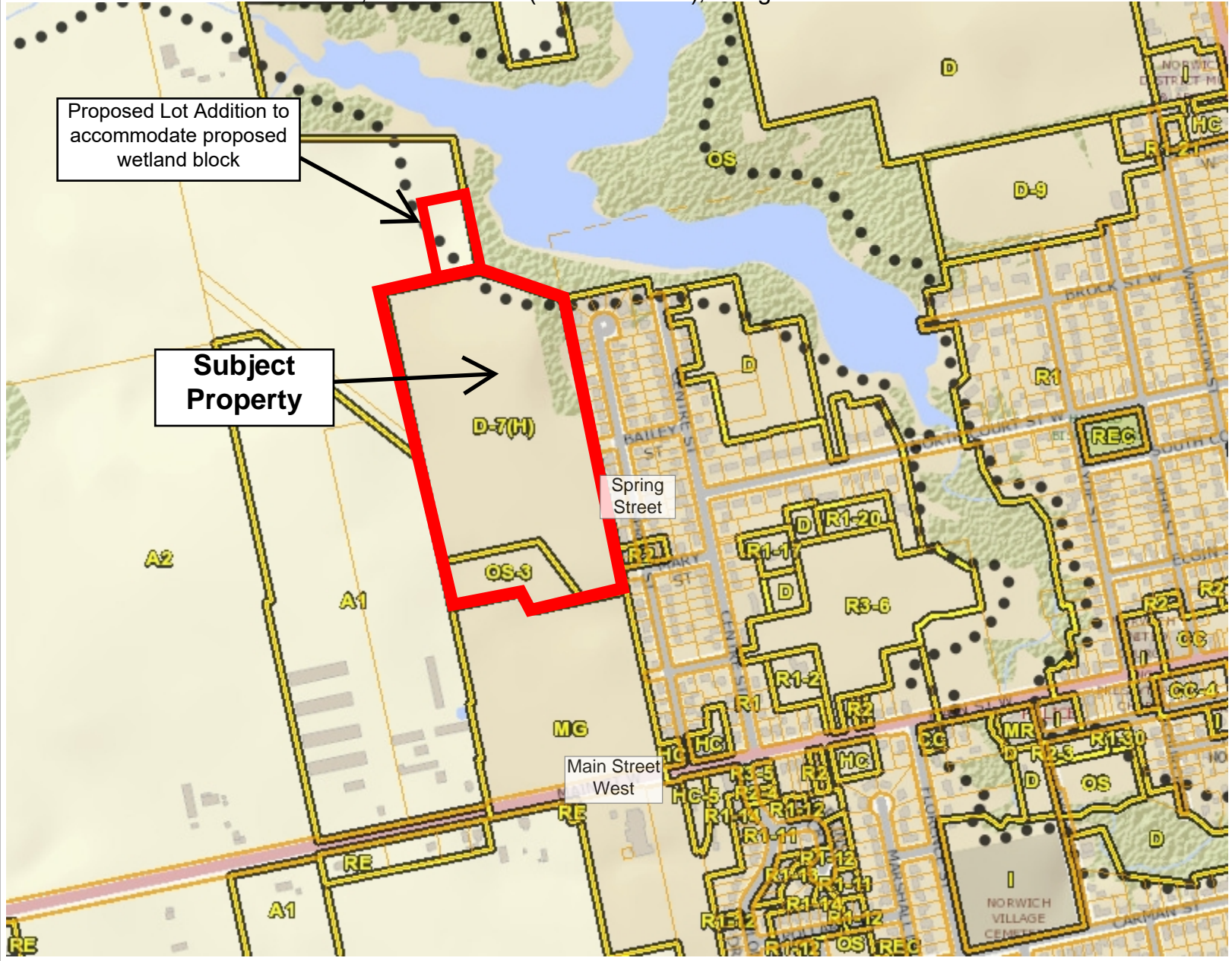




Plate 1: Location Map with Existing Zoning

File Nos: OP20-14-3, SB20-05-3 & ZN3-20-17: Stubbes Property Development Inc. (GSP Group)

