Utility Manager" • Removed Ontario Municipal Board (OMB) references and replaced with Ontario Land Tribunal (OLT) • Appendices and references to appendices have been removed from the document. Applicants are now directed to the Town and County websites and the Customer Service Center for applications and sample templates.
Section 1 – Introduction	• Removed references to the Site Plan Control Area, the entire town is considered the Site Plan Control Area. • The criteria to assess whether a site plan application is required has been relocated to be in the same vicinity as the criteria for site plan exemptions.
Section 2 – Site Plan Control Process	• More clarity was provided as to how the Town/County classify major and minor site plan applications • Timelines for circulation periods have been included in a table • A table was added detailing security requirements for various types of developments

	• The security release requirement details have been removed from the guidelines and transferred to the Site Plan Agreement template, where they are more appropriately addressed. • The previous version allowed projects under \$5,000.00 to be exempt from providing securities. This amount has been increased to \$10,000.00 • Minimum requirements for a complete application have been added
Section 3 – Application Requirements	• The Fire Department Access section was renamed to Emergency Services Access and was expanded
Section 4 – Site Plan Control Objectives and Guidelines	• Stormwater Management requirements have been updated and expanded • Reference to potential shadow study requirements for large buildings has been added • Vehicle lighting impact mitigation language has been added • Garbage storage and handling section updated to address Oxford County's collection requirements