

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE

TOWN OF TILLSONBURG

Please be advised that the Community Planning Office has received applications applying to the following lands:

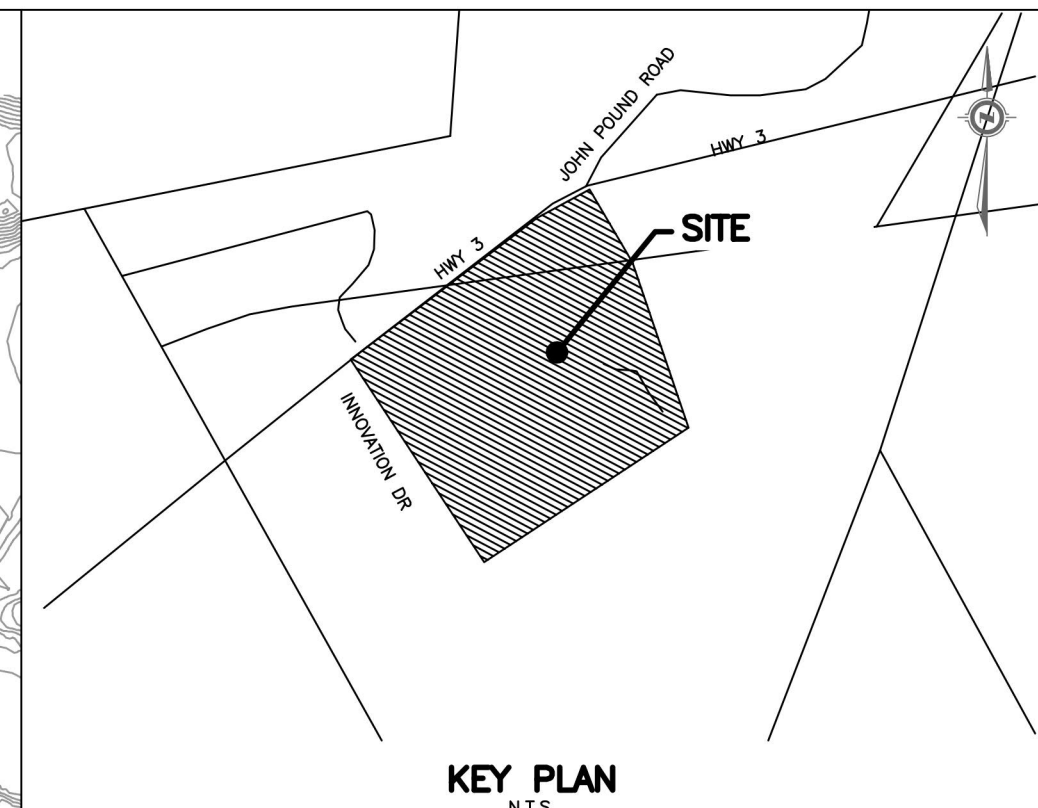
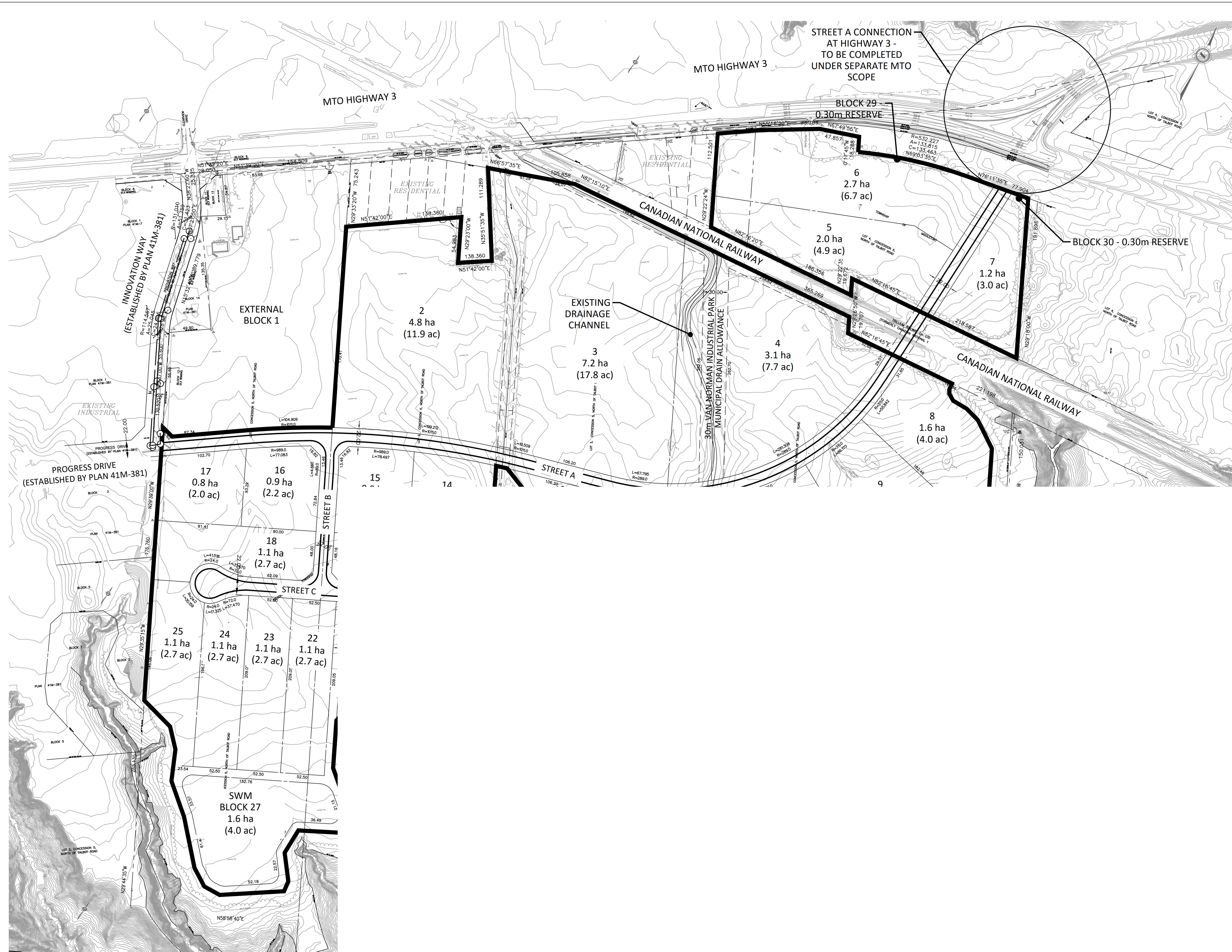
File No.:	SB 25-02-7 and ZN 7-25-14
Owner:	The Corporation of the Town of Tillsonburg
Applicant:	Dillon Consulting Limited (c/o Connor Wilks)
Location of Property:	The subject lands are described as Part of Lots 2-5, Concession 5, North Talbot Road (Middleton), being Part 1, 37R-352, Part 10 & 11, 41R-10104, and Part 2 37R-283, Town of Tillsonburg. The subject lands are located on the south side of Highway 3 lying between Innovation Way and Young Street. The subject lands do not currently have a municipal civic address but can be located at PINs 00038-0399, 00038-0033 and 00038-0158 and are identified on Plate 1.
Description of Application:	<p>The purpose of the Draft Plan of Subdivision application is to permit the development of an industrial plan of subdivision proposing to create 24 industrial lots, two lots for Stormwater Management purposes, one lot for open space, and two new local roads. It is proposed that Progress Drive will be extended to Highway 3 to serve as an access point.</p> <p>The application for Zone Change proposes to rezone the subject lands to permit industrial and commercial uses throughout the subdivision. It is proposed that:</p> <ul style="list-style-type: none"> - Lots 2-4, 14-17 be rezoned as 'General