

**CORPORATION OF THE TOWNSHIP OF EAST ZORRA-TAVISTOCK COUNCIL
2018 - 2022**

AGENDA

**for the Meeting to be held on Wednesday February 16, 2022 at the
Innerkip Community Centre, 695566 17th Line, Innerkip, Ontario, at 7:00 p.m.**

PLEASE NOTE: As Social Distancing must be maintained, should you wish to attend the meeting, please contact Clerk Will Jaques via email (wjaques@ezt.ca) or telephone (519-462-2697 ext.7825) in advance to confirm your attendance can be accommodated. Mandatory face coverings shall be in place.

1. Call to order and opening remarks
2. Approve Agenda
3. Disclosure of Pecuniary Interest and General Nature Thereof
4. General Business:
 - a) Confirm February 2, 2022 Meeting Minutes
 - b) 2021 Council and PSB Pay & Expenses Report
5. Delegations & Appointments:
 - a) 7:15 p.m. – ZBA App. ZN2-21-14/ OPA App. 21-20-2 (peopleCare Inc.)
 - b) 7:20 p.m. – Subdivision App. SB19-04-2 – Draft Plan Approval Amendments (Mill-Gate Homes Inc.)
6. Reports of Municipal Officers and Committees:
 - a) Conferences and Seminars
 - b) County Council – Updates & Questions
 - c) Staff Reports – Updates & Questions
 - d) January 24, 2022 TDRFB Minutes
7. By-laws:
 - a) By-law #2022-04 – Amend Procedural By-law (Inaugural Meeting)
 - b) By-law #2022-05 – ZBA Application ZN2-20-10 (2796247 Ontario Ltd.)
8. Other and Unfinished Business:
9. Closed to the Public Session *as authorized under s. 239 of the Municipal Act*:
10. Confirming By-law
11. Adjourn

Placeholder Page for Agenda Item 1 –
Call to order and opening remarks

Use this page to note any opening remarks
you wish to make.

2.

Placeholder Page for Agenda Item 2 – Approval of the Agenda

Use this page to note items you would like added to the agenda.

3.

Placeholder Page for Agenda Item 3 – Disclosure of Pecuniary Interest

Use this page to note any Pecuniary Interests
you wish to declare at the meeting.

The Council of the Township of East Zorra-Tavistock met at the Innerkip Community Centre, Innerkip, Ontario at 9:00 a.m. on Wednesday February 2, 2022.

Members Present: Mayor Don MCKAY, Deputy Mayor Don EDMISTON and Councillors Matthew GILLESPIE, Scott RUDY, Phil SCHAEFER and Jeremy SMITH.

Members Absent: Councillor Margaret LUPTON.

Staff Present: CAO-Treasurer Karen DePrest, Clerk Will Jaques, Public Works Manager Tom Lightfoot and Fire Chief Scott Alexander.

Mayor MCKAY welcomed everyone to the meeting. Councillor RUDY noted that the Tavistock Braves are back playing again this week. Councillor SMITH noted that the Tavistock Royals are also back playing again this week. Further, Councillor SMITH noted that Innerkip Minor Ball registration is open for the upcoming season.

Approve
Agenda

1. Moved by: Jeremy SMITH
Seconded by: Matthew GILLESPIE
Resolved that Council approve the agenda for the February 2, 2022 meeting, as printed and circulated.

CARRIED.

PECUNIARY INTERESTS:

- N/A

Confirm
Minutes -
Council

2. Moved by: Phil SCHAEFER
Seconded by: Don EDMISTON
Resolved that Council confirm the Minutes of the January 19, 2022 Council Meeting, as printed and circulated.

CARRIED.

Correspondence & Reports – No Resolutions:

- UTRCA – January 2022 FYI
- January 19, 2022 PSB Minutes
- Staff Report - #CIO2022 – 02 re:
Emergency Purchase – Hickson Pumper Truck
- Staff Report - #CBO2022 – 01 re:
Building, Development & Drainage Reporting
- Staff Report - #PW2022 – 01 re:
Public Works Reporting
- Staff Report - #BCO2022 – 01 re:
Fire Department Reporting
- Staff Report - #BCO2022 – 01 re:
By-law Compliance Reporting
- Staff Report - #CSM2022 – 01 re:
Corporate Services Reporting
- Staff Report - #CAO2022 – 01 re:
CAO-Treasury Reporting

Correspondence & Reports – Resolutions
Following:

UTRCA –
January 2022
FYI

Council reviewed the January 2022 FYI from the UTRCA.

January 19,
2022 PSB
Minutes

Council reviewed the January 19, 2022 Police Services Board Minutes.

Staff Report
#CIO2022 – 01
re: Innerkip
Pavilion
Renovation

Council reviewed the report prepared by Corporate Initiatives Officer Meaghan Vader regarding the recent Innerkip Pavilion Renovation Project tender results.

3. Moved by: Jeremy SMITH
Seconded by: Phil SCHAEFER
Resolved that Council accept the bid from Jon Witzel Contracting Ltd. in the amount of \$108,842.72, including the provisional pricing;

And that Council authorizes the CAO/Treasurer to sign the contractual agreement with Jon Witzel Contracting Ltd. as provided in the tender bid document package EZT-RFT-21-04.

CARRIED.

Public Hearing -
Minor Variance
Application
A-5-2021
(Wettlaufer/
Patrick)

PUBLIC HEARING - MINOR VARIANCE
APPLICATION #A-5-2021 (WETTLAUFER/
PATRICK), DESCRIBED AS LOT 15, PLAN M31,
TOWNSHIP OF EAST ZORRA-TAVISTOCK.

At 9:17 a.m., Council, constituted as the Committee of Adjustment, considered Minor Variance Application #A-5-2021 for Charles Wettlaufer and Christina Patrick. Planner Dustin Robson presented Planning Report #CP2022-020.

Members of the Committee asked questions of the Planner and Staff. The applicant was present for the hearing and spoke favourably of the application. The Committee reviewed and considered the comments made in making its decision regarding this application.

4. Moved by: Scott RUDY
Seconded by: Don EDMISTON
Resolved that Council, constituted as the Committee of Adjustment, approve Application File A-5-2021, submitted by Charles Wettlaufer and Christina Patrick, for lands described as Lot 15, Plan M31 in the Village of Tavistock, being municipally addressed as 10 Homewood Avenue East, as it relates to:

1. Relief from Table 5.1.1.3 – Regulations for Accessory Buildings and Structures, to reduce the required rear yard setback for a residential accessory structure (a shed) from 1.2 m (3.9 ft) to 0.6 m (1.9 ft).

As the proposed variances are:

- i. deemed to be minor variances from the provisions of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18;
- ii. desirable for the appropriate development or use of the land;
- iii. in-keeping with the general intent and purpose of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18; and,
- iv. in-keeping with the general intent and purpose of the Official Plan.

CARRIED.

Staff Report
#CIO2022 – 02
re: Emergency
Purchase –
Hickson Pumper
Truck

Council reviewed the report prepared by Corporate Initiatives Officer Meaghan Vader regarding the Emergency Procurement process for replacement of the Hickson Pumper Truck.

5. Moved by: Don EDMISTON
Seconded by: Phil SCHAEFER
Resolved that Council accept Staff Report #CIO2022-02, as presented.

CARRIED.

Public Meeting -
Open

6. Moved by: Matthew GILLESPIE
Seconded by: Jeremy SMITH
Resolved that Council does now adjourn to a Public Meeting in accordance with the provisions of the Planning Act at 9:36 a.m.

CARRIED.

Public Meeting
for ZN2-21-13
(Faircrest Farms
Ltd.)

PUBLIC MEETING – FAIRCREST FARMS LTD.
ZONE CHANGE APPLICATION ZN2-21-13,
PART LOT 5, CONCESSION 10 (EAST ZORRA),
TOWNSHIP OF EAST ZORRA-TAVISTOCK.

Dustin Robson from the County of Oxford Planning Department was present to comment on his report #CP2021-15, regarding Zone Change Applications on lands owned by Faircrest Farms Ltd.

Council asked questions of the planner and Staff. In their absence, the applicant provided a letter supporting the application, which was read aloud. Council reviewed and considered the comments made in making its decision regarding this application.

Council
Reconvene

7. Moved by: Jeremy SMITH
Seconded by: Matthew GILLESPIE
Resolved that the Public Meeting does now adjourn and Council reconvenes at 9:47 a.m.

CARRIED.

8. Moved by: Jeremy SMITH
Seconded by: Phil SCHAEFER
Resolved that Council approve-in-principle Zone Change Application ZN 2-21-13 submitted by Faircrest Farms Ltd., whereby the lands described as Part Lot 5, Concession 10 (East Zorra), Township of East Zorra-Tavistock are to be **rezoned from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)'** to recognize the use of the lands for non-farm rural residential purposes.

CARRIED.

Staff Report
#CBO2022 – 01
re: Building,
Development &
Drainage
Reporting

Council reviewed the Monthly Building,
Development & Drainage Report from CBO John
Scherer.

Staff Report
#PW2022 – 01
re: Public Works
Reporting

Public Works Manager Tom Lightfoot reviewed the
Monthly Public Works Report with Council.

Staff Report
#FC2022 – 01
re: Fire
Department
Reporting

Fire Chief Scott Alexander reviewed the Monthly
Fire Department Report with Council.

Staff Report
#BCO2022 – 01
re: By-law
Compliance
Reporting

Council reviewed the Monthly By-law Compliance
Report from By-law Compliance Officer Melanie
Shiell.

Staff Report
#CSM2022 – 01
re: Corporate
Services
Reporting

Clerk Will Jaques reviewed the Monthly Corporate
Services Report with Council.

Staff Report
#CSM2022 – 02
re: 2022
Council Meeting
Schedule

Clerk Will Jaques reviewed his report with Council
regarding Council meeting schedule matters for
2022.

9. Moved by: Jeremy SMITH
 Seconded by: Phil SCHAEFER
 Resolved that Council approve meeting only once per month during the months of July and August, 2022 (Wednesday July 6th and Wednesday August 3rd – Daytime meetings);

And that Council forego the January 4, 2023 regular Council meeting.

CARRIED.

Staff Report
 #CAO2022 – 01
 re: CAO-
 Treasury
 Reporting

CAO-Treasurer Karen DePrest reviewed the Monthly CAO-Treasury Report with Council.

Adjourn to
 Closed to the
 Public Session

10. Moved by: Matthew GILLESPIE
 Seconded by: Don EDMISTON
 Resolved that Council does now adjourn to a Closed to the Public Session, at 10:21 a.m., to consider the following matters:

- November 3, 2021 Closed to the Public Session Minutes (s. 239 (2) (c))
- Land Acquisition (Tavistock) (s. 239 (2) (c))

CARRIED.

Rise from
 Closed to the
 Public Session

11. Moved by: Don EDMISTON
 Seconded by: Phil SCHAEFER
 Resolved that Council does now rise from its Closed to the Public Session at 10:45 a.m.

CARRIED.

Confirming
 By-law

12. Moved by: Jeremy SMITH
 Seconded by: Scott RUDY
 Resolved that By-law #2022-03 being a by-law to confirm the proceedings of Council held Wednesday February 2, 2022 be read a first, second and third time this 2nd day of February, 2022;

And further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.

CARRIED.

