

To: Mayor and Members of Township of East Zorra-Tavistock Council

From: Dustin Robson, Development Planner, Community Planning

Applications for Draft Plan of Subdivision and Zone Change SB23-03-2 and ZN2-23-05 – 2825085 Ontario Inc.

REPORT HIGHLIGHTS

- The Draft Plan of Subdivision Application proposes six residential blocks consisting of 34 townhouse units to be serviced by municipal water and wastewater services, in the Village of Tavistock.
- A Zone Change Application has also been received to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 3 Zone (R3-sp),' 'Special Residential Type 3 Zone (R3-sp(H)),' and 'Special Open Space Zone (OS-sp).'
- Planning staff are recommending that Township Council support the proposal as it is consistent with the Provincial Planning Statement and the Official Plan with respect to medium density residential development through a residential draft plan of subdivision within a serviced settlement.

DISCUSSION

Background

OWNER: 2825085 Ontario Inc.
3523 Huron Boulevard, New Hamburg, ON N4A 3C4

APPLICANT: Patterson Planning Consultants Inc.
6095 Line 66, Monkton, ON N0K 1P0

LOCATION:

The subject lands are described as Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, in the Township of East Zorra-Tavistock. The lands are located on the north side of Highway 59/Woodstock Street South, lying between Wilton Street and Bauer Street, in the Village of Tavistock.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'C-3'	County of Oxford Settlement Strategy Plan	Village
Schedule 'E-1'	Township of East Zorra-Tavistock Land Use Plan	Settlement

Schedule 'E-2' Village of Tavistock Land Use Plan Medium Density Residential

TOWNSHIP OF EAST ZORRA-TAVISTOCK ZONING BY-LAW 2003-18:

Existing Zoning: Development Zone (D)

Proposed Zoning: Special Residential Type 3 Zone (R3-sp), Special Residential Type 3 Zone (R3-sp(H)), and Special Open Space Zone (OS-sp)

PROPOSAL:

The proposed draft plan of subdivision proposes a total of six residential blocks comprising of a total of 34 townhouse units to be serviced by municipal water and wastewater services. A block for stormwater management purposes is also being proposed, as is a new internal road connecting the development to Highway 59/Woodstock Street South.

The subject lands are approximately 1.2 ha (3.2 ac.) in area and are currently vacant of any buildings or structures. The lands are currently zoned 'Development Zone (D)' which is meant to act as a holding zone until a development proposal has been received and considered by Township Council.

A Zone Change Application has been received to rezone the lands from 'Development Zone (D)' to 'Special Residential Type 3 Zone (R3-sp),' 'Special Residential Type 3 Zone (R3-sp(H)),' and 'Special Open Space Zone (OS-sp).' Special provisions are being proposed on to permit reduced lot frontages, lot depth, rear yard depth, front yard depth, and exterior side yard widths.

To the west of the subject lands is a public park (Optimist Park) while a multi-story apartment building is located to the east of the subject lands. To the south of the subject lands is an established residential neighbourhood consisting primarily of single detached dwellings. To the north of the subject lands are lands that currently contain a commercial operation but that are currently zoned 'Development Zone (D).' Similar to the subject lands, the 'D' zoning on the lands to the north is meant to act as a holding zoning until such time as a development proposal is submitted for consideration.

A Planning Justification Report, Functional Servicing Report, Archeological Assessment, and Traffic Impact Study have been submitted in support of the applications.

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

Plate 2, Aerial Photography (2020) provides an aerial view of the subject lands and surrounding uses with the existing zoning.

Plate 3, Existing Official Plan Designations illustrates the land use designations of the subject lands and surrounding area

Plate 4, Proposed Draft Plan of Subdivision illustrates the draft plan of subdivision layout and lot configurations as proposed.

Plate 5, Block 1 illustrates the layout of Block 1 and the requested variances.

Plate 6, Block 2 illustrates the layout of Block 2 and the requested variances.

Plate 7, Block 3 illustrates the layout of Block 3 and the requested variances.

Plate 8, Block 4 illustrates the layout of Block 4 and the requested variances.

Plate 9, Block 5 illustrates the layout of Block 5 and the requested variances.

Plate 10, Block 6 illustrates the layout of Block 6 and the requested variances.

Plate 11, Proposed Draft Plan of Subdivision (Proposed Zoning) illustrates the draft plan of subdivision layout and lot configurations as proposed, including the proposed zoning.

Application Review

2024 Provincial Planning Statement (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

The policies of Section 2.3 direct that sufficient land shall be made available to accommodate an appropriate range and mix of land uses (including residential and commercial uses) to meet projected needs for the planning period. Within settlement areas, planning authorities shall generally support intensification and redevelopment within settlement areas.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should be supported where it can be accommodated in settlement areas.

Section 2.1 of the PPS sets out policies which are intended to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for residential development.

The PPS also states in Section 3.6 that municipal sewage and water systems are the preferred form of servicing for settlement areas and that intensification and redevelopment within settlement areas on existing municipal services should be promoted, wherever feasible.

With respect to planning for stormwater management, the PPS directs that development shall minimize or, where possible, prevent increases in contaminant loads, minimize changes in water balance and erosion, not increase risks to human health and safety and property damage, maximize the extent and function of vegetative and pervious surfaces and promote stormwater management best practices.

Official Plan

The subject lands are located within the Village of Tavistock, designated as 'Serviced Village' and 'Settlement' according to Schedule "C-3" County of Oxford Settlement Strategy Plan and Schedule "E-1" Township of East Zorra-Tavistock Land Use Plan, respectively, and further designated as 'Low Density Residential' and 'Medium Density Residential' according to Schedule "E-2" Village of Tavistock Land Use Plan. The lands where the townhomes would be developed are entirely within the 'Medium Density Residential' designation.

According to Section 2.1.1 (Growth Management), in order to manage growth, it is a strategic initiative of the Official Plan to ensure designated growth settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs, and to limit growth pressure in rural areas. Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 4.2.2.4 (Serviced Villages) directs that serviced villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized wastewater and water supply facilities.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Section 6.2.3 (Medium Density Residential Areas) directs that Medium Density Residential areas in serviced villages are those lands primarily developed or planned for low profile multiple unit development that exceeds densities established for Low Density Residential areas, and further, all proposed for Medium Density Residential development shall be subject to Site Plan Control.

The Official Plan establishes that Medium Density Residential areas require a minimum net residential density of 22 units per hectare (9 units per acre) and a maximum net residential density of 50 units per hectare (20 units per acre).

Section 10.3.3 (Plans of Subdivision and Condominium) identifies that County Council and Area Councils will evaluate applications for a plan of subdivision on the basis of the requirements of the *Planning Act* as well as criteria, including, but not limited to:

- The plan effectively accommodates environmental resources and mitigates environmental constraints in accordance with the relevant Official Plan policies;
- The plan is designed to reduce negative effects on surrounding land uses, including transportation networks and significant environmental features;
- The plan is designed to be integrated with adjacent developments; and,
- The plan is designed to be compatible with the natural features and topography of the lands, extensive areas of cut and fill will be discouraged.

The Official Plan further requires that, as a condition of draft plan approval, County Council will require the applicant to satisfy conditions prior to final approval and registration of the plan. Should the conditions not be met within the specified time period, the draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, Council shall require that the applicant enter into a subdivision agreement with the Township and, where necessary, the County, prior to final approval of the plan.

Zoning By-law

The subject lands are currently zoned ‘Development Zone (D)’ according to the Township’s Zoning By-law. The Zone Change Application proposes to rezone a portion of the subject lands from ‘Development Zone (D)’ to ‘Special Residential Type 3 Zone (R3-sp),’ ‘Special Residential Type 3 Zone (R3-sp(H)),’ and ‘Special Open Space Zone (OS-sp).’

The ‘R3’ zone permits a maximum of 8 dwelling units per townhouse building, minimum front yard depth and exterior side yard width of 9 m (29.5 ft), minimum 1.5 m (4.9 ft) interior side yard, maximum 50% lot coverage, minimum, 30% landscaped open space, a maximum height of 11 m (36.1 ft), and establishes minimum lot area and frontages for interior units, exterior units, and corner units.

