



Schedule "A" to By-law No. 2026-029

SITE PLAN APPROVAL GUIDELINES TOWN OF TILLSONBURG

April 14, 2026

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SECTION 1 - INTRODUCTION

1.1 Description

In the Province of Ontario, Section 41 of the Planning Act authorizes municipalities to employ Site Plan Control as a land use tool to ensure the appropriate location of a development on a site and to ensure the safety, attractiveness, and compatibility with the surrounding land. This Guideline document has been prepared to inform potential developers and the public about the use of Site Plan Control, the requirements for Site Plan approval in the Town of Tillsonburg, and to provide guidelines for site plan preparation and review.

Section 2 of this Guide provides an overview of the Town's Site Plan Control process. Section 3 identifies the submission requirements for Site Plan application and approval. The more specific objectives for each matter, which is subject to Site Plan Control, as well as the guidelines, criteria and standards to be used to achieve these goals, are in Section 4 of this guide.

1.2 Definition of 'Development'

For the purposes of Site Plan Control, development is defined in the Planning Act as:

... the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in subsection 164 (4) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be, or of sites for the location of three or more mobile homes as defined in subsection 46 (1) of this Act or of sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46 (1) of this Act. R.S.O. 1990, c. P.13, s. 41 (1); 1994, c. 4, s. 14; 2002, c. 17, Sched. B, s. 14 (1); 2006, c. 32, Sched. C, s. 47 (8). (S. 41(1) Planning Act, R.S.O. 1990, c. P.13)

In addition to the provisions in the Planning Act, within Oxford County and its local area municipalities, the general policies for use of Site Plan Control are contained in the County of Oxford Official Plan. **The Official Plan defines the entire Town as a proposed Site Plan Control Area.** Development in the Town is further regulated through the Town of Tillsonburg Zoning Bylaw No. 3295 as amended, the Town Site Plan Control By-law No. 2026-029 as amended and other applicable By-laws.

Pursuant to Section 41 of the Planning Act, the Council of the Town of Tillsonburg has enacted a comprehensive Site Plan Control (SPC) By-law. The Town's SPC By-law No. 2026-029 as amended identifies the development situations and land use classes subject to SPC and exempts certain classes of land use from these controls. This By-law also outlines the requirements for the submission of plans and drawings, and where necessary appropriate studies, prior to permitting "development" on the lands which are subject to Site Plan Control.

1.3 Site Plan Approval Required

Site Plan Approval (SPA) is required for all commercial, industrial, institutional, private recreational and medium or high-density residential types of development in the following situations:

- The construction, erection or placing of one or more buildings or structures on the land; or
- An interior or exterior alteration to a building or structure on a property that has the effect of increasing the usability of the property; or
- An addition or alteration to a building or structure on a property that has the effect of increasing the size of the building or structure in an industrial zone by more than 30% of the gross floor area or increasing the size of the building or structure in all other zones by more than 20% of the gross floor area, subject to the review of the proposal by the Development Coordinating Committee or
- The making or construction of, or addition to, a commercial, institutional, or industrial parking lot resulting in five or more parking spaces; or

- An amendment to an existing site plan, elevation plan, landscape plan, and/or servicing plan or an amendment to an existing site plan agreement with the Town

It should be noted that all submissions must meet the requirements of the Town Zoning By-law No. 3295 as amended and the County of Oxford Official Plan, otherwise planning approval will be required prior to the final approval of a site plan application.

1.4 Exempt from Site Plan Approval

The following classes of development are exempted from site plan approval as per the Planning Act, R.S.O. 1990, c.P.13:

- A building which is constructed, erected, or placed for the purpose of a single detached, semi-detached, duplex, triplex, or freehold street-fronting townhouse dwelling units on public streets and converted dwelling containing a maximum of two (2) dwelling units, as well as all residential accessory buildings.
- An addition or alteration to a building or structure mentioned above.
- Placement of a portable classroom on a school site of a district school board.
- Agricultural and farm-related buildings, building additions, building alterations or structures that are utilized in farming operations, but not including agricultural, commercial, or industrial operations such as farm equipment sales and service, farm supply sales and agricultural storage, service, or supply establishments.
- The construction, erection or placing of a building or structure for residential purposes that contain no more than 10 residential units.

The following shall be considered by staff when determining if the proposal should be exempt from Site Plan Control Approval:

- Is the proposal for greenfield development? (Note that new development proposals will not be exempted from Site Plan Control Approval and will generally require either Minor or Major Site Plan Approval)
- Does the proposed development have the effect of increasing the size of the building or structure in an industrial zone by more than 30% of the gross floor area or increasing the size of the building or structure in all other zones by more than 20% of the gross floor area? (subject to the review of the proposal by the Development Coordinating Committee)
- Interior renovations will generally be exempt from Site Plan Control approval unless a change of use permit is required and the required amount of parking increases.
- Are there any environmental features or constraints as identified by the Official Plan located on the subject property or within the immediate area?
- Does the extent or scale of the development proposal suggest that a professional Engineer or other professional(s) be retained to review the development proposal?
- Do existing site conditions complicate the development (i.e., topography, slopes, previous hazardous uses)?
- Does the proposed development conform to the Zoning By-law, Official Plan, or any agreements, or are there property standards complaints, open storage problems, outstanding stop work orders, or other matters of Municipal interest?
- Are there any obvious parking, loading, or access problems?
- Are there any obvious drainage or storm water management problems/concerns?
- Are there requirements for internal/external servicing improvements, construction, or road work?
- Is the proposed development compatible with the surrounding area in terms of conceptual massing/design?
- Would any traffic hazards and other safety issues result from the development?
- Would the proposed development result in land use conflict/compatibility concerns?
- Is the property subject to an existing Site Plan and/or Agreement?
- Is stormwater management required?
- Are municipal drains located on the subject property?

Within 5 to 7 business days of submission of the Site Plan Approval Pre-Consultation Application, staff will determine if the proposed development is exempt from Site Plan Approval. If exempt, a building permit application may be submitted for approval.

If the Town has determined that the proposed development is not exempt from Site Plan Approval, then the landowner must submit either a Minor, Major or Site Plan Amendment Approval Application.

1.5 Goals of Site Plan Control:

The principal goals of Site Plan Control are to:

- ensure the safety and convenience of vehicle and pedestrian traffic to, from, and on the site of a new development or redevelopment.
- reduce the cost to the municipality where development requires the widening of existing roads or the granting of easements for Municipal purposes.
- ensure that off-street parking and loading facilities are properly located, constructed, and maintained during all seasons.
- improve the image of the Town through well-designed individual developments;
- ensure proper stormwater management, drainage, lot grading for individual developments; and
- ensure proper and adequate Town and County services and utilities are provided.