Adjourn

13. Moved by: Scott RUDY
Seconded by: Matthew GILLESPIE
Resolved that Council does now adjourn at
10:46 a.m.

CARRIED.

Will Jaques, Clerk

Don McKay, Mayor

Township of East Zorra-Tavistock

2021 Council & PSB Pay and Expenses

Prepared in accordance with the Municipal Act 2001, Section 284

Council		Honorarium + Per Meeting & Conference Pay	Re-imbursed Expenses	2021 Total
Don McKay	Mayor	\$20,244.64	\$0.00	\$20,244.64
Don Edmiston	Deputy Mayor	\$17,301.44	\$0.00	\$17,301.44
Scott Rudy	Councillor	\$14,354.86	\$0.00	\$14,354.86
Margaret Lupton	Councillor	\$14,354.86	\$0.00	\$14,354.86
Phil Schaefer	Councillor	\$14,354.86	\$0.00	\$14,354.86
Matthew Gillespie	Councillor	\$14,354.86	\$0.00	\$14,354.86
Jeremy Smith	Councillor	\$14,354.86	\$0.00	\$14,354.86
Police Services Board				
Bob Rudy	Chairperson	\$1,771.20	\$0.00	\$1,771.20
Betty Yeoman	Board Member	\$671.95	\$0.00	\$671.95 term finished in June
Matthew Gillespie	Board Member	\$1,675.36	\$0.00	\$1,675.36
Liam McCreery	Board Member	\$607.58	\$0.00	\$607.58 term began in September

Payments made in accordance with approved wage rates, and applicable Township by-laws and policies

Will Jaques
Corporate Service Manager

To: Mayor and Members of East Zorra-Tavistock Council

From: Dustin Robson, Development Planner, Community Planning

Application for Official Plan Amendment and Zone Change OP 21-20-2 & ZN 2-21-14 – peopleCare Inc.

REPORT HIGHLIGHTS

- Applications for Official Plan Amendment and Zone Change have been submitted to facilitate the development of a new 128-bed long-term care facility in the Village of Tavistock.
- The Official Plan Amendment Application proposes to re-designate the lands from 'Low Density Residential' to 'Major Institutional.'
- The Zone Change Application proposes to rezone the lands from 'Development Zone (D)' to 'Institutional Zone (I).'
- Planning staff are recommending support of the Official Plan Amendment and 'approval-in-principle' of the Zone Change as the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the County Official Plan respecting institutional uses in fully serviced settlement areas.

DISCUSSION

Background

OWNER: peopleCare Inc.
735 Bridge Street West, Waterloo, ON N2V 2H1

APPLICANT: GSP Group Inc.
201-72 Victoria Street South, Kitchener, ON N2G 4Y9

LOCATION:

The subject lands are legally described as Part Lots 126, 127 & 128, Plan 307, Part 2, Reference Plan 41R1977. The subject lands are located on the south side of Hope Street West between William Street South and Oxford Road 34, and are municipally known as 165 Hope Street West, Tavistock.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule "E-1"	Township of East Zorra-Tavistock Land Use Plan	Settlement
Schedule "E-2"	Village of Tavistock Land Use Plan	Low Density Residential

Proposed:

Schedule "E-2"	Village of Tavistock Land Use Plan	Major Institutional
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TOWNSHIP OF EAST ZORRA-TAVISTOCK ZONING BY-LAW 2003-18:

Existing Zoning: 'Development Zone (D)'

Requested Zoning: 'Institutional Zone (I)'

PROPOSAL:

For Council's information, Consent Application B21-42-2 was approved by the Land Division Committee at their July 8, 2021 meeting. The application proposed to sever and convey 0.8 ha (2 ac) from 165 Hope Street West to 28 Williams Street South (the existing peopleCare facility). Following the conveyance, the newly enlarged lot is approximately 1.65 ha (4.1 ac).

The Official Plan and Zone Change applications propose to re-designate the 0.8 ha (2 ac) piece of land that was conveyed by B21-42-2 from 'Low Density Residential' to 'Major Institutional' and rezone the lands from 'Development Zone (D)' to 'Institutional Zone (I)'. The purpose of these applications is to facilitate the construction of a 128-bed long-term care facility.

Surrounding land uses include single detached dwellings to the north and south. The existing peopleCare facility is located to the east of the subject lands, as is a place of worship (the Grace United Church) and cemetery.

Plate 1, Existing Zoning & Location Map, shows the existing zoning of the subject lands and surrounding area.

Plate 2, Existing Zoning & Aerial Map, provides an aerial view of the subject lands with existing zoning.

Plate 3, Official Plan Designation Map, shows the subject lands and surrounding lands designation in the Official Plan

Plate 4, Site Plan, shows the general layout of the development including parking and setbacks to lot lines.

Application Review

PROVINCIAL POLICY STATEMENT

The 2020 Provincial Policy 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.

Section 1.1.1 states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.3.2 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, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.3.1 states that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.

OFFICIAL PLAN

The subject lands are located within the Village of Tavistock, which is a 'Serviced Village' according to the Settlement Strategy Plan for the County of Oxford. The subject lands are also located within the 'Low Density Residential' designation according to the Village of Tavistock Land Use Plan.

The application proposes to re-designate the subject lands from 'Low Density Residential' to 'Major Institutional.' Institutional land uses are considered to be supportive and complementary to settlement uses. Proposed institutional uses are classified into two categories; 'Major Institutional' or 'Minor Institutional.' Long-term care facilities are only permitted upon lands designated as 'Major Institutional.' Other permitted uses within the 'Major Institutional' designation include; clinics, nursing homes, retirement homes, funeral homes, community centres/areas, cemeteries, and civic buildings.

As per Section 6.5.1 of the Official Plan, when considering applications to designate or rezone land for 'Major Institutional' uses the following criteria should be considered:

- The compatibility of the proposed development with surrounding land uses having regard to the proposed height, setbacks, parking requirements and location, site coverage, the bulk, scale and layout of buildings, and the ability to implement planned future land uses in the area;
- The potential impact of traffic from the proposed use on the public road system and surrounding land uses and any necessary functional transportation improvements required to support the use;
- Institutional uses and development will be consistent with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2;

- The development shall be serviced by a centralized water supply facility which will be adequate for resident use and fire protection according to the County Public Works Department and local fire fighting authorities;
- The development shall be serviced with a centralized waste water treatment facility; and,
- Site plan control will be required for major institutional uses.

According to Section 6.5.1.1 of the Official Plan outlines that all major institutional proposals will be subject to Site Plan Control (SPC). The purpose of SPC is to evaluate the following design criteria:

- Building orientation and landscaping;
- Parking, loading bays, service areas, and visual appearance;
- Mechanical equipment and garbage containers;
- Lighting;
- Access;
- Pedestrian movement;
- Barrier free design; and,
- Stormwater management;

Should the Application for Official Plan amendment be approved by Oxford County Council and the Application for Zone Change be approved by Township Council, the applicants will be required to submit an Application for Site Plan Approval to the Township.

ZONING BY-LAW

The applicant has applied to rezone the subject lands from 'Development Zone (D)' to 'Institutional Zone (I)' to facilitate the proposed development of a long-term care facility containing 128 beds. A long-term care facility is a permitted use within the 'I' zone.

The 'I' zone requires a lot area of 2,000 m² (21,528.5 ft²) for non-residential uses and a minimum frontage of 30 m (98.4 ft). The 'I' zone also requires a minimum front yard depth of 9 m (29.6 ft), an interior side yard width of 7.5 m (24.6 ft), and a rear yard depth of 10 m (38.2 ft). A maximum height of 15 m (49.2 ft) is permitted for a non-residential use in the 'I' zone.

The Zoning By-Law requires 1 parking space for every three (3) beds in a long-term care facility. Parking aisles measuring at least 6.7 m (22 ft) wide are required for parking spaces on 90 degree angles and the spaces shall measure 3 m (9.8 ft) x 5.5 m (18 ft) when abutting a wall or fence and 2.7 m (8.9 ft) x 5.5 m (18 ft) when not abutting a wall or fence.

AGENCY COMMENTS

The applications were reviewed by a number of public agencies. The following comments were received.

The County's Public Works Department indicated the following:

1. May require a private hydrant, which will be confirmed through Site Plan.
2. New water and wastewater services should be assessed through Site Plan. County Standard is one set of services per property. Existing service laterals may not have adequate capacity for additional flow.
3. It is confirmed that there is sufficient fire flow.

The Township's Chief Building Official indicated that the development will be subject to Site Plan Control.

Canada Post commented that mail delivery would be via a single address counter-drop.

The Township's Fire Chief, the Township's Public Works Manager, and Southwestern Public Health have indicated they have no concerns with the proposal.

PUBLIC CONSULTATION

Notice of the application was circulated to the public and surrounding property owners in accordance with the requirements of the Planning Act. As of the writing of this report, staff have not received any correspondence from members of the public.

Planning Analysis

Planning staff are of the opinion that the proposal is generally consistent with the relevant policies of the Provincial Policy Statement (PPS). It is the intent of the PPS to direct growth towards the designated settlements and to ensure that a mix and range of uses such as residential, commercial, and institutional uses are available within the settlements. Encouraging the range of uses within designated settlements ensures efficient use of existing infrastructure and public services. Further, the proposed development will occur on municipal water and wastewater services, which is in keeping with the policy direction of the PPS.

The proposal is to re-designate the lands from 'Low Density Residential' to 'Major Institutional,' which would permit a long-term care facility to be developed. The subject lands currently include an existing long-term care facility to the east of the location of the new facility which helps to ensure compatibility between a proposed and existing uses. While staff note that there are single detached dwellings abutting the subject lands, staff are of the opinion that the proposed long-term care facility will not adversely impact these properties as the proposal will comply with the zoning provisions of the 'I' zone (setbacks, height, etc.).

Staff further note that the proposed use, a long-term care facility, generally functions as a residential development. The proposed facility offers a full-time living situation for residents who may require medical attention or everyday living assistance. Staff are of the opinion that the proposal would function similarly to that of a medium density residential low-rise apartment building. In this regard, Staff believe that the use would be compatible with the abutting residential neighborhoods to the north and the south.

Access to the subject lands would be via William Street South, however, the lands are situated in close proximity to Woodstock Street South, a major thoroughfare in the Village of Tavistock. The subject lands are also located within walking distance (less than 500 m) of lands designated 'Village Core' and containing a number of local businesses and amenities that would be available to residents, visitors, and employees of the facility.

In terms of traffic concerns, both the Township's Public Works Department and Oxford County's Public Works Department have indicated no concerns from a traffic standpoint. Additionally, there are no concerns from Oxford County's Public Works Department in terms of servicing capacity within the Village.

The Zoning By-Law requires one (1) parking space for every three (3) beds. Currently there are 100 beds in the existing facility while 128 beds are proposed in the new facility. With a total of 228 beds operating on the site, the Zoning By-law would require a minimum of 76 parking spaces (rounded up from 75.9 spaces). The applicant is proposing a total of 77 parking spaces. In addition to parking spaces, the Zoning By-law requires a minimum of two (2) loading spaces for developments with gross floor area of 2,001-6,500 m² (21,539.3-69,967.7 ft²). The proposal would represent a gross floor area of 2,943.8 m² (31,686.7 ft²) and the applicant proposes two (2) loading spaces. The provided site plan appears to comply with the parking provisions of the Zoning By-law.