Industrial Zone (MG)' - Lots 5-7 be rezoned as 'Special General Industrial Zone (MG-sp)' with site specific provisions to permit industrial uses and limited commercial uses; - Lots 8-13, 18 and 19 to a 'Restricted Industrial Zone (MR)'; and - Lots 20-25 to a 'Special Restricted Industrial Zone (MR-sp)' to permit restricted industrial uses with an accessory dwelling. <p>The full list of requested permitted uses is attached as Plate 4. Site specific provisions have been requested to include a minimum dwelling unit size in the proposed MR-sp zone. The minimum dwelling areas are as follows:</p> <ul style="list-style-type: none"> - Bachelor unit 38 m² (409 ft²) - One bedroom 55 m² (592 ft²) - Two bedroom 65 m² (699.7 ft²) - Three bedroom 75 m² (807.3 ft²) plus 10 m² (107.6 ft²) for each bedroom in excess of three.

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Amy Hartley, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Amy Hartley
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3204
email: planning@oxfordcounty.ca



LEGEND

- PROPOSED DEVELOPMENT LIMITS
- LOT LINE
- ALLOWANCE/EASEMENT LINE

OWNER'S CERTIFICATE:

I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

CEPHAS PANSCHOW
DEVELOPMENT COMMISSIONER
THE TOWN OF TILLSONBURG

I HAVE THE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THIS DRAFT PLAN OF SUBDIVISION.

EDWIN MCLAUGHLIN
1701 HWY 3
TILLSONBURG, ON N4G 4G8

DATE

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

NAME
ACM
ONTARIO LAND SURVEYOR

DATE

LAND USE SCHEDULE