Part Lot 10, Concession 4 (North Norwich), Village of Norwich



Proposed Lot Addition to accommodate proposed wetland block

Subject Property

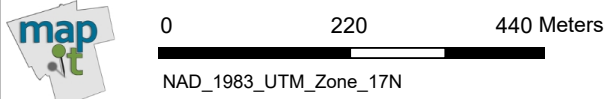
Spring Street

Main Street West

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



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

December 1, 2020



Plate 2: Aerial Map (2020) with Existing Zoning
File Nos: OP20-14-3, SB20-05-3 & ZN3-20-17: Stubbes Property Development Inc. (GSP Group)
Part Lot 10, Concession 4 (North Norwich), Village of Norwich



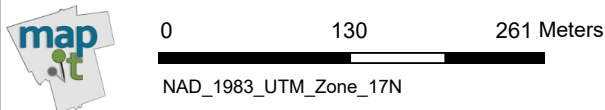
Legend

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



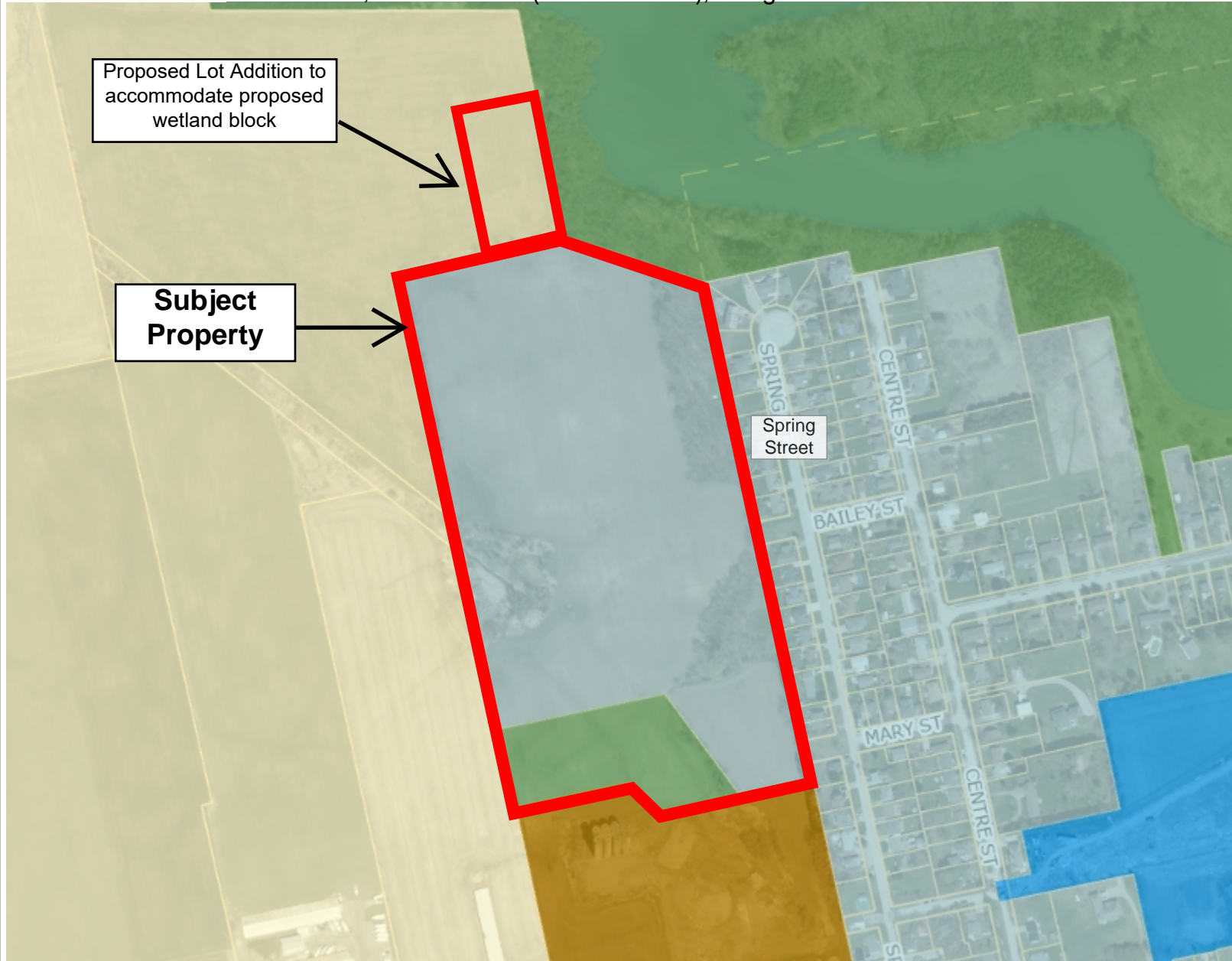
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey



Plate 3: Existing Official Plan Designations

File Nos: OP20-14-3, SB20-05-3 & ZN3-20-17: Stubbes Property Development Inc. (GSP Group)

Part Lot 10, Concession 4 (North Norwich), Village of Norwich



Legend

- 100 Metre Buffer Ingersoll
- Village Land Use Designation
 - Yellow square: Village Core
 - Orange square: Service Commercial
 - Light blue square: Low Density Residential
 - Dark blue square: Medium Density Residential
 - Brown square: Industrial
 - Purple square: Minor Institutional
 - Dark grey square: Major Institutional
 - Light grey square: Future Urban Growth
 - Green square: Open Space
 - Light green square: Environmental Protection
 - Blue square: School
- Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation
 - Light blue square: Residential
 - Pink square: Residential Reserve
 - Yellow square: Central Business District
 - Light yellow square: Entrepreneurial District
 - Orange square: Neighbourhood Shopping Centre
 - Dark orange square: Service Commercial
 - Red square: Regional Commercial Node
 - Brown square: Business Park
 - Dark brown square: Traditional Industrial
 - Dark grey square: Community Facility
 - Green square: Open Space
 - Light green square: Environmental Protection
 - Light grey square: Future Urban Growth
 - Orange square: Rural Buffer
 - Brown square: Industrial Site Specific Policy Area
 - Light yellow square: Agricultural Reserve
 - Yellow square: Settlement
 - Dark green square: County Biosolid Storage Facility
 - Red square: County Landfill Site
 - Light brown square: Quarry Area