In light of the foregoing, Planning staff are of the opinion that the proposed Official Plan amendment and Zone Change are generally consistent with the policies of the Provincial Policy Statement and support the strategic initiatives and objectives of the County Official Plan respecting institutional uses in a serviced village.

If Township Council supports the subject Official Plan amendment and grants approval-in-principle for the Zone Change, the Township's recommendation will be forwarded to County Council as part of consideration of the Official Plan amendment. A by-law to give effect to the proposed Zone Change would be brought to Township Council after County Council makes a decision regarding the Official Plan Amendment.

RECOMMENDATIONS

It is recommended that the Council of the Township of East Zorra-Tavistock advise County Council that the Township supports the application for Official Plan Amendment, File No. OP 21-20-2, submitted by peopleCare Ltd. for lands described as Part Lots 126, 127 & 128, Plan 307, Part 2, Reference Plan 41R1977, in the Township of East Zorra-Tavistock, to facilitate the construction of a 128-bed long-term care facility.

And further, that the Council of the Township of East Zorra-Tavistock approve-in-principle, the zone change application File No. ZN 2-21-14, submitted by peopleCare Ltd. for lands described as Part Lots 126, 127 & 128, Plan 307, Part 2, Reference Plan 41R1977, to rezone the subject lands from 'Development Zone (D)' to 'Institutional (I)' to facilitate the construction of a 128-bed long-term care facility.

SIGNATURES

Authored by: *original signed by* Dustin Robson, MCIP, RPP
 Development Planner

Approved for submission: *original signed by* Gordon K. Hough, RPP
 Director

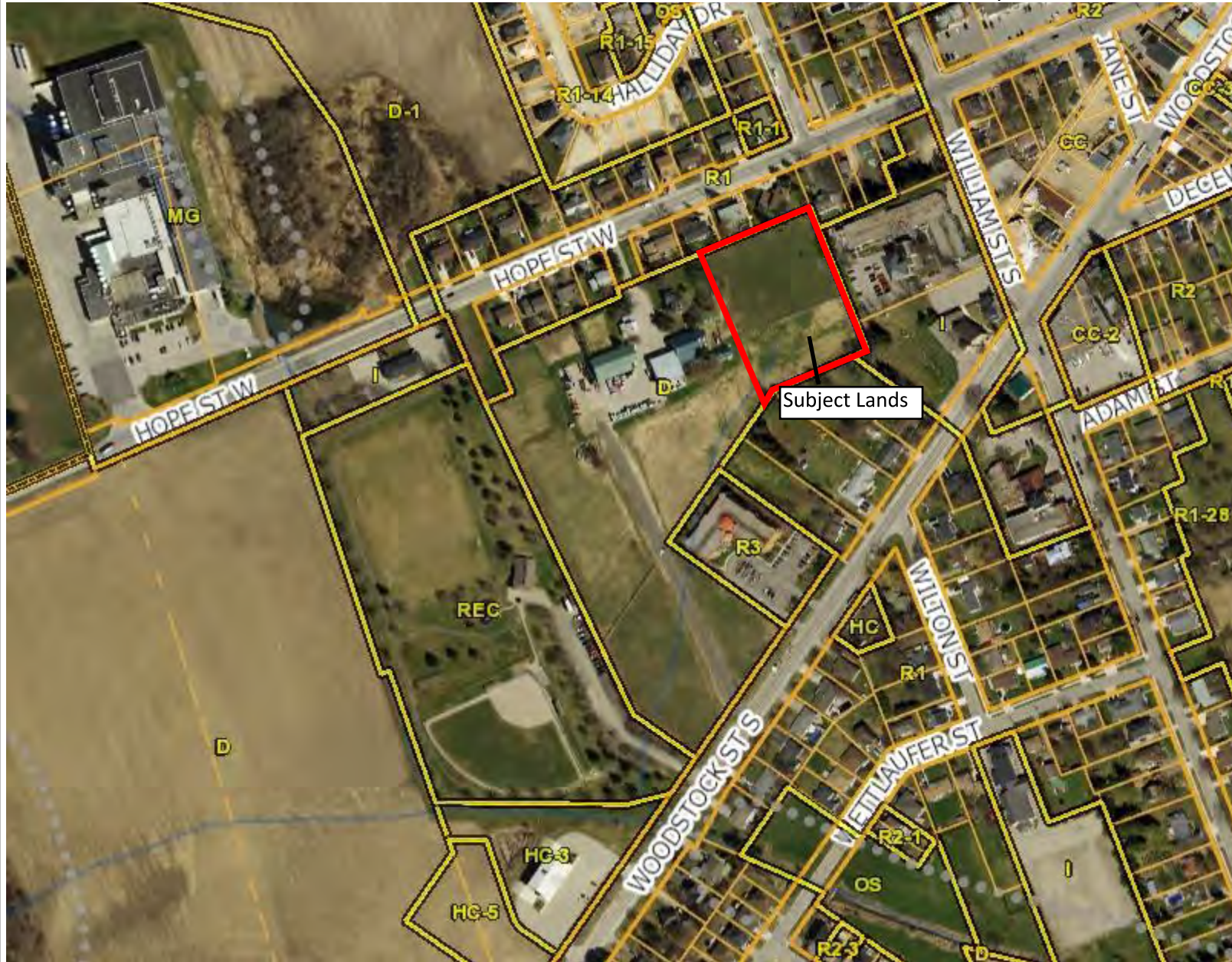


Legend

- 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





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



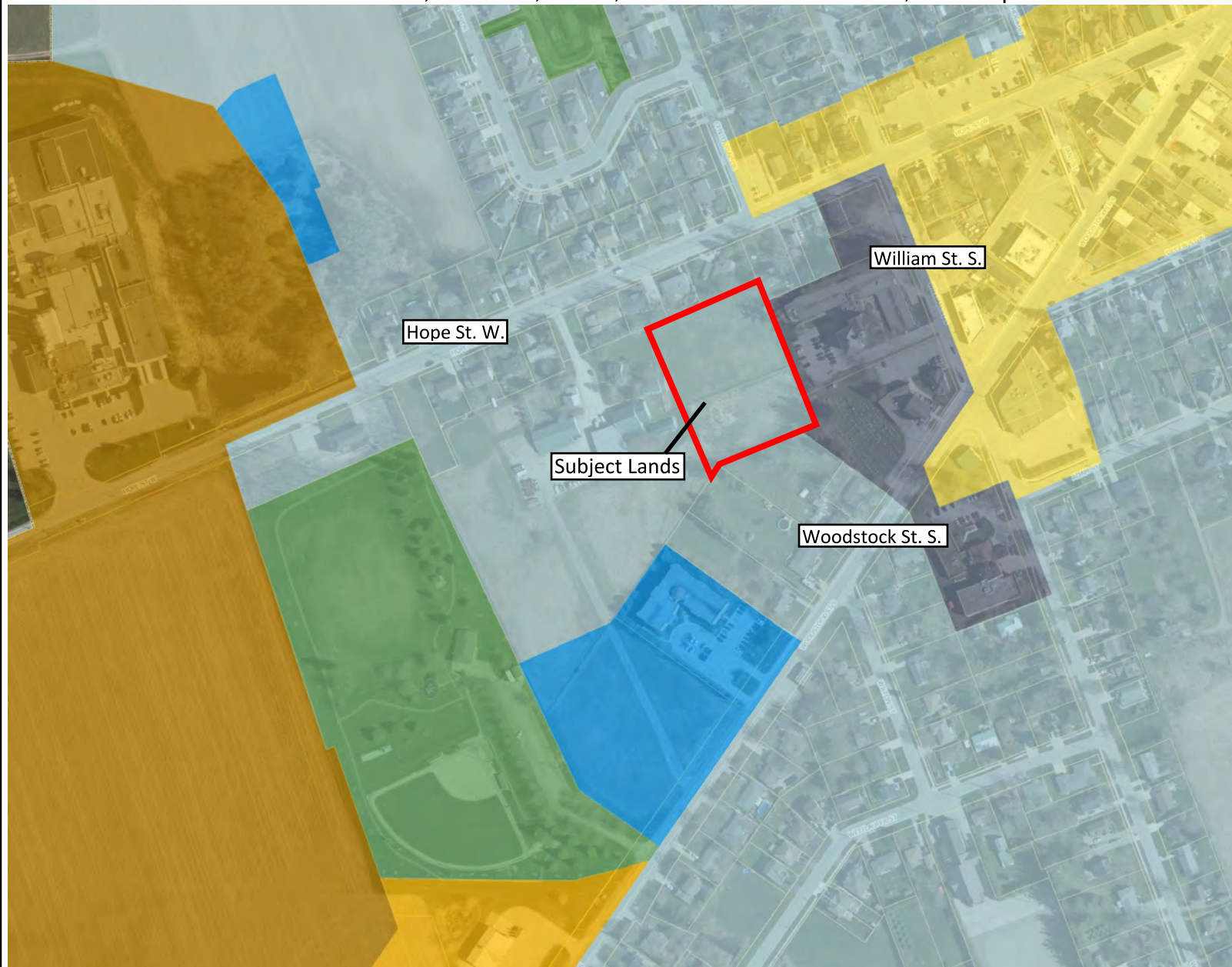
0 102 205 Meters

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

May 26, 2021



Legend

Land Use Designation

- Village Core
- Service Commercial
- Low Density Residential
- Medium Density Residential
- Industrial
- Major Institutional
- Future Urban Growth
- Open Space
- Environmental Protection

Notes



0 102 205 Meters

NAD_1983_UTM_Zone_17N



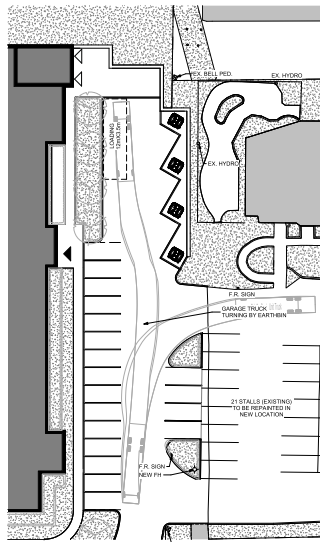
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 4, 2022

Plate 4: Site Plan

File Nos: OP21-20-2 & ZN2-21-14 - Canada Farm Distributors Ltd.