SECTION 2 - SITE PLAN CONTROL PROCESS

2.1 Site Plan Approval Pre-Consultation

The Town recommends that the applicant and their agents (if applicable) meet with the County Development Planner and Town staff (if applicable) to discuss the development proposal before submitting any application for Site Plan Approval. The purpose of the meeting is to advise the applicant of the various Official Plan policies and Zoning By-law provisions which apply to the development. The review of these policies and provisions will assist the applicant in the design of the site such as the placement of the proposed buildings, structures, and other built features before preparing the required site plan drawings.

If it is identified that additional planning approvals are required before the proposed site plan could be considered for approval, staff will discuss with the applicant in determining if an application for planning approval should be submitted and considered concurrently with the site plan application. Any additional planning applications that may be required and could affect the site plan design will be at the applicant's risk.

To determine if a Site Plan Application is applicable, and to assist the applicant in the preparation of a complete application package, The County Development Planner and Town staff will complete a checklist of what is required to constitute a complete application based on the proposed development on the subject lands.

After the Site Plan Application Pre-Consultation, the Development Coordinating Committee will review the proposal and determine if the proposed development is:

- Exempt from Site Plan Approval;
- An Amendment to an Existing Site Plan Approval;
- A Minor Site Plan Approval application; or
- A Major Site Plan Approval application

It is anticipated that any required drawings, reports, and or studies will be identified during the above noted review. The applicant will be expected to provide such studies in conjunction with the completed Site Plan Approval application.

Please be advised that the Site Plan Application Pre-Consultation is provided to assist the applicant in moving forward with the proposed development. The reports and or studies identified during the Pre-Consultation should not be considered an exhaustive list, as additional requirements or information may be identified through a complete review of the formal submission of all required drawings, studies, and reports.

2.2 Application Types and Circulation Periods

To expedite Site Plan Approval applications, the Town has established three application types: Minor, Major and Amendment. Once the application is deemed complete, it will be circulated to relevant Town staff and applicable agencies for comment. The circulation periods will vary depending on the application type. Table 1, outlines the circulation periods for each application type. Consolidated comments will be provided to the applicant at the end of the circulation period. Subsequent submissions will follow the same circulation period and will continue until all comments are addressed to the satisfaction of all reviewing agencies, prior to approval being granted.

Table 1 - Circulation Periods

Application Type	Approximate Circulation Period Per Submission in Days
Amendment to an Existing Site Plan	15-30
Major Site Plan Approval	30
Minor Site Plan Approval	15

Please note that the application process can be expedited by ensuring that all submitted drawings and reports meet the requirements of the Site Plan Approval Guidelines. To ensure a complete application, it is recommended to contact Staff to arrange for a Pre- Consultation meeting and complete a Pre-Consultation Application. After the Pre-Consultation meeting, the applicant completes the Site Plan Approval application form, and, supplies a cost estimate along with all required drawings/reports/studies/etc.

It should also be noted that the Town cannot guarantee that external agencies will follow the Town’s prescribed circulation periods.

All application forms can be found on the Town and County websites or picked up at the Tillsonburg Customer Service Center.

Furthermore, timely resubmission of amended plans based on comments/concerns of commenting agencies can also greatly expedite the approval process.

2.3 Minor Site Plan Approval Application

Minor Site Plan Approval applications can be required for minor development proposals such as a change of use of an existing building, building additions, or by means of the provisions of the Zoning Bylaw. The Owner of the subject lands shall submit a detailed drawing of the subject lands which illustrates the proposed development including all necessary drawings/reports/studies as identified through the Pre-Consultation application. If during the site plan review stage, it is determined that the proposed development requires changes to an approved grading plan, or may have off-site impacts, the application will be considered a Major application, and additional fees shall be required.

Circulation periods will be in accordance with Table 1.

2.4 Major Site Plan Approval Application

Major Site Plan Approval Applications will be required for any new commercial, industrial, or institutional buildings. Other factors that the Town may consider when determining whether the Application is to be classified as a Major Site Plan Application include, but are not limited to:

- Apartment buildings with more than 10 units
- Does the site need to be serviced?
- Is upgrading or re-routing of the existing servicing on the subject property or in the Towns or County’s Right of Way?
- Stormwater Management concerns?

- Are there any reports or studies required?
- Is the site in an environmentally sensitive area?
- Is the property in the watershed of a Municipal Drain?
- Will the site require changes to an existing grading plan?

Circulation periods will be in accordance with Table 1.

2.5 Site Plan Amendment Application

Development proposals for lands which are already subject to an existing Site Plan Agreement or approved site plan that proposes a major addition, or alteration will be processed in accordance with the Town's Major Site Plan Application process unless otherwise noted by the County Development Planner, in consultation with the Manager of Engineering and Chief Building Official. Subsequent to Site Plan Approval Pre-Consultation.

Circulation periods will be in accordance with Table 1.

2.6 Site Plan Approval Application Submission

The Site Plan Approval process is initiated by submitting a completed Site Plan Approval application, all required drawings, reports and studies, and the required fee(s) to the Town of Tillsonburg Customer Service Centre or the County of Oxford Community Planning Office. Application forms are available at the Tillsonburg Customer Service Center, the Oxford County Community Planning Office, and online on the Town and County websites. The required application fee must accompany the completed application. The applicable application fee is within the Town's Rates and Fees By-Law, as amended. **Please note that the fee is payable to the Town of Tillsonburg.**

For information regarding the application fee please contact the Town of Tillsonburg at 519-688-3009 ext. 4600 or visit the County's Community Planning Office website or the Town of Tillsonburg website. A checklist of minimum drawing submission requirements is contained within the Site Plan Approval application form.

Please note that applications will not be circulated unless deemed to be complete by the County Development Planner and the Town's Development Engineering Technologist. The applicant will be notified within 30 days of submission if the application has been deemed complete.

Applicants acknowledge that the submission and circulation of incomplete applications will result in additional submissions and extended approval times.

2.7 Minimum Requirements for a Complete Application

- A completed Site Plan Application signed and sealed by a Commissioner for Taking Affidavits
- Site Plan Application fee paid in full.
- The submission must conform to the Town of Tillsonburg zoning by-law No. 3295 as amended.
- The submission must conform to the policies of the County of Oxford Official Plan
- The submission must conform to the Town of Tillsonburg Site Plan Control By-Law No. 2026-029 as amended.
- The proposal should be in general conformity to The Corporation of the Town of Tillsonburg Development Guidelines and Design Criteria
- Site Plan Drawing
- Servicing Drawing
- Grading Plan Drawing
- OBC Matrix
- Zoning Compliance Table
- Any other drawings identified during the pre-consultation meeting.
- Any reports or studies identified during the pre-consultation meeting.
- External agency approvals

2.8 Review Process

The County Development Planner and the Town's Development Engineering Technologist will review the initial submission and notify the applicant regarding the completeness of the application.