Notes



0 130 261 Meters

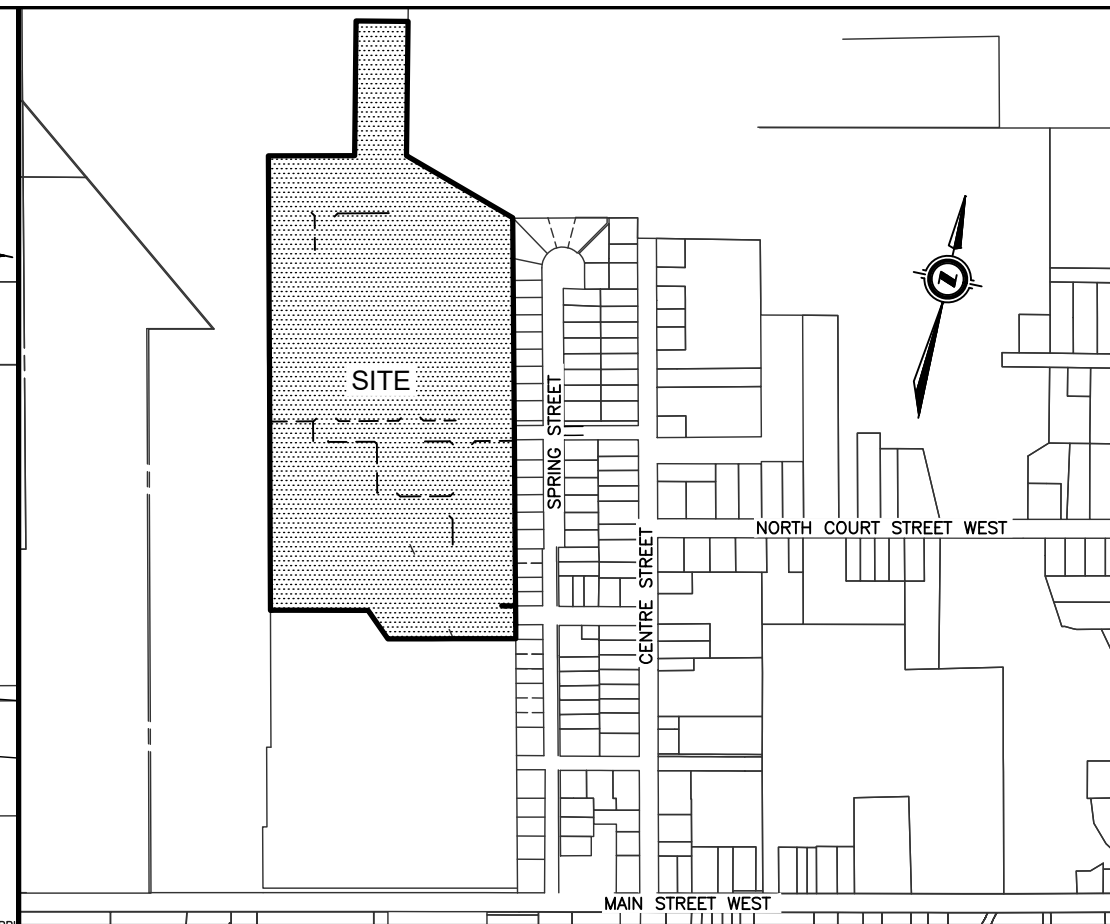
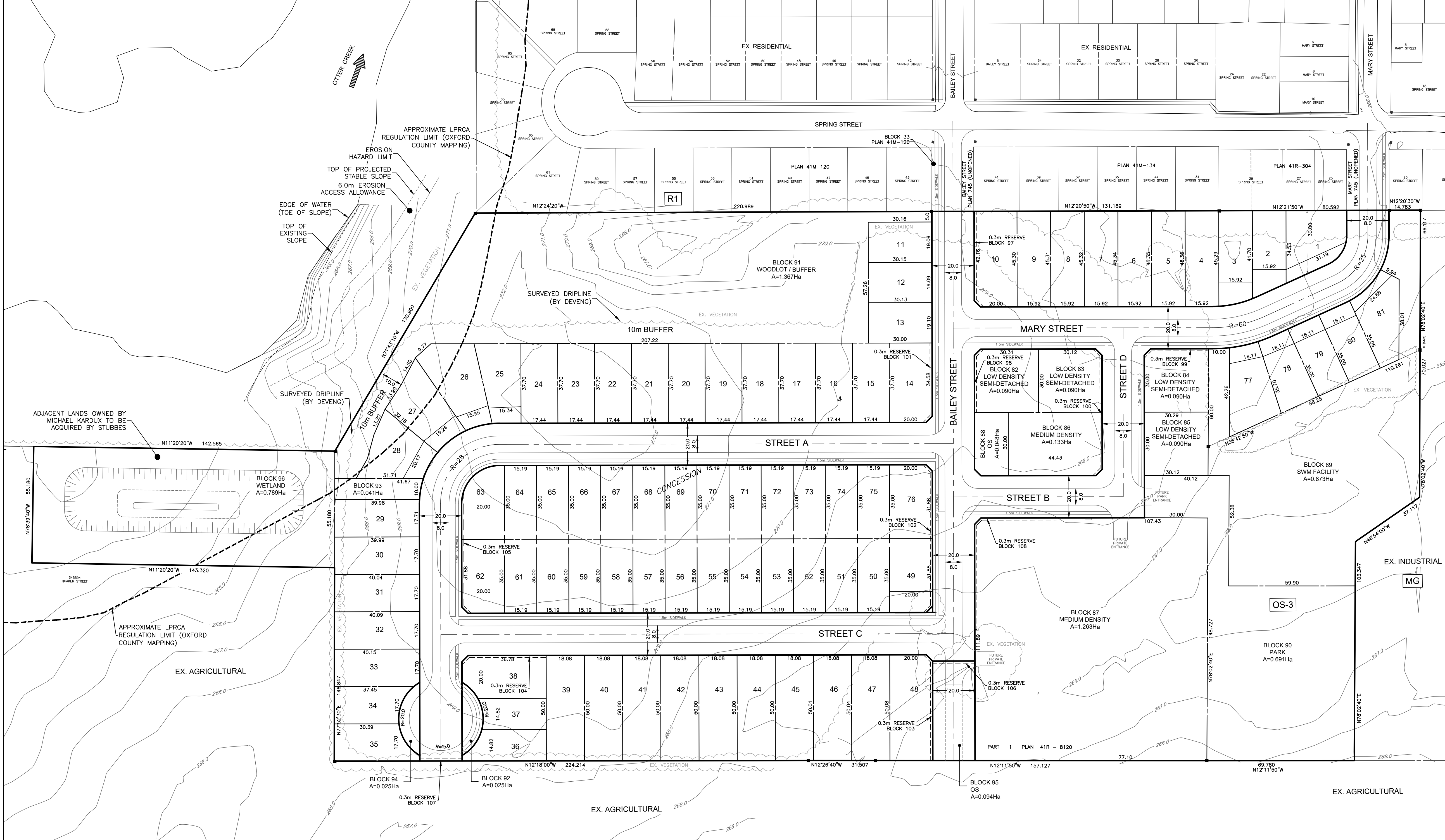
NAD_1983_UTM_Zone_17N