Part Lots 126-128, Plan 307, Part 2, Reference Plan 41R1977, Township of East Zorra-Tavistock - 165 Hope Street West



2 ENLARGED PLAN - LOADING AREA TRUCK MOVEMENT

SITE DATA		
28 William Street, Tavistock, ON		
DATA	REQUIRED	PROVIDED
CONINGS	CONINGS - 150	150
LOT AREA (sq ft)	300 (sq ft)	1800 (sq ft)
FRONT YARD (sq ft)	100 (sq ft)	100 (sq ft)
REAR YARD (sq ft)	100 (sq ft)	100 (sq ft)
DEVELOPMENT	300 (sq ft)	100 (sq ft)

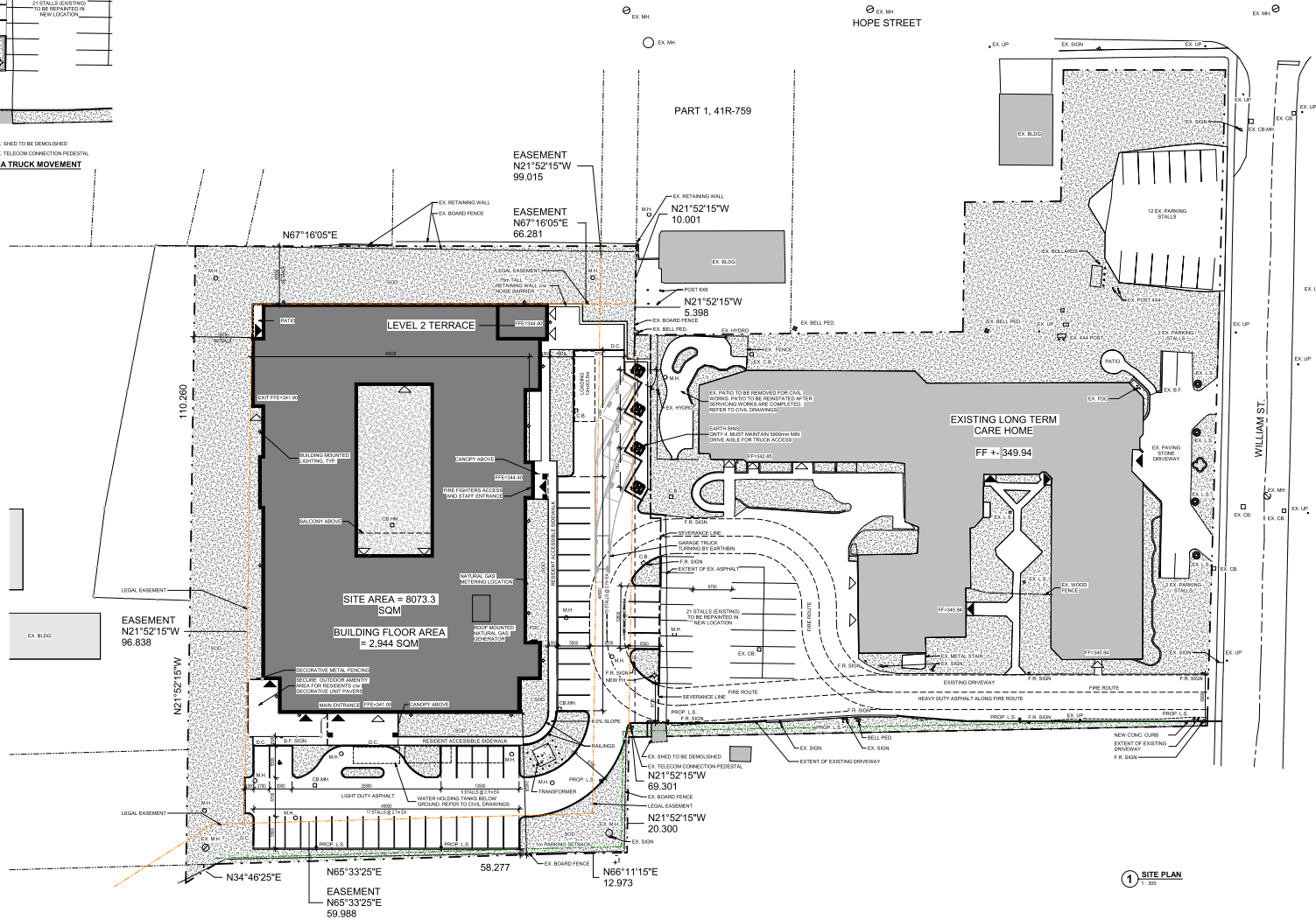
BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (sq ft)	300 (sq ft)	100 (sq ft)
BUILDING AREA (sq ft)	300 (sq ft)	2,943.32 (sq ft)
GROUND FLOOR AREA (sq ft)	300 (sq ft)	1,870.00 (sq ft)
UNDERGROUND AREA (sq ft)	300 (sq ft)	1,073.32 (sq ft)
NUMBER OF STORES	300 (sq ft)	100 (sq ft)
BUILDING HEIGHT (ft)	300 (sq ft)	10 (ft)
INDOOR AMENITY AREA (sq ft)	300 (sq ft)	451.81 (sq ft)

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (sq ft)	100 (sq ft)	1,000 (sq ft)

LANDSCAPE OPEN SPACE MEANS THE OPEN UNOCCUPIED SPACE AT GRADE ON A LOT AND WHICH IS SURFACE FOR THE GROWTH AND MAINTENANCE OF GRASSES, FLOWERS, BUSHES, TREES AND OTHER LANDSCAPING AND INCLUDING ANY CURBSIDE VINE, WALK OR DRIVE 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.

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING (1 PER 3 BEDS)	100 (sq ft) x 43	43
BARBER FREE PARKING (1 SPACE OUT OF THE FIRST 10 SPACES)	1	1
SPACE OUT OF EACH ADDITIONAL 100 SPACES	43	43
TOTAL	43	43
DATA - EXISTING HOME	REQUIRED	PROVIDED
RESIDENTIAL PARKING (1 PER 3 BEDS)	100 (sq ft) x 34	34
SPACE OUT OF THE FIRST 10 SPACES	1	1
SPACE OUT OF EACH ADDITIONAL 100 SPACES	34	34
TOTAL	34	34
TOTAL EXIST. & PROPOSED PARKING	77	77

* PERPENDICULAR STALLS = 2.7m x 5.5m
PARALLEL STALLS = 2.7m x 5.5m
B.F. STALL SPACE = 1.5m x 5.5m, 1.8m aisle
B.F. STALL DOUBLE = 2.4m x 5.5m + 1.5m aisle
DRIVE AISLE = 3.0m x 5.5m
DRIVE AISLE WITH PARALLEL PARKING TWO WAY 6.0m
LOADING SPACE 5.5m x 3.5m



SITE LEGEND		
WALKER FERRY - SANITARY LINE		
EXIT		
EMERGENCY EXIT		
U.P. - LOT UTILITY POLE		
L.S. - LIGHT STANDARD		
FENCE		
D.C. - DROP CURB		

No.	Date	Revision
1	2021-06-03	ISSUED FOR SUBMISSION
2	2021-06-03	ISSUED FOR SUBMISSION
3	2021-06-03	ISSUED FOR SUBMISSION
4	2021-06-03	ISSUED FOR SUBMISSION
5	2021-06-03	ISSUED FOR SUBMISSION
6	2021-06-03	ISSUED FOR SUBMISSION
7	2021-06-03	ISSUED FOR SUBMISSION
8	2021-06-03	ISSUED FOR SUBMISSION
9	2021-06-03	ISSUED FOR SUBMISSION
10	2021-06-03	ISSUED FOR SUBMISSION

Project No.	21001
Project Name	2021-06-03
Client	THM
Design	TLS
Drawn	TLS
Checked	TLS
Approved	TLS
Issue Date	2021-06-03 10:00:00

TAVISTOCK - 28 WILLIAM ST

SITE PLAN

Drawing No. As indicated

Date

Issued For

Submission

A1.1

AMENDMENT NUMBER 270
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

The following text and schedules attached hereto,
constitutes Amendment Number 270 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to designate certain lands within the Township of East Zorra-Tavistock as 'Major Institutional' to facilitate the construction of a 128-bed long-term care facility.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 126, 127 & 128, Plan 307, Part 2, Reference Plan 41R1977, Township of East Zorra-Tavistock. The lands are located on the west side of William Street South, between Hope Street West and Woodstock Street South. The lot is municipally known as 28 William Street South.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to designate a portion of the subject lands to 'Major Institutional' to facilitate the development of a 128-bed long-term care facility. The subject lands comprise approximately 1.65 ha (4.1 acres) of which approximately 0.8 ha (2 ac) will be redesignated to 'Major Institutional.'

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the Provincial Policy Statement (PPS) as the proposed development will assist in achieving an appropriate range and mix of uses to meet the long-term needs of the County and Township, and the proposal represents the appropriate redevelopment of an existing underutilized site in a designated settlement area that will make efficient use of existing infrastructure and public services. Further, the proposed development will occur on municipal water and waste water services, which is in keeping with the policy direction of the PPS.

Further, the subject application is considered to support the strategic initiatives and objectives of the Official Plan with respect to the policies for Major Institutional designated areas within the Rural Settlements. The Major Institutional designation is intended to support long-term care facilities. The proposed 128-bed facility is considered to be a compatible form of development with the surrounding area as the proposed site plan appears to provide adequate setbacks from existing development, allowing for opportunities for screening and/or buffering so as to not negatively impact the normal use and enjoyment of neighbouring properties.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the PPS and is in-keeping with the strategic initiatives and objectives of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

That Schedule 'E-2' – Village of Tavistock Land Use Plan, is hereby amended by re-designating those lands identified as "ITEM 1" on Schedule "A" attached hereto, from 'Low Density Residential' to 'Major Institutional'.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policy of the Official Plan.

DRAFT

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

From: Dustin Robson, Development Planner, Community Planning

Application for Amendment to Draft Approved Plan of Subdivision SB19-04-2 – Mill-Gate Homes Inc.

REPORT HIGHLIGHTS

- The application proposes a minor amendment to the existing draft approved plan of subdivision, to establish a block for park purposes on the eastern side of the subject lands. The newly created park block would be conveyed to the Township at a later date.
- The creation of the park block it would also result in the extension of an internal street to provide access to the park block. The reconfiguration would result in the creation of one additional residential lot to facilitate a single detached dwelling.
- Planning staff are supportive of the applicant's request, as the draft approved plan of subdivision continues to be consistent with the policy criteria of the Provincial Policy Statement and maintains the intent and purpose of the County Official Plan with respect to residential uses within a designated settlement area.

DISCUSSION

Background

OWNER: Mill-Gate Homes Inc.
270 Shoemaker Street, Kitchener, ON N2E 3E1

AGENT: GSP Group Inc.
201-72 Victoria Street South, Kitchener, ON N2G 4Y9

LOCATION:

The subject lands are described as Part Lots 34 & 35, Concession 13, (East Zorra), being Part Lot 7 of Registered Plan 1609, Township of East Zorra-Tavistock. The property is located on the south side of Adam Street, between William Street South (13th Line) and the Tavistock Wastewater Treatment Lagoons in the Village of Tavistock.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule "E-1"	Township of East Zorra-Tavistock Land Use Plan	Settlement
Schedule "E-2"	Village of Tavistock Land Use Plan	Low Density Residential, Medium Density Residential, Industrial, & Open Space

TOWNSHIP OF EAST ZORRA-TAVISTOCK ZONING BY-LAW NO. 2003-18:

Existing Zoning:	'Special Residential Type 1 Zone (R1-28)'
	'Special Residential Type 3 Zone (R3-7)'
	'Restricted Industrial Zone (MR-3(H))'
	'Open Space Zone (OS)'

PROPOSAL:

The applicant is proposing to amend the existing draft approved plan of subdivision to establish a 0.91 ha (2.2 ac) block for park purposes on the northeast side of the subject lands (Block 153 on the amended draft plan). The park block would then be transferred to the Township at a later date.