If additional information is required, the applicant will be informed. Once the application is deemed complete, the applicant will be notified, and the submission will be circulated with the relevant agencies for review and comment, including but not limited to the following public agencies:

- Town staff including the Chief Building Official, Deputy Chief Building Official, Fire Chief, Director of Operations and Development, Manager of Engineering, Director of Recreation, Culture and Parks, Town Water Foreman, Town Development Commissioner, and Tillsonburg Hydro staff;
- County of Oxford Community Planning Office;
- County of Oxford Public Works Department;
- Applicable local utility companies;
- County of Oxford Public Health and Emergency Services Department;
- County or Town Accessibility Advisory Committee;
- Long Point Region Conservation Authority (LPRCA);
- Ministry of Transportation (MTO);
- Ministry of Natural Resources (MNR);
- Ministry of Environment, Conservation and Parks (MECP);
- Department of Fisheries and Oceans (DFO);
- Ministry of Tourism, Culture and Sport (MTC);
- Rail Company;
- Any other agency determined to be relevant to the development of the lands.

Other agencies, including Provincial Ministries, may be circulated depending on the location and scope of the application. The applicant will be notified, in writing, if the circulated agencies require revisions of the site plan drawings or if additional information is required.

The timing of comments from outside agencies is outside of the control of the Town of Tillsonburg. However, approval of Site Plan submissions will **NOT** occur until all agency concerns have been addressed.

It is the responsibility of the applicant to provide the town with suitable written documentation of the approvals from the regulatory agencies.

The development will be subject to the requirements of all by-laws within the Town.

Once all requested comments have been received, the Development Engineering Technologist will consolidate all comments and concerns into a formal email response addressed to the applicant. Revisions to site specific design information and additional information or studies may be requested after the first submission has been reviewed.

If requested, the Development Coordinating Committee will meet with the applicant to discuss concerns regarding the proposed development and to clarify resubmission requirements.

Any subsequent site plan resubmission shall include a letter from the applicant stating in bullet form how they have addressed each of the concerns/comments in the formal response from the Development Engineering Technologist. This will be in a format provided by the Town of Tillsonburg.

2.9 Final Approval

For the purposes of Site Plan Approval, in accordance with Subsection 41(13) of the Planning Act and stated by By-law 2026-029 of the Corporation of the Town of Tillsonburg, the authority to approve plans and drawings required for any site plan control area in the Town has been delegated to the authorized person, as per the Town's Delegation By-law.

Upon receipt of the final plans and documents, the Town staff will finalize the Site Plan Agreement or Undertaking. The approved plans and documents will be noted in the Site Plan Agreement.

2.10 Agreement or Undertaking Execution

All Site Plan Application types will require the applicant to enter into a Site Plan Agreement or Undertaking with the Town of Tillsonburg. The Agreement or Undertaking will be drafted by Town staff and forwarded to the owner of the lands for signature. Once returned the Director of Operations and Development and the Town Clerk will sign the Agreement or Undertaking on behalf of the

Town. The Agreement **must be** registered on title of the subject lands, by the Town's solicitor at the Owner's expense. This registration fee is included in the application fee.

Once the Site Plan Agreement or Undertaking has been prepared, the following steps will be taken:

- The Applicant will be sent the Site Plan Agreement or Undertaking; a minimum of three copies are to be printed and signed by the Owner
- The Applicant must return the three copies of the Agreement or Undertaking to the Town for signing by the Director of Operations and Development as well as the Town Clerk. At the same time the applicant is required to submit two full-size hardcopies of the approved drawings and the necessary securities as outlined in the cost estimate, which will be included as a schedule in the Agreement or Undertaking.
- Upon receipt of the signed Agreements, approved drawings and required securities, Town staff will sign the agreement, and the Chief Building Official will be advised of the approval of the site plan as it relates to the required building permit applications.
- Town staff will advise the applicant that the fully executed agreements are available for pick up.
- The Town will have their solicitor register the Agreement or Undertaking on title of the subject lands, a copy or the registration will be provided to the applicant.

2.11 Building Permit

Construction of buildings or structures cannot commence until the Site Plan Agreement or Undertaking has been signed by all parties, all performance securities have been received by the Town, and all permits required for the development have been obtained from the regulatory agencies. Town staff will notify the Chief Building Official when the executed Site Plan Agreement or Undertaking has been executed, and the required performance securities and approvals have been received. The applicant may then be issued a building permit.

2.12 Partial Release of Performance Securities

Performance securities held by the Town may be released in stages as development progresses to the satisfaction of the Manager of Engineering or Development Engineering Technologist, and Chief Building Official. Prior to the release of partial performance securities, the applicant must provide the Town of Tillsonburg written confirmation from the consulting Engineer that certain site works have been completed as per the Agreement and all approved stamped drawings. These performance security reductions are dealt with on a request basis. The applicant will be required to complete the necessary Site Plan Security Release Application.

Performance securities held for landscaping purposes will be held until June following the end of the first growing season to ensure all installed landscaping has survived the winter and is healthy.

At no time will securities be reduced below \$10,000.00 until an inspection has confirmed that all deficiencies have been addressed.

2.13 Post-construction

Upon completion of all site works, the applicant may request the return of all performance securities. The applicant must provide the Town of Tillsonburg written confirmation from the consulting Engineer that all site works have been completed as per the Agreement and all approved stamped drawings. The applicant will be required to provide any professional reports, 'as-built' drawings, etc. to confirm the completion of works such as final grading and stormwater management facilities on the subject property, prior to the return of any applicable Performance Security.

The Manager of Engineering or the Development Engineering Technologist and the Chief Building Official or their designate will undertake a final site inspection of the development to ensure construction conforms to the approved stamped drawings, after which they will advise the Director of Finance in writing that all site works have been completed and that the Performance Security can be released.

2.14 Appeals

Under Section 41(12) of the Planning Act, if the Town does not approve a complete application within the prescribed Planning Act timeframes after the application has been deemed complete or the applicant is not satisfied with any of the requirements made by the municipality or by the upper-tier municipality, including any terms of the required Site Plan Agreement, the applicant may appeal to the Ontario Land Tribunal (OLT)

Written notice of appeal, including the reasons for appeal and prescribed fees, must be lodged with both the OLT and the Clerk of the municipality. After receipt of an appeal, the OLT will schedule a hearing and determine the matters of issue. Once the OLT has issued a decision/order, the applicant shall enter into a Site Plan Agreement with the Town to implement the OLT decision. The decision of the OLT is final and binding on all parties.

2.15 Red-line Amendments

All approved site plan approval drawings may be subject to minor redline amendments in accordance with the Town of Tillsonburg Site Plan Approval Guidelines, to the satisfaction of the Town of Tillsonburg, and authorized by the delegated approval authorities. The Clerk of the Town of Tillsonburg and the County of Oxford shall keep a copy of any redline amendment on file with the original agreement.

2.16 Minor Corrective Amendments

Minor grammatical, cross referencing or formatting amendments to the Site Plan Guidelines or the Site Plan Control By-law may be undertaken at the discretion of the delegated approval authorities, without amendment to the Site Plan Control By-law.