The ‘OS’ zone permits conservation projects, flood control works, a picnic area, a passive use park, or a public use. The minimum lot frontage is 20 m (65.6 ft), the minimum lot area is 2,000 m² (21,528.5 ft²), and the minimum lot depth is 30 m (98.4 ft).

The proposed townhouse development will be developed over six residential blocks and one stormwater management block. Each residential block will require a unique ‘Residential Type 3 Zone (R3-sp)’ assigned to permit special provisions exclusive to each individual block. A unique ‘Open Space Zone (OS-sp)’ will also be required for the stormwater management block.

Plates 5-10 of CP2024-351 outline each residential block. Below are separate tables outlining each special provision being proposed for the respective residential and stormwater management blocks. The following special provisions are being proposed:

Block 1 Special Provisions (Plate 5)		
Provision	Permitted	Proposed
Maximum Number of Dwelling Units	8 dwelling units per dwelling	9 dwelling units per dwelling
Minimum Frontage (Interior Lot)	8 m (26.2 ft)	6 m (19.6 ft)
Minimum Frontage (End Unit)	11 m (36.1 ft)	7.1 m (23.2 ft)
Minimum Front Yard Depth	9 m (29.5 ft)	6.5 m (21.3 ft)
Minimum Setback from Centreline of County Road	22 m (72.1 ft)	21 m (68.8 ft)
Maximum Garage Width	50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall	56% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall

Block 2 Special Provisions (Plate 6)		
Provision	Permitted	Proposed
Minimum Frontage (Interior Lot)	8 m (26.2 ft)	6 m (19.6 ft)
Minimum Frontage (End Unit)	11 m (36.1 ft)	6.3 m (20.6 ft)
Minimum Front Yard Depth	9 m (29.5 ft)	6.5 m (21.3 ft)
Minimum Interior Side Yard Width	1.5 m (4.9 ft)	1.3 m (4.2 ft)

Maximum Garage Width	50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall	56% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall
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Block 3 Special Provisions (Plate 7)		
Provision	Permitted	Proposed
Minimum Lot Area (End Unit)	240 m ² (2,583.4 ft ²)	236 m ² (2,540.2 ft ²)
Minimum Frontage (Interior Lot)	8 m (26.2 ft)	6 m (19.6 ft)
Minimum Frontage (End Unit)	11 m (36.1 ft)	6.7 m (21.9 ft)
Minimum Front Yard Depth	9 m (29.5 ft)	6.5 m (21.3 ft)
Minimum Interior Side Yard Width	1.5 m (4.9 ft)	1.2 m (3.9 ft)
Maximum Garage Width	50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall	56% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall

Block 4 Special Provisions (Plate 8)		
Provision	Permitted	Proposed
Minimum Lot Area (End Unit)	240 m ² (2,583.4 ft ²)	201 m ² (2,163.5 ft ²)
Minimum Frontage (Interior Lot)	8 m (26.2 ft)	6 m (19.6 ft)
Minimum Frontage (End Unit)	11 m (36.1 ft)	7.9 m (25.9 ft)
Minimum Lot Depth	30 m (98.4 ft)	22.8 m (74.8)
Minimum Front Yard Depth	9 m (29.5 ft)	6.5 m (21.3 ft)
Minimum Rear Yard Depth	7.5 m (24.6 ft)	4.3 m (14.1 ft)
Minimum Interior Side Yard Width	1.5 m (4.9 ft)	1.2 m (3.9 ft)
Maximum Garage Width	50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall	56% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall

Block 5 Special Provisions (Plate 9)		
Provision	Permitted	Proposed
Minimum Frontage (Interior Lot)	8 m (26.2 ft)	6 m (19.6 ft)
Minimum Frontage (End Unit)	11 m (36.1 ft)	9.1 m (29.8 ft)
Minimum Front Yard Depth	9 m (29.5 ft)	6.5 m (21.3 ft)
Minimum Rear Yard Depth	7.5 m (24.6 ft)	7.1 m (23.2 ft)
Minimum Interior Side Yard Width	1.5 m (4.9 ft)	1.2 m (3.9 ft)
Maximum Garage Width	50% of the lot width measured from the centreline	56% of the lot width measured from the centreline

	of the interior wall to the outside of the exterior wall	of the interior wall to the outside of the exterior wall
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Block 6 Special Provisions (Plate 10)		
Provision	Permitted	Proposed
Minimum Frontage (Interior Lot)	8 m (26.2 ft)	6 m (19.6 ft)
Minimum Frontage (Corner Unit)	18 m (59.1 ft)	12 m (39.3 ft)
Minimum Front Yard Depth	9 m (29.5 ft)	6.5 m (21.3 ft)
Minimum Exterior Yard Width	9 m (29.5 ft)	6 m (19.6 ft)
Minimum Interior Side Yard Width	1.5 m (4.9 ft)	1.2 m (3.9 ft)
Minimum Setback from Centreline of County Road	22 m (72.1 ft)	21 m (68.8 ft)
Maximum Garage Width	50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall	56% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall

Block 7 Special Provisions		
Provision	Permitted	Proposed
Minimum Frontage	20 m (65.6 ft)	17.7 m (58 ft)
Minimum Lot Area	2,000 m ² (21,528.5 ft ²)	1,140.9 m ² (12,280.5 ft ²)

Agency Comments

The Township Engineering Consultant, K.Smart, have indicated that all initial comments have been addressed.

The Oxford County Public Works Department and the Township of East Zorra-Tavistock have provided detailed design comments that will need to be addressed as the project progresses.

The Oxford County Public Works Department has also indicated that there is currently wastewater capacity within the system available for only 25 of the proposed lots/units within the subject draft plan of subdivision application.

The Backflow Prevention Officer has indicated that any lawn sprinkler systems installed on the property are subject to By-law No. 6544-2023 (Cross Connection and Backflow Prevention).

Enbridge has indicated that as part of any approval that a condition be provided requiring the owner/developer to provide Enbridge with the necessary easements and/or agreements for the provision of gas services for this project.

Bell Canada has indicated that as part of any approval that a condition be provided requiring the owner/developer to provide with the necessary easements and/or agreements to service this project.

The Upper Thames River Conservation Authority (UTRCA), the Thames Valley District School Board (TVDSB), Hydro One, Canada Post, and Southwestern Public Health have indicated that they have no comments respecting the application.

Public Consultation

Notice of a Complete Application for the proposal was circulated to neighbouring landowners on January 24, 2024 and the Notice of a Public Meeting was circulated on October 31, 2024 in accordance with the requirements of the Planning Act. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The proposed applications are intended to facilitate a residential development in the Village of Tavistock consisting of townhouse dwelling units, the creation of new internal road connecting to Highway 59/Woodstock Street South, and a stormwater management block.

A Planning Justification Report, Functional Servicing Report, Archeological Assessment, and Traffic Impact Study have been submitted in support of the applications.

Provincial Planning Statement

As the proposed draft plan of subdivision is located within a designated settlement area and will be serviced by municipal water and wastewater facilities, the development represents an efficient use of lands designated for residential purposes and municipal services. The development also provides for alternative housing types in the Village of Tavistock, while maintaining compatibility with existing residential uses in the surrounding neighbourhood. As such, Planning staff are of the opinion that the proposed development is consistent with the relevant PPS policies respecting residential development in settlement areas.

Details of the proposed infrastructure were provided in a Functional Servicing Report, submitted in support of the applications. In light of the comments received from various agencies (i.e. Township of East Zorra-Tavistock and the County of Oxford Department of Public Works), and subject to conditions of approval to ensure review and approval of technical details, Planning staff are satisfied that infrastructure and public facilities are available to accommodate the initial phase as proposed of the development.

Official Plan

As previously noted, the Official Plan establishes minimum and maximum net densities for Medium Density Residential areas of 22-50 units per hectare (9-20 units per acre). The proposed development would result in an overall net residential density of approximately 40.9 units per hectare (16.4 units per acre) for lands designated as Medium Density Residential, consistent with minimum net density requirements established in the Official Plan.