The current draft approved plan includes Street F which extends from Maria Street eastward before turning south and connecting to proposed Street G (see Plate 3). The proposed redline revision shows what is now referred to as Street E being extended east in order to access the proposed 0.91 ha (2.24 ac) park block (Block 153). By extending Street E, an additional lot for a single detached dwelling is created. Should the redline revision be approved it would allow for 147 single detached dwelling units (146 were originally approved) and 45 street townhouse dwelling units (same as previously approved).

In addition to the foregoing, the current draft approved plan includes Street G, consisting of a cul-de-sac at the eastern limit to access a block for future light industrial use (Block 151). The proposed redline revision shows what is now referred to as Street H being extended northward within the 2.26 ha (5.58 ac) light industrial block (Block 152).

The applicant is also proposing an easement for a realigned Municipal Drain traversing the proposed park block and the light industrial block. The easement would range from 4.5 m (14.7 ft) to 5.5 m (18 ft) in width.

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

Plate 2, Existing Zoning & Aerial Map, provides an aerial view of the subject lands and the surrounding area.

Plate 3, Approved Draft Plan of Subdivision, shows the draft plan of subdivision, as currently approved.

Plate 4, Draft Plan of Subdivision with Proposed Modifications, shows the proposed revised draft plan, which includes Block 153.

Comments

2020 Provincial Policy Statement (PPS)

Section 1.1.1 of the PPS states that healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.2 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Further, Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. 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 also be promoted where it can be accommodated in settlement areas.

Section 1.1.3.3 also directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.3.1 (Employment), directs that planning authorities shall promote economic development and competitiveness by:

- Providing for an appropriate mix and range of employment and institutional uses to meet the long-term needs;
- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, and take into account the needs of existing and future business;
- Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
- Ensuring the necessary infrastructure is provided to support current and projected needs.

Further, Section 1.3.2 (Employment Areas) identifies that planning authorities shall plan for, protect, and preserve employment areas for current and future uses, and to ensure that the necessary infrastructure is provided to support current and projected employment needs. Employment areas planned for industrial or manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and functions of these areas, and to provide appropriate transitions to non-employment areas.

Section 1.3.2.4 of the PPS provides that planning authorities may permit the conversion of lands within employment areas only through a comprehensive review, where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion. Further, notwithstanding policy 1.3.2.4, until an official plan review or policy update is completed, lands within an existing employment area may be converted to a non-employment use, provided the area has not been identified as provincially significant through a provincial plan or regionally significant by a regional economic development corporation, subject to the following evaluation criteria:

- There is an identified need for the conversion and the land is not required for employment purposes over the long term;
- The proposed uses would not adversely affect the overall viability of the employment area; and,
- Existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

Section 1.5.1 of the PPS outlines that healthy, active communities should be promoted by:

- Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- Providing opportunities for public access to shorelines; and,
- Recognizing provincial parks, conservation reserves, and other protected areas, and minimising negative impacts on these areas.

The policies of Section 3.1 direct that development shall generally be directed to areas outside of hazardous lands adjacent to rivers, streams, and small inland lake systems which are impacted by flooding and/or erosion hazards. Development or site alteration may be permitted in hazardous lands where the effects and risk to public safety are minor, can be mitigated in accordance with provincial standards, and where all of the following are demonstrated:

- Development is carried out in accordance with appropriate flood proofing standards;
- Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- New hazards are not created and existing hazards are not aggravated; and,
- No adverse environmental impacts will result.

Official Plan

The subject lands are located within the Serviced Village designation, according to the County of Oxford Settlement Strategy Plan, as contained in the County of Official Plan. The lands are further designated Low Density Residential, Medium Density Residential, Industrial, and Open Space according to the Village of Tavistock Land Use Plan.

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single-detached, semi-detached, duplexes, converted dwellings and street townhouses.

Medium Density Residential areas are those lands that are primarily developed or planned for a variety of low-profile multiple unit development consisting of cluster houses, converted dwellings, all forms of townhouses, and low rise apartment buildings.

Industrial areas are those lands that are primarily developed or planned for industrial uses consisting of assembling, manufacturing, fabricating, processing, repair activities, environmental industries, wholesaling, storage and warehousing industries, construction industries, communication, logistic and utility industries, transportation and cartage industrial, and technological service industries.

Open Space areas are those lands used to maintain and enhance important ecological functions, to recognize lands having natural constraints to develop, and to provide opportunities for active recreation. Permitted uses within the Open Space designation within settlements include; active and passive recreation, the enjoyment of the natural state, greenspace areas, pathways, and structures accessory to the Open Space use.

Further, the policies of Section 10.3.3 (Plans of Subdivision and Condominium) provide that County and Township Council 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 following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan to be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged.

As a condition of draft plan approval, County Council requires an applicant to satisfy a number of conditions prior to final approval and registration of the plan. The applicant will be required to meet the conditions of the draft approval within the specified time period, failing which, draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, County Council shall require the applicant to 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 comprised of a range of zoning categories to facilitate the proposed subdivision including; 'Special Residential Type 1 Zone (R1-28)', 'Special Residential Type 3 Zone (R3-7)', 'Restricted Industrial Zone (MR-3(H))', and 'Open Space Zone (OS).'

During the initial approval of the existing draft plan, Planning staff recommended that a holding zone be applied to the industrial block to ensure that concerns related to permitted uses and noise and traffic are addressed prior to the removal of the holding zone and/or development of the lands. A holding symbol was ultimately included with the following provision:

"Prior to the removal of the "H" symbol, the owner shall prepare a noise/odour study and traffic impact study to the satisfaction of the Township of East Zorra-Tavistock and the

County of Oxford for the purpose of identifying appropriate land use(s) within the 150 m (492.1 ft) sewage lagoon buffer and further, that appropriate buffering and/or mitigation of odour, noise and traffic impacts are adequately addressed relative to the adjacent residential and institutional uses”.

Should the proposed redline revision plan be approved, the park block (Block 153) would be eventually conveyed to the Township at a later date. The Township would retain ownership over the park block. It has been advised that following the conveyance of the land to Township ownership a Zone Change Application would be submitted by the Township to rezone the lands from the current MR-3(H) zone to ‘Recreational Zone (REC)’ to facilitate a park.

Agency Comments

The proposed revisions were circulated to those agencies that were considered to have an interest in the proposal. To date, no comments have been received from the public agencies circulated.

Staff note that the proposal was previously discussed with the County’s Public Works Department to ensure there would be no compatibility concerns with the proposed parkland given the proximity to the sewage lagoons to the east. It was noted by the County’s Public Works Department that there would be no concerns from a compatibility standpoint regardless if the park were to be an active park or not.

Public Consultation:

Public consultation is not required under the *Planning Act* for minor amendments to an approved draft plan of subdivision. Staff are of the opinion that the proposed redline revision is minor and that no further consultation is required.

Planning Analysis

The proposed revisions to the draft approved plan of subdivision have been requested to establish a block for the purposes of parkland on the northeast side of the subject lands. The addition of the park block results in the reconfiguration of two streets within the draft plan and some minor amendments to the lot fabric related to some single detached dwelling lots. The reconfiguration would result in one additional single detached dwelling lot being created. This would increase the number of single detached dwelling units within the draft plan from 146 to 147.

It is the opinion of staff that the proposal is consistent with the relevant policies of the Provincial Policy Statement. The proposal will continue to be consistent with Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, and 1.4.3, of the PPS, which promote a mix of housing types and represents an efficient use of lands, municipal services and infrastructure within a designated settlement area. With the addition of the proposed park block, the revised design will also be consistent with Section 1.5.1 of the PPS, which encourages the creation of healthy and active communities through the addition of parkland, open spaces, or public spaces. While specifics of elements to be provided in the park are not finalized, the inclusion of the 0.91 ha (2.24 ac) park block will provide future current and future residents with a space for leisure and physical activity.

Planning Staff are of the opinion that these minor changes to the proposed draft plan will improve the amenity space of the development, and, as only one additional single detached dwelling unit is proposed to the number of residential lots that will be created, staff are satisfied that the

proposal will continue to meet the policy criteria provided in the Official Plan with respect to residential and industrial development in the Serviced Village designation.

The proposal is in keeping with the Plan of Subdivision policies of Section 10.3.3, and the policies of the Low Density Residential and Medium Density Residential designations. The proposed draft plan has a net residential density within the areas designated Low Density Residential of 15.6 units per hectare, in keeping with the density target, being 15 to 22 units per hectare. The proposed draft plan also has a net residential density within the area designated Medium Density Residential of 23.4 units per hectare, in keeping with the density target, being 22 to 50 units per hectare.

It is noted that an extension is not being requested at this time and the registration date of November 12, 2023 imposed at the time of draft approval will remain in effect.

In light of the foregoing, planning staff are of the opinion that the proposal can be given favourable consideration. The following revision to the existing draft approval conditions, which have been attached to this report for reference, is recommended:

- Condition Number 1 be updated to reflect the updated draft plan and to include the proposed block for parkland.

RECOMMENDATIONS

1. That the Council of the Township of East Zorra-Tavistock advise the County of Oxford that the Township supports the modification to the approved draft plan of subdivision, File No. SB19-04-2, as submitted by Mill-Gate Homes Inc., for lands described as Part Lots 34 & 35, Concession 13, (East Zorra), being Part Lot 7 of Registered Plan 1609, in the Village of Tavistock.