2.17 Site Plan Extensions

In anticipation of construction taking longer than three years to complete, the applicant shall provide written correspondence to the attention of the Town's Development Engineering Technologist advising:

- When the approved development will be completed
- What is remaining to be constructed/installed?
- Why the approved development has not been constructed within the three-year period.

After review and decision of the committee the Town will inform the applicant if a revision to the approved drawings or cost estimate will be required and the need for additional securities.

2.18 Lapsing of Approval

Where a building permit is required for the development Site Plan Approval will lapse at the expiration of one year from the date of Site Plan Approval if no building permit has been issued for the development. The Site Plan will also lapse if a building permit has been issued and construction has not been started within one year of issuance, completed within three years of issuance, or the building permit has been revoked.

Where no building permit is required for the development Site Plan Approval will lapse if the owner has not started construction within one year of the date of Site Plan Approval or construction has not been completed within three years of the date of Site Plan Approval.

The lapse of approval is effective upon written notice revoking the approval to the owner or, where an agreement has been registered, upon the registration of a notice that the approval is revoked and the agreement is terminated.

SECTION 3 -APPLICATION REQUIREMENTS

3.1 Application

The property owner or their authorized agent should complete the Site Plan Approval application. The application can be found on the Town and County websites or can be picked up at the Customer Service Center. Where an agent is making the application, the written authorization of the owner must accompany the application. If the application is being made under an agreement of purchase and sale, a copy of the agreement must be attached and will remain confidential. Drawings, reports and studies which accompany a site plan application are required to be submitted in standard .pdf format to planning@oxfordcounty.ca and planning@tillsonburg.ca, and 2 full size hardcopies of the documents must be delivered to the customer service center at 10 Lisgar Avenue.

The application must be accompanied by the required fee payable in cash or cheque made to the "Town of Tillsonburg".

3.2 Fees, Performance Securities and Deposits

In accordance with the Town Site Plan Control By-law No. 2026-029, an applicant may be required to provide the Town with an irrevocable, renewable letter of credit, certified cheque, or development bond to ensure satisfactory provision and maintenance of the building, structures, facilities and work approved under the site plan approval process before the Town issues Site Plan Approval for the proposed development. Securities will be applied in accordance with Table 2. If using a letter of credit or development bond to provide securities, the Tillsonburg Finance Department should be contacted for their current requirements prior to submission.

Table 2 – Security Requirements

<i>For all lands zoned Industrial, Commercial, Open Space, or Institutional (excluding retirement homes, nursing homes, etc.)</i>	
On-Site Works Grading and Drainage, Asphalt, Curbing, Servicing, etc. Stormwater Management Facilities Anything else determined to be required by the Town or County	50% 100% 50%
<i>For all lands zoned Residential or institutional (pertaining to retirement homes, nursing homes, etc.)</i>	
On-Site Works Grading and Drainage, Asphalt, Curbing, Servicing, etc. Landscaping Stormwater Management Facilities Anything else determined to be required by the Town or County	100% 100% 100% 100%

The performance security required for all work proposed within a Municipal or County road allowance, or on Town/County owned land, shall be at 100% of the cost estimate provided by the applicant's consulting Engineer to the satisfaction of the Town of Tillsonburg.

The performance security shall also contain 1.76% net non-rebateable HST.

Further to the above, the Town will not require performance securities if the applicant's submitted cost estimate (to the satisfaction of the Town Engineering Department), indicates the required performance security will not exceed \$ 10,000.00,

Also, the Town will not require performance securities relating to stormwater management in the instance where a municipally owned regional stormwater management facility has already been constructed. However, dredging of the pond may be required if it is determined that the developer has not maintained the erosion control measures agreed upon during the Site Plan Approval process.

The amount of the performance securities required by the Town shall be listed in the Site Plan Agreement. Any construction on Town property or the use of public rights during construction must be first approved by the Town through the Site Plan Approval process and outlined in the Site Plan Agreement. Any construction on Town or County properties or road allowances shall require an Encroachment Permit and/or a Road Occupancy Permit prior to the commencement of any approved construction.

To determine the amount of the performance securities required by the Town, the applicant's consulting Engineer must submit a Cost Estimate of the Site Works and Services for approval and affix their professional stamp. A sample typical cost estimate can be found on the Town and County websites.

3.3 General Requirements for Drawings

The completed Site Plan Approval Application form shall be accompanied by a site plan drawing(s). At a minimum, the drawings used to describe the proposed development will show the site details, landscaping, services, and grading. Additional separate drawings showing the landscape plan, site servicing plan, building elevations and cross section plans may also be required.

Two (2) full size (maximum size of 24"x 36") folded copies of the site plan drawing(s) are required, including digital .pdf copies of the full-size drawings. These drawings shall be prepared by a qualified professional in such a manner as to permit registration at the Oxford County Land Registry Office.

3.4 Drawings Required for Stamping

Once Site Plan Approval has been granted, two (2) sets of large drawings and a digital .pdf of the final plans shall be submitted to be included in the Site Plan Agreement or Undertaking. Final plans for Site Plan Approval shall be certified by the appropriate professional. The drawings and plans submitted for review must meet the requirements set out in this document.

3.5 Site Plan Drawing Requirements

The general site plan drawing requirements are listed in checklist format in the Site Plan Approval application and are required as a minimum submission for Site Plan Approval. Further details are listed below. All submitted drawings are required to be in black and white only unless otherwise specified.

3.6 Building Elevation and Cross-Section Drawings

Building elevation and cross section drawings are required for all commercial, industrial, institutional buildings and residential except residential buildings containing less than twenty five units. These drawings must include the following details:

- drawing scale.
- all windows, doors, openings and any mechanical equipment attached to or on the roof of the building including the dimensions of these features.
- a longitudinal cross-section view through the building to the street line; and
- elevations and dimensions of any signs on the building. If a freestanding sign is proposed, an insert drawing is required with the details of the sign.

3.7 Design for Accessibility

In accordance with the Accessibility for Ontarians with Disabilities Act, 2005 the Town aims to make all buildings accessible to persons with disabilities. All site plans shall be required to adhere to the standards released under the Act, and any accessibility requirements of the Town Zoning By-Law and Ontario Building Code.

Site plans shall incorporate design features that will make all facilities accessible. The indoor and outdoor design of facilities shall be made safe and convenient by minimizing grade changes and providing such things as barrier free parking spaces, suitable curb cuts, tactile plates, ramps and hand-rails.

3.8 Landscape Plan Requirements

The landscape plan(s) encompasses the same area of the site plan and must include:

- the location of all existing and proposed trees and/or shrubs which are to be preserved or removed. The symbol of each tree/shrub must reflect the branch spread or canopy of existing trees/shrubs and the proposed trees/shrubs at maturity.
- a landscaping table listing all existing and proposed species, including common name, botanical name, quantity, size and condition at planting.
- planting specifications and any required instructional drawings; and
- all areas to be seeded or covered in grass sod and calculated area thereof, in addition to the percent coverage for the site.