With regard to the specific review criteria for plans of subdivision (Section 10.3.3), Community facilities and utility infrastructure exist in the surrounding Village of Tavistock, and the existing road network will be extended to permit access to the site. Planning staff are of the opinion that the proposal represents an efficient use of existing services and lands designated for residential use, and the proposed townhouse dwellings will provide an alternate housing type while remaining compatible with surrounding residential uses.

The County of Oxford Public Works Department has advised that sufficient municipal water and wastewater capacity is available to service 25 units of the development, but the remaining nine units would not be able to be accommodated at this time. The lands fall into the William Street Pumping Station catchment area and an upcoming upgrade to the facility is not anticipated to be completed until 2027. To account for the deficient wastewater capacity, Block 1 of the proposed plan, which contains nine units, would contain a 'Holding' provision which would not permit the construction of the units until such time as it is confirmed that sufficient capacity exists. Planning staff are supportive of the use of a 'Holding' provision in this instance given that there is a targeted completion date of the approved William Street Pumping Station in the relatively near future.

Township Zoning By-law

The applicant proposes to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 3 Zone (R3-sp),' 'Special Residential Type 3 Zone (R3-sp(H))', and 'Special Open Space Zone (OS-sp)' to facilitate the development of 34 townhouse dwelling units.

The proposed townhouse development will be developed over six residential blocks and one stormwater management block. Each residential block will require a unique 'Residential Type 3 Zone (R3-sp)' assigned to permit special provisions exclusive to each individual block. A unique 'Open Space Zone (OS-sp)' will also be required for the stormwater management block.

The purpose of the lot area and lot frontage requirements is to ensure that sufficient space is maintained on the lands for the development of a residential dwelling, while providing sufficient area for off-street parking, amenity space, grading, and drainage. Planning staff are satisfied that despite the requested reductions to the lot area and lot frontage that the lots will be sufficiently large enough to accommodate a building envelope for a townhouse dwelling unit while generally maintaining adequate amenity space, off-street parking, and drainage. Staff also recognize that while some units will have less amenity space than is usually provided given the reduction to the lot size and frontages, the development will abut Optimist Park which is a public park and provide residents with additional amenity space if desired.

The applicant has requested a reduction in the required minimum front yard depth from 9 m (29.5 ft) to 6.5 m (21.3 ft). The Township Zoning By-law sets minimum parking space dimensions of 5.5 m (18 ft) by 2.7 m (8.9 ft) when not abutting a wall while also requiring a 1 m (3.3 ft) setback from a parking space and a front yard lot line. The proposed 6.5 m (21.3 ft) front yard depth would allow for these parking requirements to be accommodated. Planning staff are of the opinion that the proposal is supportable given this.

With respect to the required 7.5 m (24.6 ft) setback to an exterior lot line for the R1 zone, the purpose of the minimum required exterior side yard provision is to ensure that there is adequate separation between structures or buildings on the lot and the public road allowance. The Oxford County Public Works Department has reviewed the plans, including the request for a reduced exterior side yard width of 6 m (19.6 ft) and a setback from the centreline of a County road of 21 m (68.8 ft), and has not advised of any expected impacts to road maintenance, sight lines, or snow clearing on the County right-of-way.

In 2021, a Housekeeping By-law introduced a maximum garage width in relation to the width of a lot. The new zoning provision limited attached garages to being no wider than 50% of the lot width with the intention of limiting excessive paving of front yards and to ensure that an appropriate amount of landscaping and amenity space is being provided. The applicant is requesting a special provision on each of the six residential blocks to permit attached garages to have a maximum width of 56% of the lot width. Planning staff have reviewed the request in the context of the

proposal and are of the opinion that given the narrow nature of the proposed lots permitting attached garages to modestly exceed the maximum width is reasonable. With the narrowest of proposed lots being 6 m (19.6 ft), that would require garages to be no wider than 3 m (9.8 ft). In situations where parking spaces abut walls, such as in garages, the Township Zoning By-law requires parking spaces to be 5.5 m (18 ft) by 3 m (9.8 ft) which would leave limited room in the garages of the 6 m (19.6 ft) wide lots. Permitting garage widths of 56% of the lot width would increase the permitted garage widths on the 6 m (19.6 ft) wide lots to 3.3 ft (11 ft) allowing for additional space for the opening of vehicle doors within the garage.

The land to be used for the stormwater management facility is proposed to be rezoned from 'Development Zone (D)' to 'Special Open Space Zone (OS-sp).' The requested special provisions are to permit a reduced minimum lot size from 2,000 m² (21,528.5 ft²) to 1,140.9 m² (12,280.5 ft²) and a reduced minimum lot frontage from 20 m (65.6 ft) to 17.7 m (58 ft). Given that the proposed stormwater management facility has been reviewed by the Township and the Township's engineering consultant and no significant concerns have been raised regarding the location or size of the facility, staff are satisfied that the proposed minimum size and frontage of the 'OS-sp' zone is sufficient.

Summary

In light of the foregoing, Planning staff are satisfied that the proposed applications are consistent with the policies of the Provincial Planning Statement and are in-keeping with the strategic initiatives and objectives of the Official Plan respecting medium density development in designated settlement areas, and further, can be supported from a planning perspective.

RECOMMENDATIONS

That the Council of the Township of East Zorra-Tavistock approve-in-principle the zone change application (File No. ZN2-23-05) submitted by 2825085 Ontario Inc., whereby a portion the lands described as Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235 be rezoned from 'Development Zone (D)' to 'Special Residential Type 3 Zone (R3-sp)', 'Special Residential Type 3 Zone (R3-sp (H))', and 'Special Open Space Zone (OS-sp)' to facilitate the proposed draft plan of subdivision;

And further, that the Council of the Township of East Zorra-Tavistock advise County Council that the Township supports the Draft Plan of Subdivision (File No. SB23-03-2), submitted by 2825085 Ontario Inc., whereby a portion the lands described as Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, consisting of six blocks for townhouse dwellings (34 dwelling units), a stormwater management block, and the construction of a new internal road connecting to Highway 59/Woodstock Street South, subject to the following conditions being met prior to final approval of the plan for registration:

1. This approval applies to the draft plan of subdivision submitted by 2825085 Ontario Inc, (File No. SB 23-03-2), as shown on Plate 4 of Report No. 2024-351 and comprising lands described as Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, consisting of six blocks for townhouse dwellings (34 townhouse units), a block for stormwater management purposes, and a new internal road connecting to Highway 59/Woodstock Street South.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Township of East Zorra-Tavistock regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks, and

drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of East Zorra-Tavistock.

3. The Owner shall enter into a subdivision agreement with the Township of East Zorra-Tavistock and this agreement shall be registered by the Township against the land to which it applies.
4. The subdivision agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of East Zorra-Tavistock.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of East Zorra-Tavistock.
6. The road allowance included in the draft plan of subdivision shall be dedicated as public highways, free of all encumbrances and costs, to the satisfaction of the Township of East Zorra-Tavistock.
7. The street included in the draft plan of subdivision shall be named, to the satisfaction of the Township of East Zorra-Tavistock.
8. The Owner agrees in writing, to ensure the new local street on this subdivision plan is connected to Highway 59/Woodstock Street South at no cost to the Township, to the satisfaction of the Township of East Zorra-Tavistock.
9. The Owner agrees in writing, that 0.3 m (1 ft) reserves shall be conveyed to the Township as required, free of all costs and encumbrances, to the satisfaction of the Township of East Zorra-Tavistock.
10. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the Township's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the Township by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Township of East Zorra-Tavistock.
11. The subdivision agreement shall contain provisions indicating that the owner shall prepare and submit a detailed storm water management report, grading plan, and sediment erosion control plan, as required, to be reviewed and approved by the Township and, if required, the Upper Thames River Conservation Authority (UTRCA), and further, the subdivision agreement shall include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports, to the satisfaction of the Township of East Zorra-Tavistock and, if required, the UTRCA.
12. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes outside of the public right-of-ways shall be granted to the appropriate authority, to the satisfaction of the Township of East Zorra-Tavistock and County of Oxford Public Works.
13. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Tavistock water system to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development," to the satisfaction of County of Oxford Public Works.

14. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.
15. The subdivision agreement shall make provision for the assumption and operation of the water distribution systems within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
16. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Tavistock water and wastewater systems to service the plan of subdivision. Confirmation shall be given in accordance with the most current "County-Wide Water and Wastewater Capacity Allocation for Residential Development" protocol, and/or to the satisfaction of Oxford County Public Works.
17. The Owner shall demonstrate to the satisfaction of the County of Oxford/Township that the entire subdivision and lands to the north can be serviced with the proposed services.
18. The Owner shall agree to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
19. The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.
20. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Public Works.
21. Storm water drainage proposed to be directed to Oxford Road 3 road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of Oxford County Public Works and the Township of East Zorra-Tavistock.
22. The Owner agrees in writing, that a 0.3 m (1 ft) reserve along Oxford Road 59 shall be conveyed to the County as required, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
23. The Owner agrees in writing, to conduct a traffic noise assessment study for Oxford Road 59, to the satisfaction of County of Oxford Public Works. Results and recommendations shall be included in a written report. All costs associated with the study and implementation of mitigation recommendations shall be borne by Owner, to the satisfaction of the County.
24. The Owner agrees in writing, to the satisfaction of the County, through the subdivision agreement, to ensure that all agreements of purchase and sale for lots abutting Oxford Road 59 shall have appropriate disclosure and warning clauses to inform future owners and residents that lots abutting Oxford Road 59 may experience noise levels that exceed the Ministry of Environment, Conservation and Parks' NPC-300 Noise Guidelines.

25. An appropriate cul-de-sac/turnaround area will be required at the south end of Henry Street (and at temporary phase limits) to ensure the roadway has adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County/Township guidelines.
26. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate the existing infrastructure. These costs shall be borne solely by the Developer.
27. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.
28. The Owner agrees in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
29. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, to the satisfaction of Canada Post.
30. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge and other utility provider as appropriate, that the owner/developer provide Enbridge and other utility providers as appropriate with the necessary easements and/or agreements required.
31. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority to the satisfaction of the County of Oxford.
32. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of East Zorra-Tavistock that Conditions 3 to 12 (inclusive), 17, 21, and 25 have been met to the satisfaction of the Township. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
33. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 12 to 26 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
34. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Ministry of Heritage, Sport, Tourism, and Culture Industries that Condition 27 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.

35. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Hydro One that Condition 28 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
36. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 29 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
37. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge and other utility providers as appropriate, that Condition 30 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
38. This plan of subdivision shall be registered within three (3) years of the granting of draft approval, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.

SIGNATURES

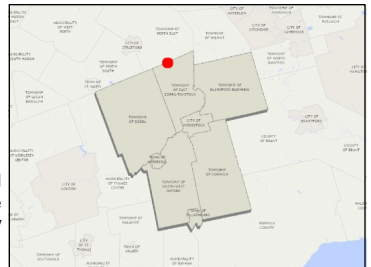
Authored by:	<i>'original signed by'</i>	Dustin Robson, MCIP, RPP Development Planner
Approved for submission by:	<i>'original signed by'</i>	Eric Gilbert, MCIP, RPP Manager of Development Planning



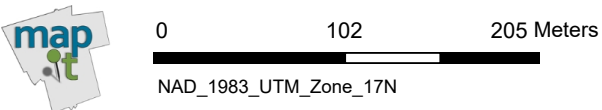
Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



Subject Lands



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

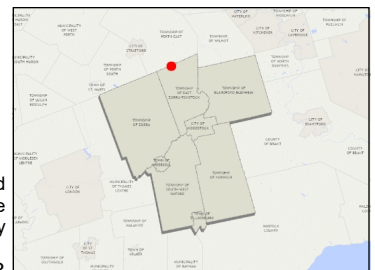
July 17, 2023



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
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Notes



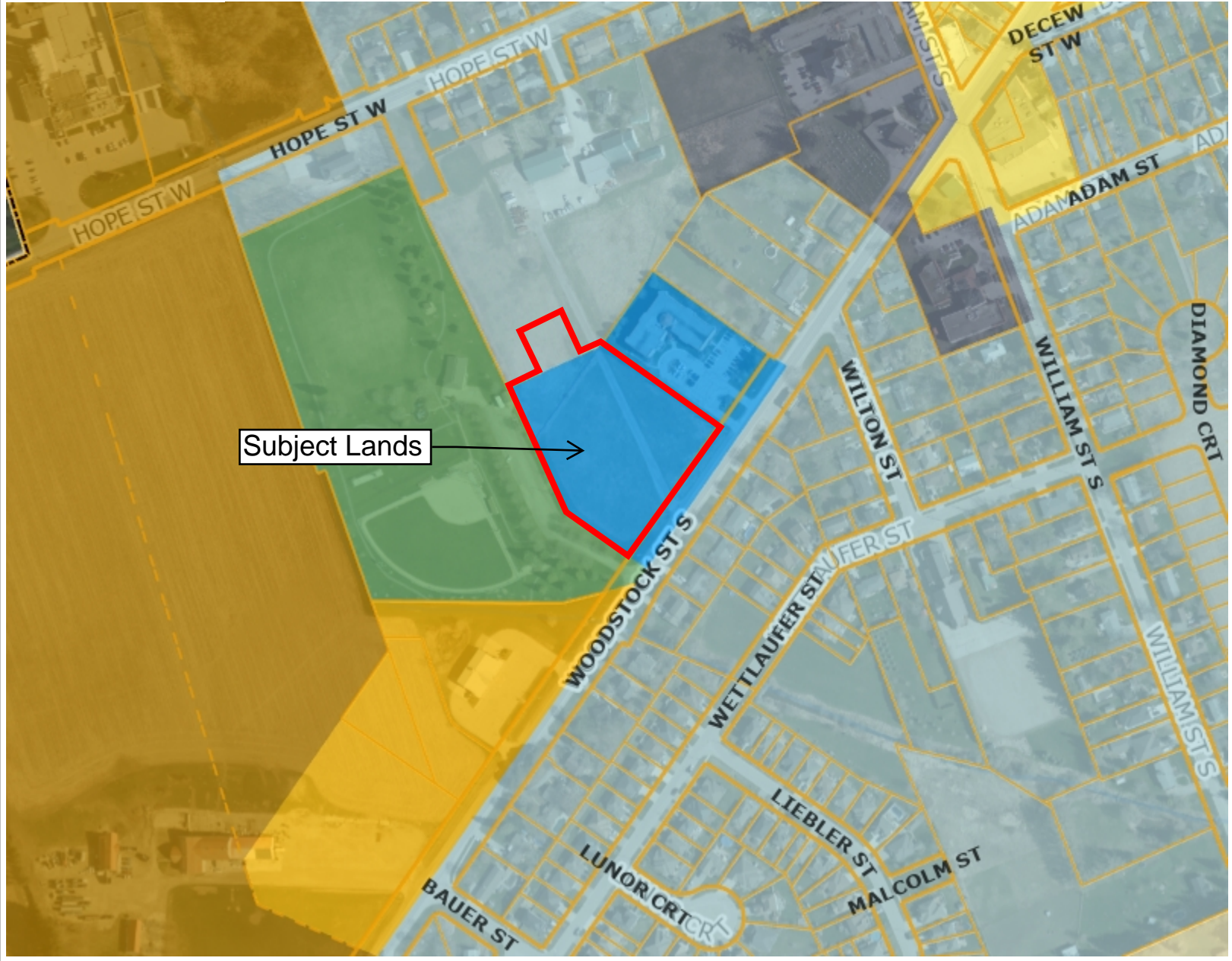
0 51 102 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 17, 2023