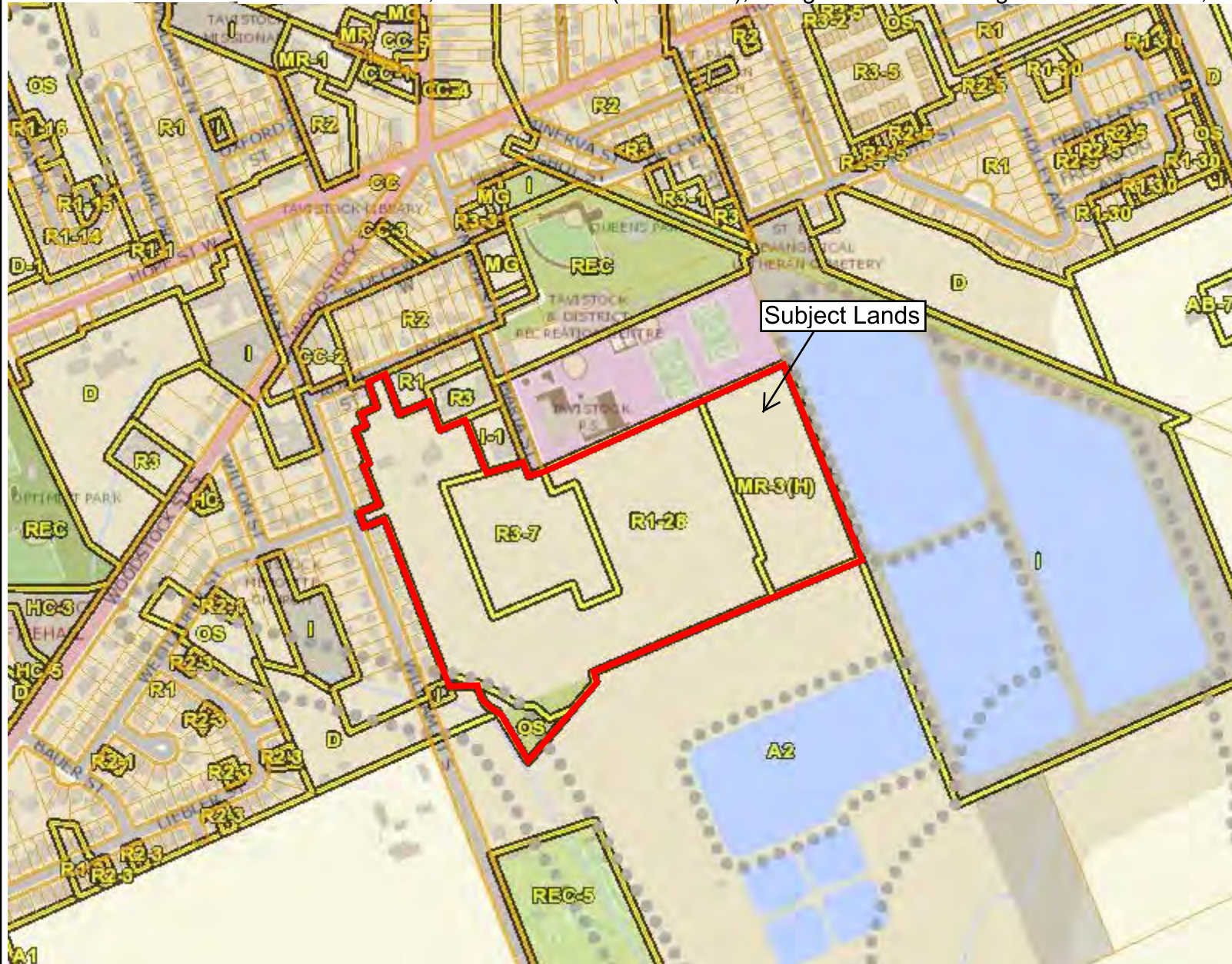
SIGNATURES

Authored by: *original signed by:*

Dustin Robson, MCIP, RPP,
Development Planner

Approved for Submission: *original signed by:*

Gordon K. Hough, RPP,
Director



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



0 205 409 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

November 30, 2021



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection**
- Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- 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



0 102 205 Meters

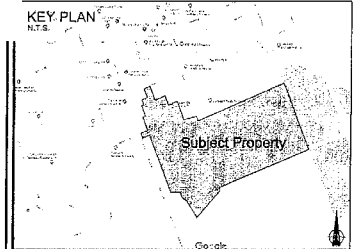
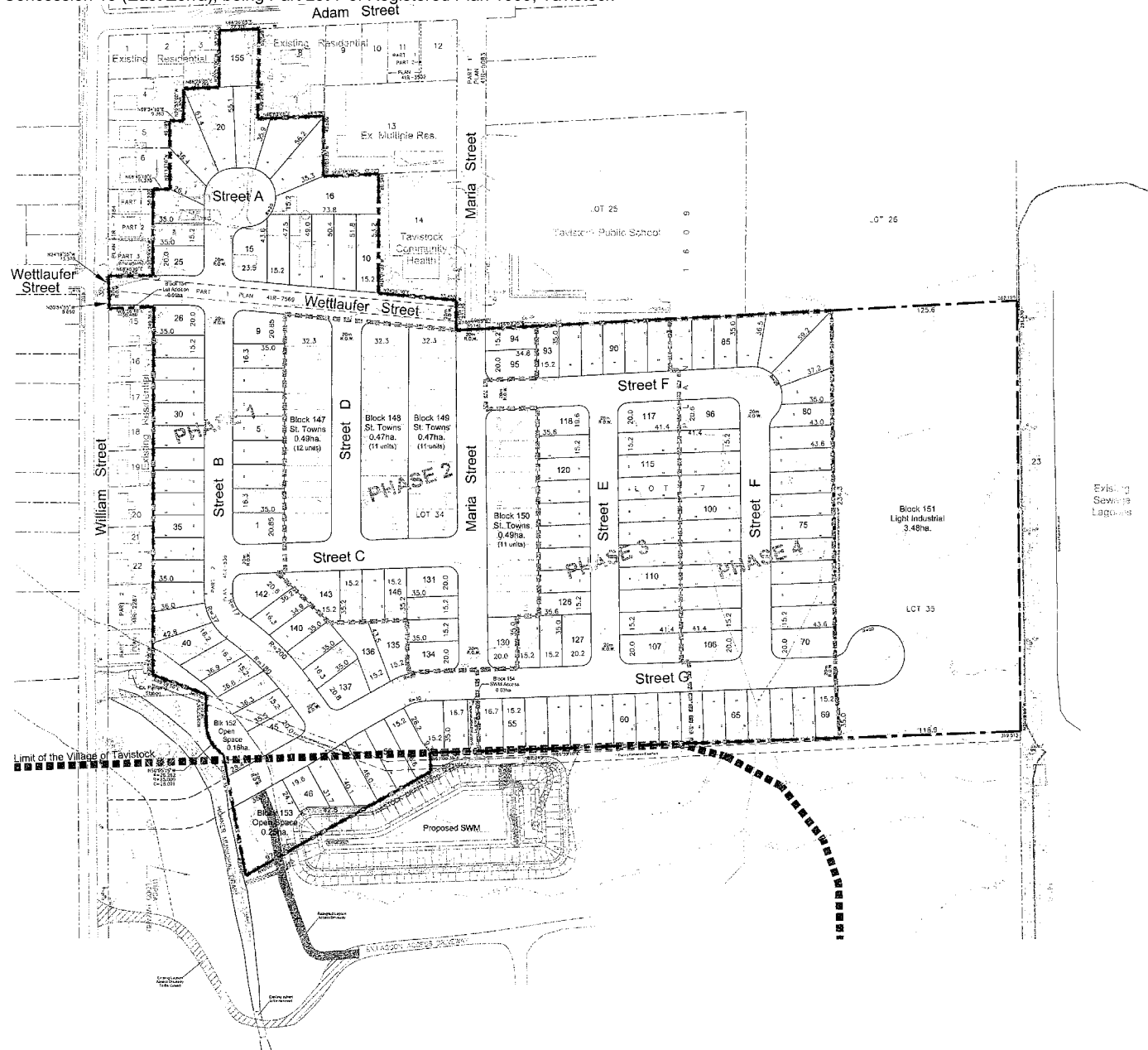
NAD_1983_UTM_Zone_17N



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 15, 2019

Plate 3: Approved Draft Plan of Subdivision
SB19-04-2 (Redline Revision) - Mill-Gate Homes Inc.
Part Lots 34 & 35, Concession 13 (East Zorra), being Part Lot 7 of Registered Plan 1609, Tavistock



DRAFT PLAN OF SUBDIVISION

Part of Lot 7, Registered Plan 1609
(FORMERLY IN THE VILLAGE OF TAVISTOCK)
Part of Lots 34 and 35
(GEOGRAPHIC TOWNSHIP OF EAST ZORRA)
Concession 13
Township of East Zorra - Tavistock
County of Oxford

LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached Residential	1-146	146	9.51
Street Townhouses	147-150	45	1.92
Light Industrial	151		3.45
Open Space	152, 153		0.41
Swm Access	154		0.03
Lot Addition	155		0.01
Roads			4.51
Total		191	19.87

Subject to the conditions, if any, set forth in our letter dated November 20, 2019, this draft plan is approved under section 51 of the Planning Act, R.S.O. 1990, as amended, this 15 day of November, 20 20.

[Signature]
Director
Community Planning
County of Oxford

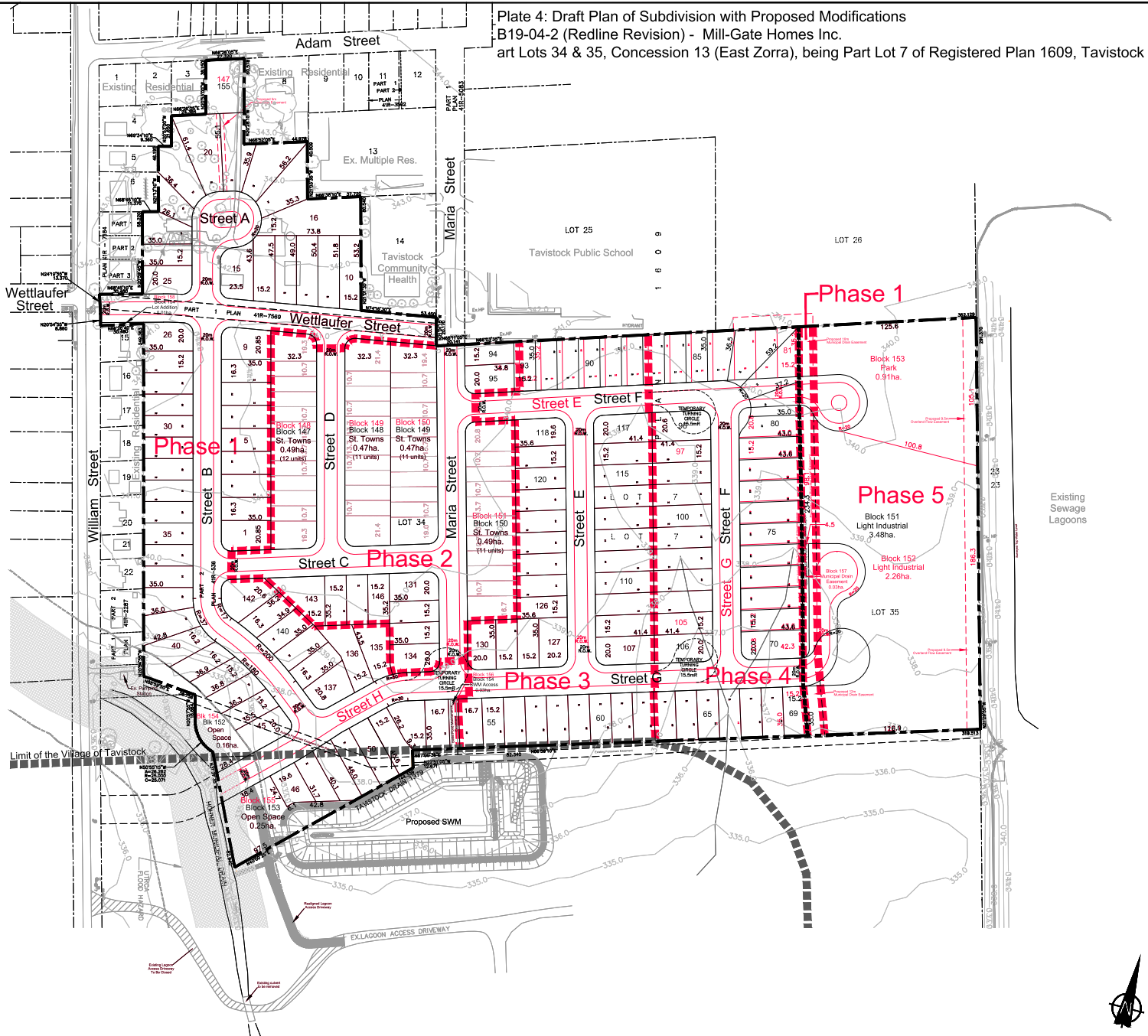
ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,h,i ARE AS SHOWN ON THE DRAFT PLAN.
i) Municipal water supply
j) Sewer
k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

[Signature] Feb 14, 2019
MILL-GATE HOMES INC. DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
[Signature] May 10, 2019
ROD LORD, O.L.S. DATE
MacDonald Tamlyn Lord Surveying

 GSP group PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE GSPGROUP.CA	REVISIONS	
	March 30, 2020	
	April 20, 2020	
	August 31, 2020	
Date: May 21, 2019	Drawn By: S.L.	Orig. File Name: dg18040.rvt.dwg
Scale: 1:250 metric	Project No.: 18040	



KEY PLAN
N.T.S.