Please refer to Section 4.1.14 which lists, in detail, the Landscape Plan Guidelines.

3.9 Grading Plan

Lot grading shall be designed and constructed in accordance with the latest version of The Town of Tillsonburg Development Guidelines and Design Criteria as well as other industry standards and best practices, including but not limited to:

- Guidelines on Erosion and Sediment Control for Urban Construction Sites, prepared by Ontario Ministry of Natural Resources
- Ontario Provincial Standard Specifications (OPSS) and Ontario Provincial Standard Drawings (OPSD) prepared by the Ministry of Transportation
- Ontario Building Code (OBC)
- Applicable Town of Tillsonburg By-Laws

3.10 Site Servicing Plan Requirements

The Corporation of the Town of Tillsonburg's Development Guidelines and Design Criteria and Oxford County Design Standards are to be adhered to when designing any new developments within the Town. The guidelines can be obtained by visiting the Town's website. The site servicing plan must also include details of all water, sanitary sewer, storm drainage, and electricity systems. The Oxford County Design Standards are available online on the Oxford County website.

3.11 Sanitary Sewer Systems

The sanitary sewer features are to be designed in accordance with the Oxford County Design Guidelines and Supplemental Specifications for Municipal Services as amended as well as the Provincial standards (including the Ontario Building Code) which can be found at <https://www.ontario.ca/page/ministry-environment-and-climate-change>. Please contact the County of Oxford Public Works Department for information regarding the County standards and specifications. The following features must be illustrated on the servicing drawing.

- On-site sewer - location from building to private drain connections, size, and grade.
- Private drain connections - existing and new, location, size, and grade.
- Control manholes to be located at the street line on private property and shall remain the responsibility of the Owner to maintain.
- All manholes must show invert and finish grade elevations.
- Ministry of Environment requirements - private sewers shall be designed and installed according to MOE PIBS 6879, "Design Guidelines for Sewage Works."
- Location and capacity of existing and proposed septic tank(s) and tile bed(s) on the property if municipal sanitary sewers are not available.

3.12 Stormwater Drainage and Collection Systems

The storm drainage features are to be designed in accordance with the Corporation of the Town of Tillsonburg's Development Guidelines and Design Criteria and the Regional Conservation Authority standards and specifications. For information regarding the Conservation Authorities' requirements, please visit the Regional Conservation Authority website. For lands abutting County road allowances, storm drainage features are to be also designed in accordance with County standards.

The County Design Guidelines can be found here: <https://www.oxfordcounty.ca/services-for-you/water-and-wastewater/water-and-wastewater-resources/#pane-22a92c4c9674412ca894a3b53ac9c906>. The following features must be illustrated on the servicing drawing.

- Catch basins and maintenance holes - locations, proposed elevations for grates/lids and inverts.
- Drainage piping location and all access hole inverts and final grade elevations from building to private drain connections.
- Private drain connections - existing and new, location, size and grade, drainage swales (landscaped areas) - elevations along swale, cross sections, percentage grades (slope).
- Overland flow - show flow arrows to permit ready identification of overland flow direction, show existing and proposed elevations along property lines, and key points on site and abutting properties.
- Flows from adjacent properties - if adjacent private properties drain onto the site being developed, the storm drainage system is to be designed to prevent storm water from backing up and creating a flooding or ponding condition on the adjacent property.
- Weeping tiles - identify how flows will be handled should weeping tiles be installed.
- Stormwater management systems are to display such relevant detail contained in the consulting Engineer's design as will be necessary to ensure that these features are implemented by the contractor.
- Sediment and erosion control measures to be implemented before and during construction and post-construction; and

Depending on the site and scale of the development, a stormwater management report may be required in addition to the above servicing drawing requirements. New stormwater management ponds will require Environmental Compliance Approval from the Ministry of Environment and Climate Change.

3.13 Water Systems

The water system features are to be designed in accordance with Provincial standards and the Oxford County Design Guidelines and Supplemental Specifications for Municipal Services. The following features must be illustrated on the servicing drawing:

- Location and size of all existing or proposed water pipes and mains, valves, shutoffs, blow-offs, and auto flushers
- Location of existing and proposed fire hydrants in the vicinity which will service the development.
- Location of existing and proposed private water wells on the subject property, if applicable.
- Ministry of Environment requirements – private water supply pipes shall be designed and installed according to MOE PIBS 6881e, "Design Guidelines for Drinking-Water Systems."

3.14 Electrical Systems

The electrical system features are to be designed in accordance with the appropriate electrical distribution authority and The Corporation of the Town of Tillsonburg Development Guidelines and Design Criteria. The following features must be illustrated on the servicing drawing:

- Transformer and vault location.
- Primary, secondary and service wire and/or cable location.
- Service entrance and meter location on any buildings or structures.

3.15 Emergency Services Access

Access to buildings for emergency services as required by the Ontario Building Code, shall be shown on the site plan:

Fire Routes and distances from the municipal or private hydrant to the principal entrance and or Siamese connection to be shown and measured via path by fire route and not overland over ditches, obstacles etc. Fire routes must be paved.

3.16 Road Widening(s) and Site Triangle(s)

All road widening(s) and site triangles to be dedicated to the Town and/or County are to be shown on the site plan. These lands are to be free of buildings, structures, and signs. All road widening(s) and site triangles will be deeded free and clear of all legal encumbrances to the Municipality or County. Any costs associated with the dedication of road widening(s) and site triangles are to be incurred by the applicant.

3.17 Easements

An easement provides the right to use private land for a specific purpose. A title search prior to developing plans will identify existing easements and their specific use, size, and location.

For any municipal and utility installations traversing the site to be properly installed and maintained by the appropriate authority, municipal service easements and utility easements are required for any watermains, sanitary and storm sewers, drains, telephone, electricity, gas, and cable services that traverse the site.

The site plan shall show both existing easements and any easements to be granted to the Town, County, or applicable utility provider. The easements shall be free of all buildings and structures. The treatment of the easement(s) including the placing of fill, vehicular access and landscaping, shall be with the approval of the Town, County, or utility company to which the easement is conveyed.

SECTION 4 - SITE PLAN CONTROL OBJECTIVES AND GUIDELINES

4.1 Building Location and Facility Design - All Developments

4.1.1 Location of Buildings and Facilities

The objectives of site plan control for building and facility location are to demonstrate the extent to which the massing and conceptual design of new developments:

- minimize conflicts with adjacent land uses;
- provide a comfortable and pleasing environment for the intended uses in terms of building orientation, form, and sitting;
- are consistent with or complimentary to existing buildings that are to be retained;
- are consistent with or complimentary to existing streetscapes;
- comply with Zoning By-law provisions; and
- manage drainage and lot grading on the subject site and mitigate the effects of development on adjacent properties.