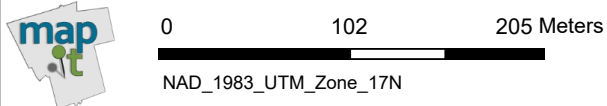


Subject Lands

Legend

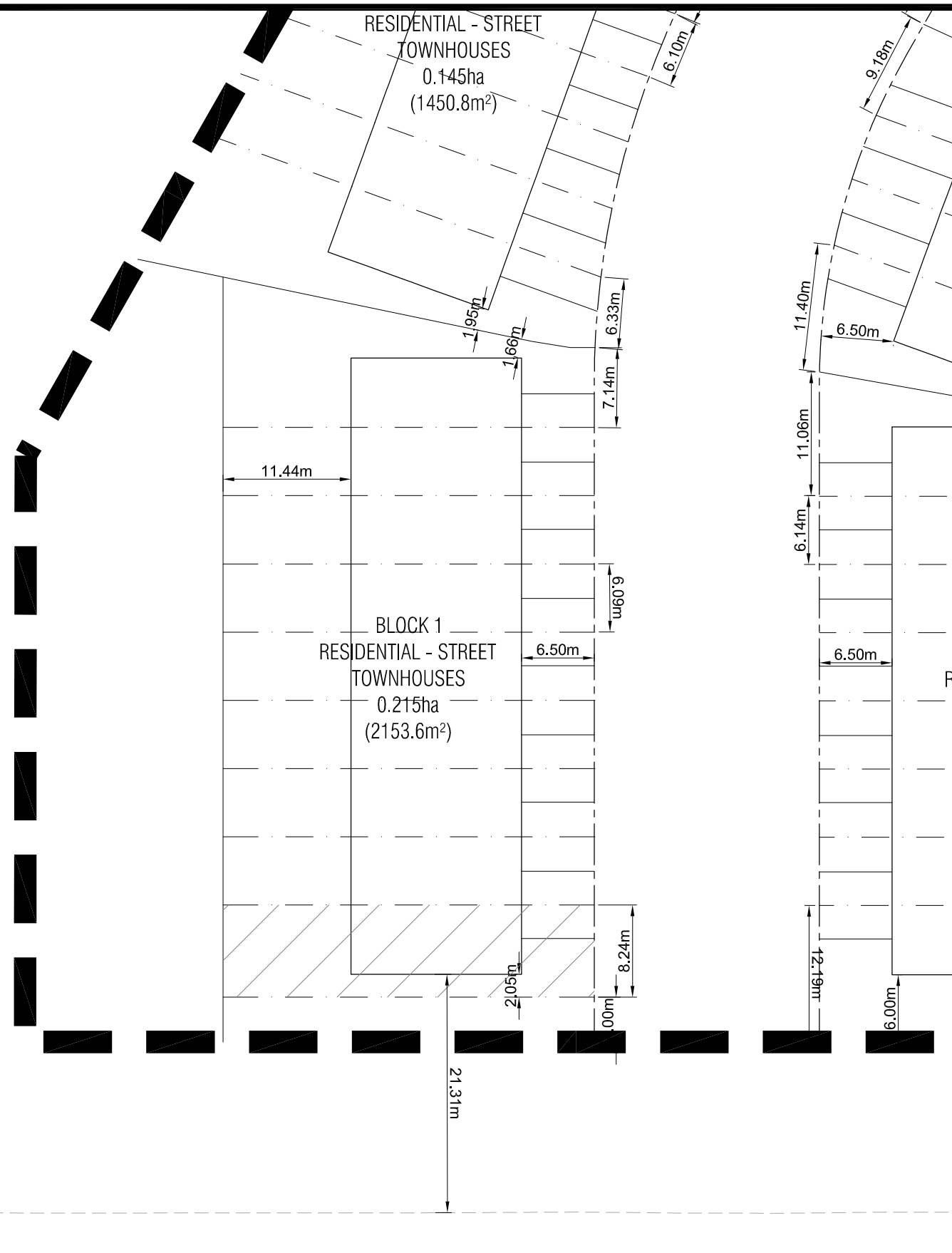
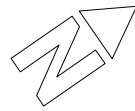
- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 100 Metre Buffer Ingersoll
- Village Land Use Designation**
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Minor Institutional
 - Major Institutional
 - Future Urban Growth
 - Open Space
 - Environmental Protection
 - School
- Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation**
 - Residential
 - Residential Reserve
 - Central Business District
 - Entrepreneurial District
 - Neighbourhood Shopping Centre
 - Service Commercial
 - Regional Commercial Node
 - Business Park
 - Traditional Industrial
 - Community Facility
 - Open Space
 - Environmental Protection
 - Future Urban Growth
 - Rural Buffer

Notes



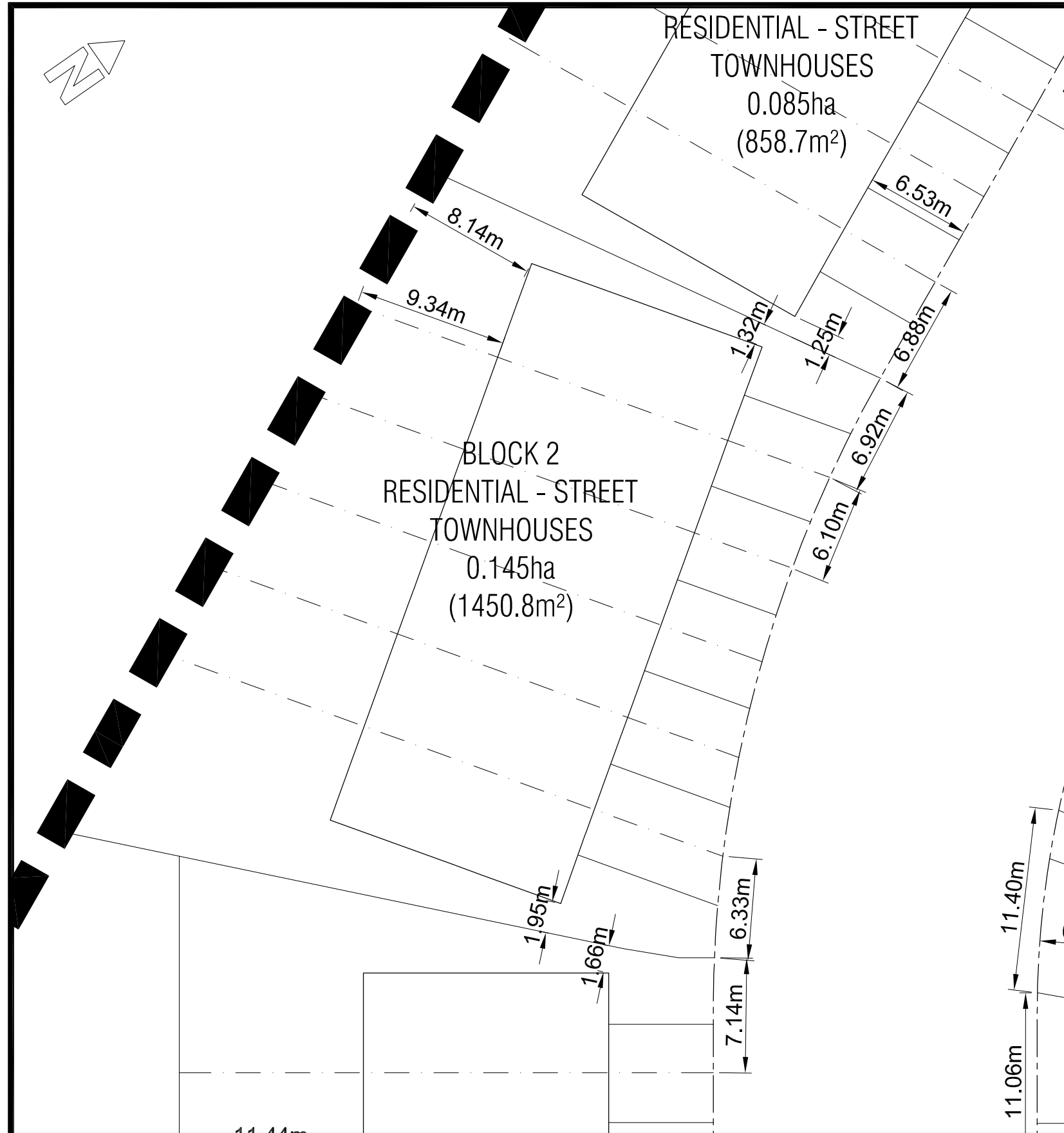
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October 25, 2024