Subject Property

DRAFT PLAN OF SUBDIVISION

Part of Lot 7, Registered Plan 1609
(FORMERLY IN THE VILLAGE OF TAVISTOCK)
Part of Lots 34 and 35
(GEOGRAPHIC TOWNSHIP OF EAST ZORRA)
Concession 13
Township of East Zorra - Tavistock
County of Oxford

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached Residential	1-146	146	9.51
Street Townhouses	147-150	45	1.92
Light Industrial	151		3.48
Open Space	152, 153		0.41
Swm Access	154		0.03
Lot Addition	155		0.01
Roads			4.51
Total		191	19.87

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached Residential	1-147	147	9.41
Street Townhouses	148-151	45	1.92
Light Industrial	152		2.26
Park	153		0.91
Open Space	154, 155		0.41
Swm Access	156		0.03
Municipal Drain Easement	157		0.03
Lot Addition	158		0.01
Roads			4.89
Total		192	19.87

CURRENT DRAFT PLAN IN RED

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and i ARE AS SHOWN ON THE DRAFT PLAN.

h) Municipal water supply
i) Silt fill
k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

Mill-Gate Homes Inc.
DATE: Feb 14, 2019

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Red Red
DATE: May 10, 2019
MacDonald Tandy Lord Surveying

REVISIONS

REVISIONS
March 30, 2020
April 29, 2020
August 31, 2020
November 5, 2021

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
gspgroup.ca

Date: May 21, 2019 Drawn By: S.L. Dwg. File Name: gp180408 - overlay.dwg
Scale: 1:250 metric Project No.: 180408

Schedule "A"
Attachment No. 1
To Report No. CP 2020-281

CONDITIONS OF DRAFT APPROVAL – SB19-04-2 – Mill-Gate Homes Inc. (as modified
February 16, 2022)

1. This approval applies to the draft plan of subdivision submitted by GSP Group on behalf of Mill-Gate Homes Inc., (File No. SB 19-04-2) and prepared by GSP Group, as shown on Plate 4 of Report No. 2022-58 and comprising lands described as Part Lots 34 & 35, Concession 13 (East Zorra), being Part Lot 7 of Registered Plan 1609, Township of East Zorra-Tavistock, consisting of 147 lots for single-detached dwellings, four blocks for townhouse dwellings (45 townhouse units), a block for light industrial, two open space blocks, a block for parklands, a block for stormwater access, new local roads, the extension of Wettlaufer Street and Maria Street, and a new access onto William 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. A subdivision agreement shall be registered by the Township of East Zorra-Tavistock against the lands to which it applies, at the expense of the owner.
4. The subdivision agreement shall contain a provision stating that the owner shall be responsible for the preparation of new assessment schedules for municipal drains affected by subdivision lands, to the satisfaction of the Township of East Zorra-Tavistock.
5. 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*, R.S.O. 1990, as amended, to the satisfaction of the Township of East Zorra-Tavistock.
6. Prior to the approval of the final plan by the County of Oxford, such easements as may be required for utility, drainage, or other purposes shall be granted to the appropriate authority, to the satisfaction of the Township of East Zorra-Tavistock.
7. The owner shall agree, in writing, that the road allowance included in the draft plan of subdivision shall be dedicated to the Township of East Zorra-Tavistock as a public highway, to the satisfaction of the Township of East Zorra-Tavistock.
8. The owner shall agree, in writing, that the streets included in the draft plan of subdivision shall be named, to the satisfaction of the Township of East Zorra-Tavistock.
9. Prior to the approval of the final plan by the County of Oxford, the owner agrees, in writing, to provide a final stormwater management report, prepared and submitted for review and approval by the Township of East Zorra-Tavistock and Upper Thames River Conservation Authority, 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 Upper Thames River Conservation Authority.

10. The owner shall agree, in writing, to provide individual lot grading sheets for each lot proposed within the subdivision, including specific details outlining the format and information required and showing original elevations, prior to any fill being added, to the satisfaction of the Township of East Zorra-Tavistock.
11. The owner shall agree, in writing, that no gravity connections to the storm sewer will be permitted and that sump pumps must outlet into a private drain connection at the building face, to the satisfaction of the Township of East Zorra-Tavistock.
12. The owner shall agree, in writing, that all services shall be installed to the Township of East Zorra-Tavistock design standards, to the satisfaction of the Township of East Zorra-Tavistock.
13. The owner shall agree, in writing, that clauses will be inserted in the title deed of all lots warning owners of the existence of normal agricultural practices being undertaken in the area, to the satisfaction of the Township of East Zorra-Tavistock.
14. The owner shall agree, in writing, to provide 0.3 m (1 ft) reserves at the end of each road stub if the subdivision is to be phased, to the satisfaction of the Township of East Zorra-Tavistock.
15. The owner shall agree, in writing, to install temporary turning circles with a 15 metre radius at road stubs as determined by the Township, if the subdivision is to be phased, to the satisfaction of the Township of East Zorra-Tavistock.
16. The owner shall agree, in writing, that all street lights installed shall be LED type on Trafalgar poles, to the satisfaction of the Township of East Zorra-Tavistock.
17. The owner shall agree, in writing, to carry out a tree planting program on street boulevards as per the Township of East Zorra-Tavistock servicing standards, to the satisfaction of the Township of East Zorra-Tavistock.
18. Prior to the approval of the final plan by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the Township of East Zorra-Tavistock Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the owner, to the satisfaction of the Township of East Zorra-Tavistock.
19. Prior to the approval of the final plan by the County of Oxford, the owner shall relocate the municipal drain, in accordance with an Engineer's report pursuant to the Drainage Act, at the expense of the owner, and further, that detailed plans be provided for review and approval, to the satisfaction of the Township of East Zorra-Tavistock.
20. The owner shall agree, in writing, to enter into a cost-sharing agreement with the Township of East Zorra-Tavistock for the reconstruction of Maria Street, between Adam Street and the subject lands, to the satisfaction of the Township of East Zorra-Tavistock.

21. The owner shall agree, in writing, to design at their own effort and expense, traffic calming measures on the extension of Maria Street, including where the proposed Wettlaufer Street meets Maria Street, to the satisfaction of the Township of East Zorra-Tavistock.
22. The owner shall agree, in writing, to install perimeter fencing around the lands to be developed, including privacy (board) fencing between the proposed development and existing development and chain-link and/or page-wire fencing in all other areas, at the discretion of, and to the satisfaction of, the Township of East Zorra-Tavistock.
23. The owner shall agree, in writing, to provide an access route around the stormwater management pond for maintenance, to the satisfaction of the Township of East Zorra-Tavistock and the County of Oxford Public Works Department.
24. The owner shall agree, in writing, to design the second access onto William Street, south of the pumping station, including a new crossing of the Hohner Drain, to the satisfaction of the Township of East Zorra-Tavistock, County of Oxford Public Works Department, and the Upper Thames River Conservation Authority, and further, that the new road access be constructed prior to registration of any phases of development, to the satisfaction of the Township of East Zorra-Tavistock, County of Oxford Public Works Department, and the Upper Thames River Conservation Authority.
25. Prior to the approval of the final plan by the County of Oxford, the owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Village of Tavistock water system and wastewater system to service the plan of subdivision. Confirmation shall be given in accordance with the 'County-Wide Water and Wastewater Capacity Allocation Protocol for Residential Development'.
26. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford Department of Public Works regarding installation of the water and wastewater distribution systems, and other matters pertaining to the development of the subdivision, to the satisfaction of the County of Oxford Department of Public Works.
27. The subdivision agreement shall make provision for the assumption by the County of Oxford of the water and wastewater distribution systems within the draft plan of subdivision, to the satisfaction of the County of Oxford Department of Public Works.
28. Prior to the approval of the final plan by the County of Oxford, the owner agrees, in writing, to provide to the County of Oxford Public Works Department for review and approval, detailed drawings of the water and wastewater infrastructure, to the satisfaction of the County of Oxford Department of Public Works.
29. The owner shall agree, in writing, to relocate the access to the Tavistock Wastewater Sewage Lagoons, at the cost of the developer, including removal of the existing access and crossing of the Hohner Drain, and further, that the new access be designed to accommodate tractor trailers, that new gate be provided with appropriate access controls, to the satisfaction of the County of Oxford Department of Public Works.

30. The owner shall agree, in writing, that a warning clause be inserted into all offers to purchase, agreements of purchase and sale or lease, and in the title deed or lease, warning potential purchasers of noise and odour disturbances associated with the Tavistock Wastewater Lagoon Systems and associated trucks accessing the Tavistock Wastewater Lagoon Systems, to the satisfaction of the County of Oxford Department of Public Works.
31. The owner shall agree, in writing, that the open space blocks included in the draft plan of subdivision shall be dedicated to the County of Oxford, to the satisfaction of the County of Oxford Department of Public Works.
32. The owner shall agree, in writing, to obtain the necessary permits from the Upper Thames River Conservation Authority for the proposed crossing of the Hohner Drain, stormwater management facilities, and outlet, to the satisfaction of the Upper Thames River Conservation Authority.
33. The owner shall agree, 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.
34. Prior to the approval of the final plan by the County of Oxford, the owner agrees, in writing, to satisfy all requirements of Union Gas Limited regarding necessary easements and/or agreements for the provision of gas services and other matters pertaining to the development of the subdivision.
35. Prior to the approval of the final plan by the County of Oxford, the owner agrees, in writing, to satisfy all requirements of Canada Post with respect to advising prospective purchasers of the method of mail delivery, the location of temporary Centralized Mail Box locations during construction, and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations.
36. Prior to the approval of the final plan by the County of Oxford, the owner agrees, in writing, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunications infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the owner shall be responsible for the relocation of such facilities or easements.
37. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including supporting documentation from the relevant authorities, to the satisfaction of the County of Oxford.
38. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from the Township of East Zorra-Tavistock that Condition Numbers 2-22, 24 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
39. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from the County of Oxford Department of Public Works that Condition Numbers 23-31 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.

40. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from the Upper Thames River Conservation Authority that Condition Numbers 9, 24, 32 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
41. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from Union Gas Limited that Condition Number 34 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
42. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from Canada Post that Condition Number 35 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
43. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from Bell Canada that Condition Number 36 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
44. This plan of subdivision shall be registered on or before November 12, 2023, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.

#6.a

Placeholder page for Agenda Item 6.a –
Conferences & Seminars

#6.b

Placeholder page for Agenda Item 6.b - County
Council – Update & Questions

#6.c

Placeholder page for Agenda Item 6.c –
Staff Reports and Questions for Staff

MINUTES

for the meeting of the Tavistock & District Recreation Facilities Board held in the Board Room on January 24, 2022 at 7:00pm.

Present:, Margaret Lupton, Don Mckay, Ron Wiffen, Phil Schaefer, Brett Zehr, Ken Wettlaufer.
Absent: Kristen Cook

CALL TO ORDER AND OPENING REMARKS

- Ken Wettlaufer called the meeting to order at 7:00 pm in order to hold the election, for the Tavistock and District Recreation Facilities Board 2022 executive positions.