4.1.2 Building Orientation

Objectives for proper orientation of buildings on a development site include the following:

- Where possible, buildings should reinforce the prevailing street pattern by aligning with the established building line or street edge. Buildings may be set back from or placed at an angle to the existing street edge if they are of community importance.
- Where possible public views, into, through and out of a development site, should be maintained and improved. Community identity can be achieved by ensuring views of community features such as churches, heritage buildings, bodies of water, valleys, open space, and bridges are preserved.
- New development next to parks, open space and streets should be designed to effectively integrate with the surrounding landscape so that any change resulting from the new development does not compromise the character of the landscape.
- Buildings should be oriented to maximize energy conservation.

4.1.3 Building Form

The scale and character of new development should reflect the existing neighbourhood pattern and/or adjacent heritage buildings. The following features of the surrounding neighbourhood should be reflected in the new development:

- building height;
- ground level treatments;
- ground level views;
- roof treatments;
- frontage widths;
- continuity of street face;
- facades;
- scale of doors, windows, and other openings;
- canopies;
- lighting; and
- landscaping.

The form created by the building should produce a sense of physical security by controlling ingress and egress as well as providing visual surveillance of all public or common areas.

The applicant is encouraged to consider aesthetic characteristics of adjacent development and incorporate similar features into the design of new buildings and structures such as:

- the compatibility of materials, textures and colours; and
- unique architectural details such as cornices, railings, lintels, arches, ironworks, and chimneys.

Please note that building height and proximity to other developments may necessitate the submission of a shadow study.

4.1.4 Parking, Driveway and Loading Facilities Guidelines - All Developments

The requirements for parking surface material, space size and number, aisle and driveway widths and loading facilities are provided in the Town of Tillsonburg Zoning By-law No. 3295, as amended.

4.1.5 Parking Areas

To ensure appropriate design for vehicle access and loading, all parking spaces are to be painted with lines to delineate the location and size of spaces. Consideration may be given to alternative surface materials such as cobblestone which allow precipitation to percolate into the soil, for any parking spaces provided over the minimum number required.

To ensure adequate parking areas are provided that have orderly circulation and an attractive community appearance:

- Delineate parking rows to confine traffic to designated parking aisles or driveways;
- Minimize access to and from parking aisles along main internal driveways;
- All accessible parking is to be clearly marked with signage and designed in conformity with the Town Zoning By-Law;
- Clearly identify the types of designated parking areas for employees, visitors, and the public;
- Public parking should not conflict with shipping, loading, garbage removal, or utility areas;
- Parking should not be the dominant visual element in the streetscape, screen larger parking areas with buildings, landscaping, or low walls, while still maintaining some visibility to provide public safety by means of public surveillance;
- Incorporate design features, such as screening, to mitigate vehicle lighting impacts onto neighbouring properties.

4.1.6 Parking Space Requirements

As previously mentioned, requirements for the number of parking spaces for specific types of use and the size of spaces are set out in the Town Zoning By-law No.3295.

The number of parking spaces designated to accommodate persons with disabilities shall be in accordance with the Town of Tillsonburg's Zoning By-law No. 3295.

4.1.7 Internal Driveways

To ensure proper flow of traffic:

- Delineate main internal driveways with raised curbs;
- Avoid lengthy straight sections and use traffic calming devices to discourage high speeds;
- Ensure adequate visibility of intersecting traffic movements in the design of driveways and parking aisle intersections;
- For large commercial or industrial developments, main internal driveways should be located away from building entrances to minimize pedestrian and vehicle conflicts;
- Aisles designed for one-way or two-way circulation should be clearly marked;
- Driving lanes should widen at drop-off areas near buildings;
- Slope should fall within the requirements of The Corporation of the Town of Tillsonburg Development Guidelines and Design Criteria;
- Turning radii shall be provided at the end of dead-end driveways;
- Design and identify all required fire routes as per the Ontario Building Code and National Fire Code;
- Signage must be provided along fire routes;
- Incorporate design features, such as screening, to mitigate vehicle lighting impacts onto neighbouring properties.

4.1.8 Off-Street Loading Facilities

To ensure loading facilities are effective:

- Sufficient space should be provided on a property to permit delivery vehicles to make all maneuvers "off-street" away from fire routes which are to be designed to support emergency vehicles.
- Separate access or internal driveways should provide access to loading facilities which abut the building to be served.
- For commercial developments or other integrated developments, the use of joint loading facilities to serve all or several individual businesses will be encouraged.

4.1.9 Garbage Storage Handling Areas - All Developments

To ensure proper design and siting of waste storage facilities include the following:

- Location and accessibility - waste disposal areas should be located at the building service entrance or rear yard which can be easily accessed by the waste collection vehicle;
- Collection Platform Material - a concrete pad or other structurally adequate impervious material is required to mitigate any seepage of liquid waste;
- Enclosure Wall Material and Height - the enclosure should be constructed with low maintenance durable material;
- Street-fronting Townhouses should have an individual waste and recycling storage area within or immediately associated with each unit. Common exterior storage facilities are not recommended and will only be permitted where the applicant demonstrates that individual storage facilities are not feasible;
- Apartments - waste and recycling are to be centrally stored in specifically designed common storage facility;
- Developments whose garbage storage area do not front public streets and do not want to contract out private collection services will need to follow Oxford County's Entry on to Private Property for Waste Collection Service Provision Operations Policy.

Site Plan designs should ensure that adequate waste storage facilities and enclosures are provided to permit:

- the storage of garbage and recyclable materials between collections thereby avoiding health, safety, and litter problems.
- for the efficient and safe collection of garbage by collection vehicles; and
- adequate separation from other land uses including residential uses.

4.1.10 Snow Removal and Storage Areas - All Developments

To ensure proper snow removal and storage areas, include the following:

- Location of snow storage - snow storage areas should be identified on the site plan outside of a parking area, garbage storage and pedestrian access to the building. Appropriate grading shall be provided to manage snowmelt;
- Design - parking areas, outdoor amenity areas, and pedestrian access ways should be designed to ensure accessibility of snow removal equipment.

4.1.11 Access - All Developments

To ensure the orderly and safe movement of traffic with minimum interference with pedestrian traffic:

- the number of access driveways shall be minimized;
- individual residential driveways on to arterial streets should be avoided;
- access for development on a corner lot should be as far from the intersection of the two streets as possible;
- where required, the site plan shall make provisions, in the form of registered joint use access easements, for the joint use of common driveways between abutting properties.

Please note that a Traffic Impact Study may be required to be submitted as part of the Site Plan Approval application. Further, the study may be required to be peer reviewed.