Block 1 - Zoning	Requirement	Zone Change from "D" to "R3-___" (Residential Type 3 Zone - Site Specific - with a "Holding Provision")
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per dwelling	9 units proposed
Lot Area, Minimum	150.0 m ² (1,614.6 ft ²) per dwelling unit or 240.0 m ² (2,583.4 ft ²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 420 m ² (4,521 ft ²)	>150m ² for interior units 332m ² for the end unit
Lot Frontage, Minimum	8.0 m (26.2 ft) per dwelling unit or 11.0 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18.0 m (59.1 ft)	6.0m for interior lots 7.1m for end unit
Lot Depth	30m	33.2m
Front Yard, Minimum Depth	9m	6.5m
Exterior Side Yard, Minimum Width	9m	N/A
Rear Yard, Minimum Depth	7.5m	11.4m
Interior Side Yard	1.5m for end dwelling units	=/>1.5m
Setback from C/L of a County Road	22m	21.0m
Lot Coverage (all buildings)	50%	45.9%
Height of Building, Maximum	11m	=/<11m
Landscaped Open Space, Minimum	30%	43.2%
Amenity Area, Minimum	No Provision	
Parking Required	2 per dwelling unit	2
Section 5.19.4	In no case shall the width of a garage attached to a dwelling exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of a garage attached to a dwelling exceed 75% of the building measured from the centreline of the interior wall to the outside of the exterior wall.	56%
5.19.3.1	All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area.	=/<50%

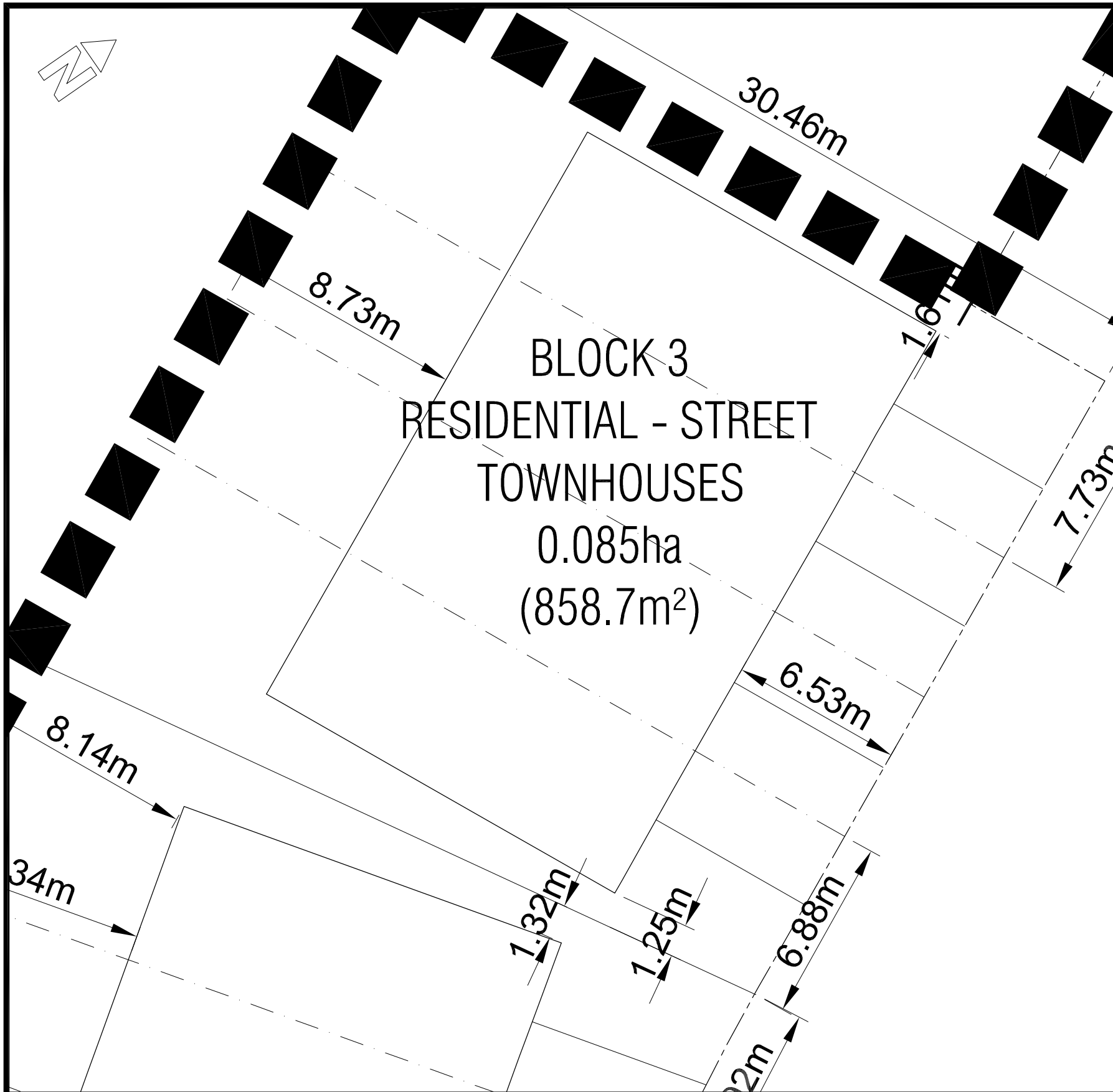
Plate 5: Block 1
 File No. SB23-03-2 & ZN2-23-05 (2825085 Ontario Inc.)
 Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, Township of East Zorra-Tavistock



Block 2 - Zoning	Requirement	Zone Change from "D" to "R3-__" (Residential Type 3 Zone- Site Specific)
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per dwelling	6 units proposed
Lot Area, Minimum	150.0 m2 (1,614.6 ft2) per dwelling unit or 240.0 m2 (2,583.4 ft2) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 420 m2 (4,521 ft2)	>150m ² for interior units 254.6m ² for end unit (min.)
Lot Frontage, Minimum	8.0 m (26.2 ft) per dwelling unit or 11.0 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18.0 m (59.1 ft)	6.0m for interior lots 6.3m for end unit
Lot Depth	30m	30.6m
Front Yard, Minimum Depth	9m	6.5m
Rear Yard, Minimum Depth	7.5m	8.1m
Interior Side Yard	1.5m for end dwelling units	1.3m
Setback from C/L of a County Road	22m	N/A
Lot Coverage (all buildings)	50%	48.1%
Height of Building, Maximum	11m	=/<11m
Landscaped Open Space, Minimum	30%	40.3%
Amenity Area, Minimum	No Provision	N/A
Parking Required	2 per dwelling unit	2
Section 5.19.4	In no case shall the width of a garage attached to a dwelling exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of a garage attached to a dwelling exceed 75% of the building measured from the centreline of the interior wall to the outside of the exterior wall.	56%
5.19.3.1	All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area.	=/<50%