Floor was opened for nominations to the position of Chairperson

1- NOMINATIONS FOR CHAIRPERSON

Moved by – Phil Schaefer

Seconded by – Ron Wiffen

“resolved that Margaret Lupton be nominated as Chairperson for the Tavistock and District Recreation Facilities Board.”

CARRIED.

2- NOMINATIONS FOR CHAIRPERSON BE CLOSED

Moved by – Ron Wiffen

Seconded by – Brett Zehr

“resolved that nominations for Chairperson of the Tavistock and District Recreation Facilities Board now be closed.”

CARRIED.

Margaret Lupton elected as the 2022 Chairperson for the T.D.R.F.B.

Floor was opened for nominations to the position of Vice Chairperson

3- NOMINATIONS FOR VICE CHAIRPERSON

Moved by – Brett Zehr

Seconded by – Phil Schaefer

“resolved that Kristen Cook be nominated as Vice Chairperson of the Tavistock and District Recreation Facilities Board.”

CARRIED.

4- NOMINATIONS FOR VICE CHAIRPERSON BE CLOSED

Moved by – Ron Wiffen

Seconded by – Brett Zehr

“resolved that nominations for Vice Chairperson of the Tavistock and District Recreation Facilities Board now be closed.”

CARRIED.

Kristen Cook elected as the 2022 Vice Chairperson for the T.D.R.F.B.

Ken turned meeting over to Chairperson Margaret Lupton.

APPROVAL OF AGENDA

5- APPROVE AGENDA

Moved by – Phil Schaefer

Seconded by – Ron Wiffen

“resolved that the Agenda for the January 24, 2022 meeting be approved as printed and circulated and further that the following items be added to the Agenda for this meeting.”

- None

CARRIED.

DISCLOSURE OF PECUNIARY INTERESTS AND GENERAL NATURE THEREOF

• None.

GENERAL BUSINESS

6- CONFIRM MINUTES

Moved by – Brett Zehr

Seconded by – Phil Schaefer

“resolved that the Board confirm the Minutes of the November 22nd, 2021 meeting as printed and circulated.”

CARRIED.

Correspondence and Petitions

- None

DELEGATIONS AND APPOINTMENTS

• None

REPORTS

A- Manager's Verbal Facilities Report

- 1- The Ice has been installed in the Pavilion Recreation Hall and has been seeing lots of use.
- 2- We have now learned that Covid-19 shut down will be ending and we can reopen again on Jan 31th . Will be tight timelines and demand for ice as some groups are looking to makeup game time that was lost during the January 2022 shut down. One group is moving right into playoff to get back onto a normal playoff schedule.
- 3- Mens Club did not have a very good response to finding volunteers to staff the Concession Booth during December. They had more interest in helping after the Holidays so it was decided to leave it closed until January. In hind site this has work out for the better, as any opening would have been short lived due to the Omicron Virus shutting it down again.
- 4- The application of the rubberized coating on the valleys etc. of the pavilion roof have been completed. The heat trace cable still needs to be reinstalled, however have not seen any significant leaks to date. Spring will be the big test as that is when the most leaking has occurred in the past.

B- Arena Financial Statement as of December 31 were reviewed

C- Memorial Hall Financial Statement as of December 31 were reviewed

D- Queens & Bender Park Financial Statement as of December 31 were reviewed

E- TDRC December Management Contract Summary.

UNFINISHED AND OTHER BUSINESS

A- Arena Operating Budget and 10 year Capital Plan was reviewed.

B- Memorial Hall Operating Budget and 10 year Capital Plan was reviewed.

C- Tavistock Park Operating Budget and 10 year Capital Plan was reviewed.

7- 2022 TDRFB OPERATING BUDGETS AND CAPITAL PLAN

Moved by – Phil Schaefer

Seconded by – Ron Wiffen

“resolved that the Board approve forwarding the Arena, Memorial Hall and Parks Budgets and Capital Plan to be included in the overall Township Budget.”

CARRIED.

LEGAL AND PERSONNEL:

None

NEXT MEETING AND ADJOURN

- Next meeting is to be Monday February 28, 2022 @ 7:00pm.

8- ADJOURN

Moved by – Don McKay

Seconded by – Brett Zehr

“resolved that the Board does now adjourn at 8:20 pm.”

CARRIED.

Margaret Lupton, Chairperson

Ken Wettlaufer, Facility Manager

**THE CORPORATION OF THE
TOWNSHIP OF EAST ZORRA-TAVISTOCK**

#7.a

COUNTY OF OXFORD

BY-LAW #2022 - 04

**BEING A BY-LAW TO AMEND PROCEDURAL BY-LAW #2018-01
(INAGURAL MEETING OF COUNCIL)**

WHEREAS pursuant to the provisions of subsection 238 (2) of the Municipal Act, 2001, c. 25, as amended, every municipality shall pass a Procedure By-law for governing the calling, place and proceeding of the meetings;

AND WHEREAS the Council of the Township of East Zorra-Tavistock enacted Procedure By-law #2018-01 on January 17th, 2018, governing the calling, place and proceedings or meetings of Council and its Committees;

AND WHEREAS the Council of the Township of East Zorra-Tavistock deems it necessary and expedient to amend Procedure By-law #2018-01.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP
OF EAST ZORRA-TAVISTOCK ENACTS AS FOLLOWS:**

1. THAT Sections 3.27 of Procedure By-law #2018-01 be amended to now read as follows:
 - 3.27 The inaugural meeting of Council shall take place at 7:00 p.m. on the first Wednesday following November 15th, in the year of the election. The Agenda shall be modified for the inaugural meeting to make provisions for officially commencing the office of the members of Council.
2. THAT this amendment to Procedure By-law #2018-01 is hereby declared to be part of that By-law as though written therein.
3. THAT this By-law shall come into force and effect upon passing.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 16th DAY
OF FEBRUARY, 2022.**

seal

Don McKay, Mayor

Will Jaques, Clerk

**THE CORPORATION OF THE
TOWNSHIP OF EAST ZORRA-TAVISTOCK
COUNTY OF OXFORD
BY-LAW #2022-05**

A By-law to amend Zoning By-Law Number 2003-18, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of East Zorra-Tavistock deems it advisable to amend By-Law Number 2003-18 as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of East Zorra-Tavistock, enacts as follows:

1. That Schedule "A" to By-Law Number 2003-18, as amended, is hereby amended by changing to 'R3-8' the zone symbol of the lands so designated 'R3-8' on Schedule "A" attached hereto.
2. That Section 14.3 to By-Law Number 2003-18, as amended, is hereby further amended by adding the following subsection at the end thereof:

"14.3.8 **LOCATION: PART LOT 21 & 22, W/S OF BLANDFORD STREET, PLAN 35, R3-8 (KEY MAP 49)**

- 14.3.8.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R3-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 14.1 of this Zoning By-law

- 14.3.8.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R3-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

14.3.8.2.1 SPECIAL PROVISIONS FOR STREET FRONTING TOWNHOMES

14.3.8.2.1.1 LOT FRONTAGE (CORNER LOT)

Minimum

14.2 m (46.6 ft)

14.3.8.2.1.2 LOT FRONTAGE (INTERIOR LOT)

Minimum	7 m (23 ft)
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14.3.8.2.1.3 SETBACK FROM COUNTY ROAD CENTRELINE

Minimum	18 m (59 ft)
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14.3.8.2.1.4 FRONT YARD DEPTH

Minimum	8 m (26.2 ft)
---------	----------------------

14.3.8.2.1.5 EXTERIOR SIDE YARD WIDTH

Minimum	5 m (15.4 ft)
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14.3.8.3 Notwithstanding any future severance or division of the lands within the R3-8 Zone, this by-law will apply to the entirety of the lands depicted on Schedule 'A' regardless of future severances of the townhouse units into individual lots.

14.3.8.4 That all the provisions of the R3 Zone in Section 14.2 to this Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16th day of February, 2022.

READ a third time and finally passed this 16th day of February, 2022.

Don McKay - Mayor

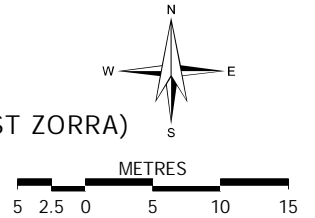
Will Jaques - Clerk

SCHEDULE "A"

TO BY-LAW No. 2022-05

ALL OF LOT 22 AND PT LOT 21 (WEST OF BLANDFORD ST), PLAN 35 (EAST ZORRA)

TOWNSHIP OF EAST ZORRA-TAVISTOCK



AREA OF ZONE CHANGE TO R3-8

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

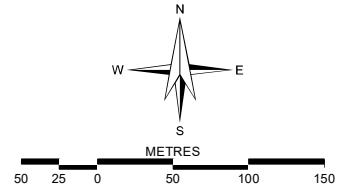
TO BY-LAW No. 2022-05, PASSED

THE 16 DAY OF February, 2021

MAYOR

CLERK/ADMINISTRATOR

KEY MAP



 LANDS TO WHICH BYLAW 2022-05 APPLIES

ZN 2-20-10

TOWNSHIP OF EAST ZORRA-TAVISTOCK

BY-LAW #2022-05

EXPLANATORY NOTE

The purpose of By-Law #2022-05 is to rezone the subject property from 'Central Commercial Zone (CC)' to 'Special Residential Type 3 Zone (R3-8)', to permit a total of five (5) street fronting townhomes. The 'R3-8' zone includes special provisions for the lot frontage, front yard depth, exterior side yard width, and the setback from a County Road centerline.

The subject property is described as Part Lot 21 & Lot 22, w/s of Blandford Street, Plan 35, Township of East Zorra-Tavistock. The property is located on the southwest corner of the Balsam Street and Blandford Street intersection and is municipally known as 162 Blandford Street in the Village of Innerkip.

The Township of East Zorra-Tavistock, after conducting the public hearing necessary to consider the application, adopted the amending By-law #2022-05. The public hearing was held on May 19, 2021, and Council received five (5) letters of support from the public respecting this application.

Mr. Will Jaques
Corporate Services Manager/Clerk
Township of East Zorra-Tavistock
90 Loveys Street
Hickson, Ontario
NOJ 1L0

Telephone: 519 462-2697

File: ZN 2-20-10 (2796247 Ontario Ltd.)
Report No: 2021-154

**THE CORPORATION OF THE
TOWNSHIP OF EAST ZORRA-TAVISTOCK
COUNTY OF OXFORD
BY-LAW # 2022 - 06**

Being a by-law to confirm all actions and proceedings of the Council.

NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF EAST ZORRA-TAVISTOCK ENACTS AS FOLLOWS:

All actions and proceedings of the Council taken at its meeting held on the 16th day of February, 2022 except those taken by By-law and those required by law to be done by resolution are hereby sanctioned, ratified and confirmed as though set out herein provided, however, that any member of this Council who has dissented from any action or proceeding or has abstained from discussion and voting thereon shall be deemed to have dissented or abstained, as the case may be, in respect of this By-law as it applies to such action or proceeding.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 16th DAY OF FEBRUARY, 2022.

seal

Don McKay, Mayor

Will Jaques, Clerk