4.1.12 Pedestrian Facilities Guidelines - All Developments

To ensure the provision of safe and convenient pedestrian circulation:

- Install public sidewalks across the frontage of the site in accordance with the Corporation of the Town of Tillsonburg Development and Design Guidelines;
- On-site walkways should join buildings, access points to parking areas, recreational areas, and public sidewalks;
- Link building entrances to sidewalks and parking areas by means of a safe, convenient, and well-lit walkway system;
- Clearly identify walkways that cross vehicular lanes;
- Provide continuous pedestrian walkways between entrances of units in buildings with multiple tenancies;
- Increase the width of the walkway where pedestrian activity is greater, such as at building entrances;
- Protect pedestrian areas from vehicular intrusion with landscaping or curbs;
- Minimize grade changes between the public sidewalk and private pedestrian areas.
- Design pedestrian facilities for maximized accessibility from the public sidewalk to at least one main building entrance and one main parking area by incorporating sidewalk ramps of a proper gradient and surfacing material. Compliance with the Ontario Building Code is required;
- Recommended standards are outlined in the Built Environment Standard of the AODA.

Notwithstanding the above, sidewalks shall not be required to be constructed in Restricted Industrial (MR) and General Industrial (MG) zones, unless existing sidewalk networks exist in the vicinity of the proposed development. If a sidewalk network is present within the vicinity of the proposed development, the requirement of sidewalk construction and connection to the existing sidewalk network will be determined during the Pre-Consultation meeting.

4.1.13 Site Lighting Guidelines - All Developments

The type, location, height, intensity, and direction of lighting shall be shown on the site plan. Lighting should be kept internal to the site and not adversely affect adjacent residential properties, or adjacent public streets, which could pose a vehicular safety hazard. Illumination patterns and levels must be designed to ensure that the site is not illuminated more than necessary. The usage of LED lighting is preferred.

A photometric site plan may be required to demonstrate lighting is entirely contained within the site with zero illumination levels at property line to not adversely affect adjacent properties.

All site lighting shall be consistent with the requirements and standards of the Institute of Electrical and Electronics Engineers (IEEE).

4.1.14 Landscaping and Buffering Features Guidelines - All Developments

Landscaping requirements, in the form of planting strips, are outlined in the Town of Tillsonburg's Zoning By-law No. 3295 and must be shown on the Site Plan or if required, a separate Landscape Plan.

Definitions

For the purposes of these guidelines, the following definitions are applicable:

"Landscaping" is comprised of deciduous and/or coniferous trees, shrubs, organic and herbaceous ground cover, berms, water courses, retaining walls, fences, outdoor furniture, and other materials or objects that may be used to enhance the function and/or aesthetics of the landscaped area.

"Landscaped Open Space" - means the open unobstructed space at grade on a lot and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure. (*The Town of Tillsonburg Zoning By-law No. 3295*)

The following landscaping design requirements may be required on the landscape plan at the discretion of Town staff.

4.1.15 Screening and Ornamental Plantings

The two basic types of landscaping are "Screening" and "Ornamental Planting." The function of each type overlaps. Screening can also be Ornamental and vice versa. Screening and ornamental plantings can include items such as plants, hedges, walls, fences, berms and herbaceous or organic ground cover.

4.1.16 Plant Selection

Native plant species are strongly encouraged wherever feasible. The selection of landscaping and plant material shall be based on sustainable design elements considering the following criteria:

- Year Round and Seasonal Interest
- Height and shape of planting through to maturity.
- Maintenance - fertilizing; pruning and watering; plants that drop large seed pods or shrubs with thorns or sharp edges shall be planted away from pedestrian walkways.
- Function - wind protection, seasonal shading, and vandal resistance.
- Physical Conditions - proximity to buildings in terms of shadow and obstruction of sunlight; roads and vehicular access ensuring sight lines are not obstructed and salt spray and snow storage areas do not damage planting; and municipal services and utilities ensuring root systems do not obstruct utilities above or below ground.

4.1.17 Preservation of Existing Landscape Elements

Consideration should be given to the preservation, retention, and improvement of existing landscape elements such as major trees and watercourses.

4.1.18 Tree Protection Standards - All Developments

Tree preservation and protection is encouraged through careful site planning including the appropriate location of buildings, facilities, and servicing. The Town may request that the applicant provide a report from a certified arborist. In general, when trees are to be saved in a construction area, the following recommendations must be followed to ensure the longevity of those trees:

- Where deemed necessary, a tree preservation report will be required and prepared by a qualified professional. This report shall include detailed tree inventories, assessments, discussion of alternatives and recommendations.
- A snow fence or other barrier should be placed around the tree to at least the "drip line" of the tree. The "drip line" is the outer extent of branches, regardless of tree maturity.
- No excavation shall be carried out within the "drip line" of trees to be preserved. Root loss must be minimal.
- No heavy equipment shall be driven over the tree lawn area within the drip line, to alleviate soil compaction around the tree roots.
- No soil or construction materials shall be piled within the dripline area or around the trunks of trees to be preserved.

If comments or questions regarding trees to be saved should arise, the services of the Town's Parks office will be available at any time before or during construction.

4.1.19 Grading - All Developments

Proper grading and disposal of storm and surface should be constructed to optimize:

- safe, convenient, and functional access for pedestrians and vehicles to all areas of the site;
- preservation of the natural features of the site where feasible;
- the prevention of storm water from entering the sanitary sewer system;
- proper site drainage such that storm water is contained within the site and directed to an internal storm drainage system, thereby preventing drainage onto adjacent properties.

All designs for the conveyance of storm and surface water are to be prepared by a qualified professional. When deemed necessary by the Town, these designs are to be certified, and the drawings appropriately stamped.

Grading shall comply with the Accessibility for Ontarians with Disabilities Act, 2005, and The Corporation of the Town of Tillsonburg Development Guidelines and Design Criteria.

4.1.20 Storm Water Management Systems

The applicant may be required to submit a stormwater management report, prepared by a professional engineer competent in storm water management and licensed to practice in Ontario. The stormwater management report shall be submitted to and approved by the Town and shall follow the stormwater management requirements within the Corporation of the Town of Tillsonburg Development Guidelines and Design Criteria. All site plans shall comply with the following:

- Quantity Controls - The flows from a development site are to be controlled to the pre-development flows (greenfield) or to the allocated flow rate within the right of way storm sewer servicing the site.
- Quality Controls – For all residential, commercial, institutional, and industrial developments, the Town requires Enhanced Water Quality Protection (80% Total Suspended Solids Removal) as described in the Stormwater Management Planning and Design Manual prepared by the MOE (2003) prior to discharge from the site to the receiving outlet. The Town may request Oil Grit Separators (OGS), or an approved equivalent be installed on private property at the discretion of the Manager of Engineering. This structure will be owned and maintained by the Owner.
- Certification by Engineer - Upon completion of construction, the applicant will be required to have their professional engineer certify that the stormwater system was constructed in accordance with the approved design.