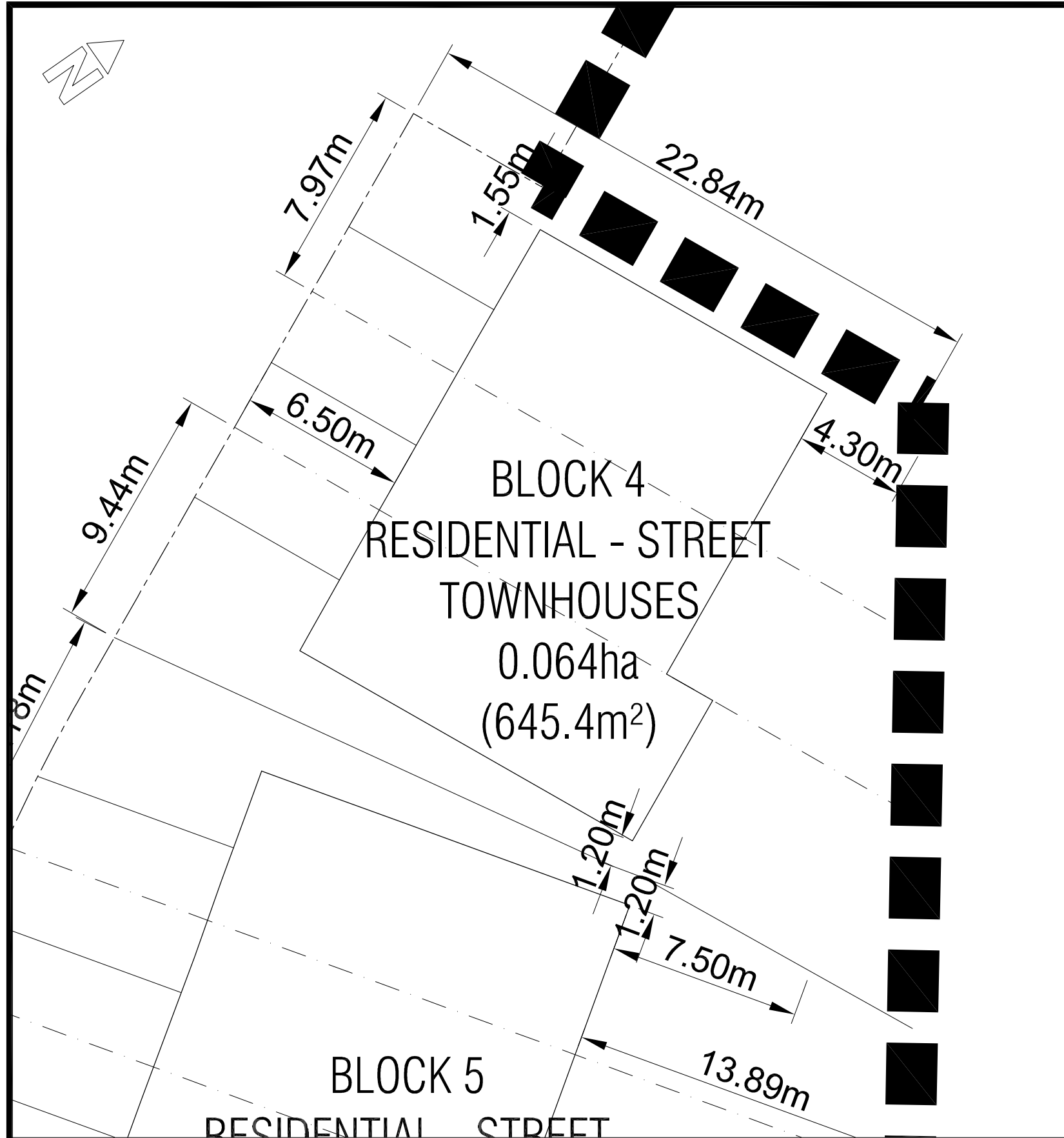
Plate 6: Block 2
 File No. SB23-03-2 & ZN2-23-05 (2825085 Ontario Inc.)
 Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, Township of East Zorra-Tavistock





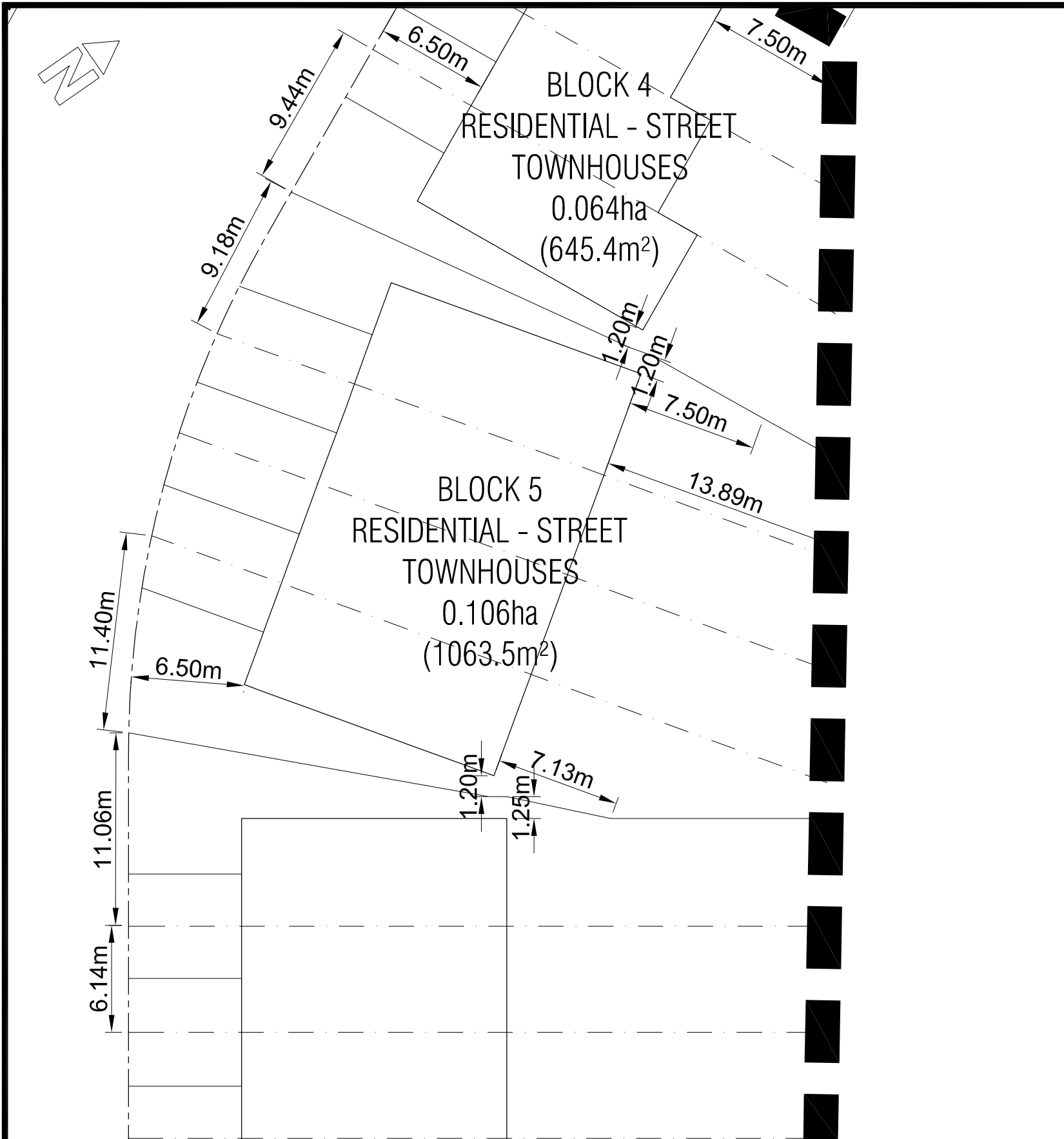
Block 3 - Zoning	Requirement	Zone Change from "D" to "R3- (Residential Type 3 Zone- Site Specific)
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per dwelling	4 units
Lot Area, Minimum	150.0 m ² (1,614.6 ft ²) per dwelling unit or 240.0 m ² (2,583.4 ft ²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 420 m ² (4,521 ft ²)	>150m ² for interior units 236m² for end unit
Lot Frontage, Minimum	8.0 m (26.2 ft) per dwelling unit or 11.0 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18.0 m (59.1 ft)	6.0m for interior lots 6.7m for end unit
Lot Depth	30m	30.4m
Front Yard, Minimum Depth	9m	6.5m
Rear Yard, Minimum Depth	7.5m	8.1m
Interior Side Yard	1.5m for end dwelling units	1.2m
Setback from C/L of a County Road	22m	N/A
Lot Coverage (all buildings)	50%	49.9%
Height of Building, Maximum	11m	=/ < 11m
Landscaped Open Space, Minimum	30%	37.1%
Amenity Area, Minimum	No Provision	N/A
Parking Required	2 per dwelling unit	2
Section 5.19.4	In no case shall the width of a garage attached to a dwelling exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of a garage attached to a dwelling exceed 75% of the building measured from the centreline of the interior wall to the outside of the exterior wall.	56%
5.19.3.1	All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area.	=/ < 50%

Plate 7: Block 3
 File No. SB23-03-2 & ZN2-23-05 (2825085 Ontario Inc.)
 Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, Township of East Zorra-Tavistock