- Dry Well System - If no storm sewer is available or it is not practical to extend the existing infrastructure, the Town may consider the use of a dry well system provided that the applicant provides a report from a qualified geotechnical engineer confirming that the soils are suitable for a dry well system and that the required sizing can be accommodated while maintaining the appropriate separation from all buildings, services and utilities. The Manager of Engineering may also require the installation of a drain extending from the dry well to the street line for a future connection to a storm sewer.
- A stormwater management maintenance manual and schedule will be required for all Quality Controls. This manual and schedule shall be prepared by a Professional engineer. Periodically the Town may request documentation to ensure that maintenance and scheduling is being followed.
- Please note that stormwater retention systems for industrial development proposals may require the approval of the Ministry of Environment and Climate Change. Please contact the Town Engineering Department for more information.

4.1.21 Wastewater Systems

Sampling access holes may be required to permit monitoring by the Town and the County Public Works Department. These access holes shall be displayed specifically on the site plan and shall be located on the private drain connection(s) within the development site at the street line.

4.2 Additional Guidelines for Commercial Developments

In general, commercial uses can have impacts on other more sensitive land uses. New commercial uses and expanding uses must have minimal impacts on nearby sensitive land uses.

4.2.1 General Guidelines

The design should meet the following objectives:

- Ensure new developments are sited such that adjacent properties maintain sunlight exposure, have visual privacy, protection from the new development's lighting, noise, odour and vibration. Screen certain site elements, such as loading areas, snow storage areas, transformers, meters, garbage enclosures and roof-top mechanical equipment from public view.
- Provide safe, convenient access for persons with disabilities to all major building entrances by means of minimal grade changes, curb cuts, ramps and railings.
- Provide screening and buffering between existing residential uses and new developments.
- Outdoor storage areas must be fenced.

4.2.2 Commercial Development in the Central Area

Within the Central Area, locate buildings at the minimum setback line from the street and to a width equal to the maximum frontage of the property to:

- Provide frequent and convenient pedestrian connections between buildings and the public sidewalk.
- Provide protection for pedestrians from inclement weather with shelters, canopies and windbreaks at building entrances and along storefront facades.
- Minimize the public view of off-street parking areas and servicing facilities.

Commercial development within the Central Area shall reflect the recommendations and guidelines of the Central Area Design Study (2012) as amended from time to time.

4.3 Additional Guidelines for Residential Development

The following guidelines address residential development proposals which require Site Plan Approval. As previously mentioned, Site plan Approval is required for multi-family (medium and high density) residential types of development.

4.3.1 General Building Orientation

- Consideration should be given to locating residential buildings close to the north lot line to increase solar access to open spaces on the site.
- The proposed building(s) should not excessively shade adjacent private or public property. In the case of multiple-storey apartment buildings, a shadow study may be required to ensure that adjacent properties are not negatively affected by the proposed development.
- The long axis of apartment buildings and multiple residential buildings should be to ensure that most of the dwelling units would receive sunlight during some part of the day.
- Residential buildings exceeding 4 storeys should be sited with one of the longest walls parallel to and not more than 6.0 m (20 feet) from a driveway that can accommodate fire equipment.
- Common areas and children's play areas should be located centrally to provide visual surveillance.

4.3.2 Separation Spaces

Separation spaces generally refer to the space between buildings on the same site. Setbacks refer to the space between a building and the street line or property line. Separation spaces are also required for fire protection under the Ontario Building Code. Separation spaces between buildings and property lines should address:

- Sunlight - Space should be provided around dwellings to ensure the provision of daylight. New housing should be located so not to deprive existing dwellings and private outdoor spaces in the surrounding areas of adequate sunlight or daylight.
- Ventilation - The space around the unit should be sufficient to permit natural ventilation of the dwelling.
- Noise and Privacy - Physical separation and/or screening should be provided between the dwelling unit and adjacent users and activities to permit the occupant to enjoy rest and privacy without undue interference from external noise. Windows and entrances of a dwelling unit should be separated and/or screened from adjacent buildings and activities to permit residents to make full use of their interior living spaces.
- Application of Separation Space - The minimum separation space in front of any window or opening should be applied along the full length and height of the exterior wall. Separation spaces should be free of buildings, roadways, communal parking areas and any communal amenity areas intended for active use.

4.3.3 Private Outdoor Amenity Areas

Private Outdoor Amenity Areas are intended to provide private outdoor areas directly related to the dwelling unit that can effectively extend the living area of the unit and may include landscaped open areas, patios, balconies, communal lounges, swimming pools, recreation facilities and any other areas which may be used for recreational or aesthetic purposes. Outdoor amenity areas shall not include any driveway or parking area. Private outdoor amenity areas should address:

- Type of Occupancy - The amenity space should reflect the anticipated type of household that will occupy the dwelling units.
- Accessibility - For ease of maintenance, an on-grade private outdoor space should be accessible from the front of the unit without requiring access through a living or dining room. A private outdoor space above grade should be easily accessible from a principle habitable room such as a living room.
- Separation and Screening - Separation, in the form of distance or separation screening, between private outdoor spaces and adjacent uses should be provided. Where screening is used to provide separation between abutting privacy areas at the same grade, this screening should be at least 1.5 m (5.0 ft) high.
- Parking Separation - Common parking lots should not be closer than 3.0 m (9.8 ft) to a private outdoor space and should be oriented so that headlights and fumes are not directed towards the private outdoor space by using a parallel parking arrangement or by screening with planting or fencing.

4.3.4 Children's Play Areas

All multi-family residential developments shall have an area set aside within the site for the exclusive use by children as a play area. This play area shall consider the following factors in the design:

- Size and Location - The area shall be located away from parking areas, driveways and garbage bins. If located adjacent to a property line, the area shall be fenced with a six- foot privacy fence.
- Surface - The areas shall be level and be landscaped with grass and perimeter trees.

4.3.5 Proximity to Railway Lines and Other Sources of Noise

Applicants may be required to provide, in conjunction with site plans, an acoustical engineering study outlining on-site noise and vibration measurements, methods of evaluation, noise sources and abatement measures. New residential development, which is proposed to locate in proximity to railway lines or other major sources of noise will be required to meet Provincial Noise Guidelines for residential development to ensure an acceptable acoustical environment is provided for future occupants. Where noise abatement measures are required, site plans and/or landscaping plans shall incorporate the necessary remedial measures.

The applicant will be responsible for any costs associated with having the study reviewed by an independent acoustical engineer on behalf of the Town of Tillsonburg.

4.3.6 Community Mailboxes

Community mailboxes are to be located according to the following criteria:

- in areas which are satisfactory to Canada Post and the Town.
- in areas which reduce the potential for conflict with surrounding properties.
- in areas that provide a suitable location for the temporary parking of automobiles and on a portion of the municipal road allowance which has been widened slightly to recognize the location of the mailbox.
- in a visible and well-lit area that provides a sense of security; and,
- for townhouse developments, within a common element area that is easily accessible to all dwelling units and, preferably, protected from the natural elements.

Any removal or relocation of any existing community mailbox must be completed by Canada Post. Canada Post provides a Delivery Planning Standards Manual for builders and developers.