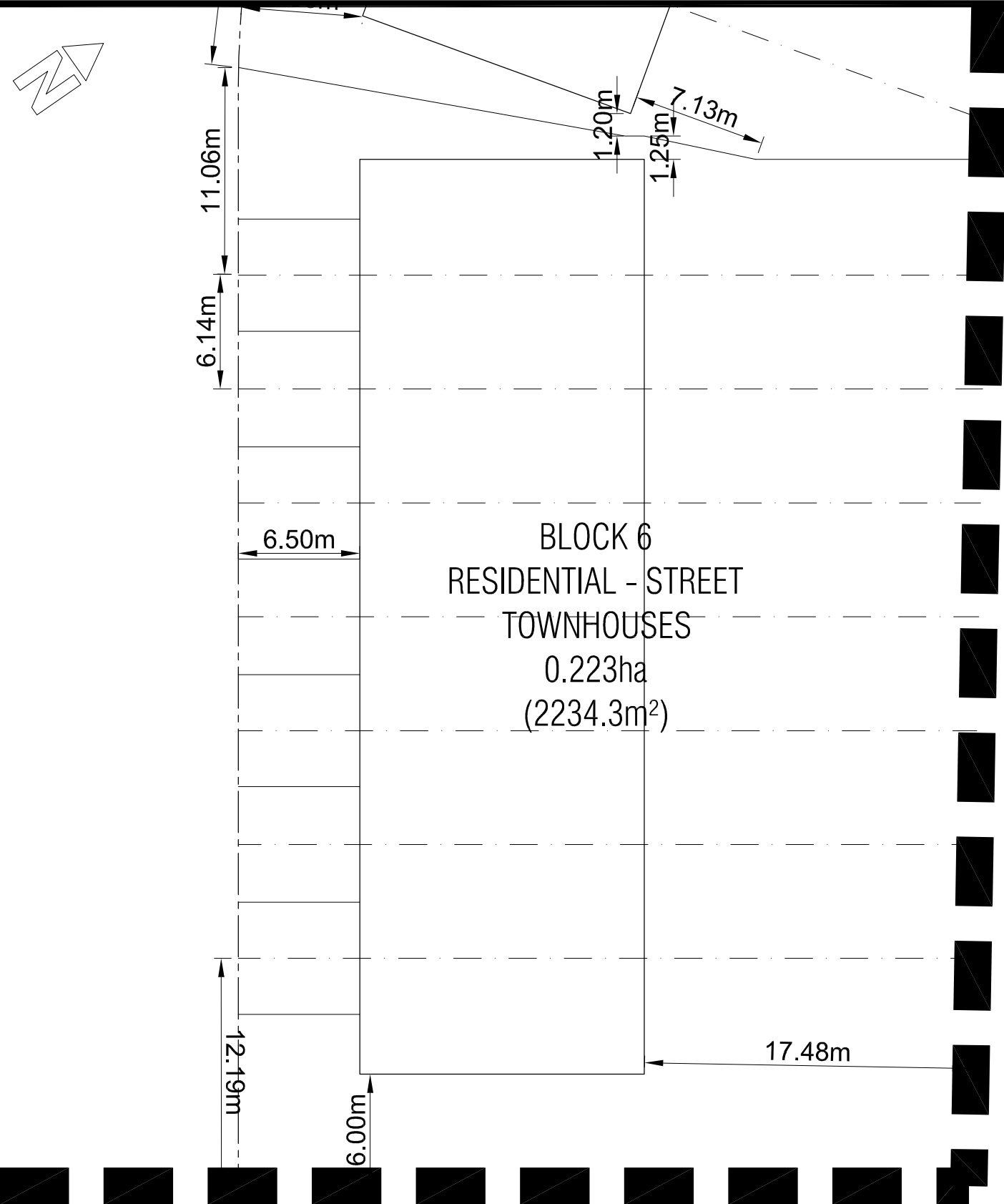
Block 4 - Zoning	Requirement	Zone Change from "D" to "R3-__" (Residential Type 3 Zone- Site Specific)
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per dwelling	3 units
Lot Area, Minimum	150.0 m ² (1,614.6 ft ²) per dwelling unit or 240.0 m ² (2,583.4 ft ²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 420 m ² (4,521 ft ²)	>150m ² for interior unit 201m² for end unit
Lot Frontage, Minimum	8.0 m (26.2 ft) per dwelling unit or 11.0 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18.0 m (59.1 ft)	6.0m for interior unit 7.9m for end unit
Lot Depth	30m	22.8m
Front Yard, Minimum Depth	9m	6.5m
Rear Yard, Minimum Depth	7.5m	4.3m
Interior Side Yard	1.5m for end dwelling units	1.2m
Setback from C/L of a County Road	22m	N/A
Lot Coverage (all buildings)	50%	42.6%
Height of Building, Maximum	11m	=/<11m
Landscaped Open Space, Minimum	30%	43.7%
Amenity Area, Minimum	No Provision	N/A
Parking Required	2 per dwelling unit	2
Section 5.19.4	In no case shall the width of a garage attached to a dwelling exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of a garage attached to a dwelling exceed 75% of the building measured from the centreline of the interior wall to the outside of the exterior wall.	56%
5.19.3.1	All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area.	=/<50%

Plate 8: Block 4
 File No. SB23-03-2 & ZN2-23-05 (2825085 Ontario Inc.)
 Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, Township of East Zorra-Tavistock



Block 5 - Zoning	Requirement	Zone Change from "D" to "R3-__" (Residential Type 3 Zone- Site Specific)
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per dwelling	4 units
Lot Area, Minimum	150.0 m ² (1,614.6 ft ²) per dwelling unit or 240.0 m ² (2,583.4 ft ²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 420 m ² (4,521 ft ²)	>150m ² for interior lots 274.3m ² for end unit
Lot Frontage, Minimum	8.0 m (26.2 ft) per dwelling unit or 11.0 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18.0 m (59.1 ft)	6.0m for interior unit 9.1m for end unit
Lot Depth	30m	34.7m
Front Yard, Minimum Depth	9m	6.5m
Rear Yard, Minimum Depth	7.5m	7.1m
Interior Side Yard	1.5m for end dwelling units	1.2m
Setback from C/L of a County Road	22m	N/A
Lot Coverage (all buildings)	50%	39.4%
Height of Building, Maximum	11m	=/<11m
Landscaped Open Space, Minimum	30%	49.3%
Amenity Area, Minimum	No Provision	N/A
Parking Required	2 per dwelling unit	2
Section 5.19.4	In no case shall the width of a garage attached to a dwelling exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of a garage attached to a dwelling exceed 75% of the building measured from the centreline of the interior wall to the outside of the exterior wall.	56%
5.19.3.1	All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area.	=/<50%

Plate 9: Block 5
 File No. SB23-03-2 & ZN2-23-05 (2825085 Ontario Inc.)
 Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, Township of East Zorra-Tavistock



Block 6 - Zoning	Requirement	Zone Change from "D" to "R3-__" (Residential Type 3 Zone- Site Specific)
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per dwelling	8 units
Lot Area, Minimum	150.0 m ² (1,614.6 ft ²) per dwelling unit or 240.0 m ² (2,583.4 ft ²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 420 m ² (4,521 ft ²)	>150m ² for interior units 304.1m ² for end unit 479.6m ² for corner unit
Lot Frontage, Minimum	8.0 m (26.2 ft) per dwelling unit or 11.0 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18.0 m (59.1 ft)	6.0m for interior units 11.0m for end unit 12.0m for corner unit
Lot Depth	30m	39m
Front Yard, Minimum Depth	9m	6.5m
Exterior Side Yard, Minimum Width	9m	6.0m
Rear Yard, Minimum Depth	7.5m	=/>7.5m
Interior Side Yard	1.5m for end dwelling units	1.2m
Setback from C/L of a County Road	22m	21.0m
Lot Coverage (all buildings)	50%	38.2%
Height of Building, Maximum	11m	=/<11m
Landscaped Open Space, Minimum	30%	52.8%
Amenity Area, Minimum	No Provision	N/A
Parking Required	2 per dwelling unit	2
Section 5.19.4	In no case shall the width of a garage attached to a dwelling exceed 50% of the lot width measured from the centreline of the interior wall to the outside of the exterior wall. In no case shall the width of a garage attached to a dwelling exceed 75% of the building measured from the centreline of the interior wall to the outside of the exterior wall.	56%
5.19.3.1	All yards, provided that no more than 50% of the front yard or exterior side yard is used for a parking area.	=/<50%