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

September 27, 2024

Plate 4: Proposed Draft Plan of Subdivision
 File Nos: OP20-14-3, SB20-05-3 & ZN3-20-17: Stubbes Property Development Inc. (GSP Group)
 Part Lot 10, Concession 4 (North Norwich), Village of Norwich



DRAFT PLAN OF SUBDIVISION
 PART OF LOT 10, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF NORTH NORWICH NOW IN THE TOWNSHIP OF NORWICH COUNTY OF OXFORD

OWNER'S CERTIFICATE
 I hereby authorize the firm of Development Engineering (London) Limited to submit this proposed Plan of Subdivision

MIKE GOOR DATE
 STUBBE'S PROPERTY DEVELOPMENT INC.

MICHAEL KARDUX DATE
 345594 QUAKER STREET, NORWICH TOWNSHIP

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.

ARIE J. LISE OLS, OLP DATE
 BROOKS LISE SURVEYING LTD.

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A: AS SHOWN ON PLAN
 B: AS SHOWN ON PLAN
 C: AS SHOWN ON KEY PLAN
 D: LOW & MEDIUM DENSITY RESIDENTIAL
 E: AS SHOWN ON PLAN
 F: AS SHOWN ON PLAN

G: AS SHOWN ON PLAN
 H: PIPED WATER
 I: SILTY SAND, SILT TILL
 J: AS SHOWN ON PLAN
 K: FULL SERVICES
 L: AS SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
RIGHT OF WAYS	2.330	17.36
LOW DENSITY RESIDENTIAL (LOTS 1-81, BLOCKS 82-85)	5.729	42.68
MEDIUM DENSITY RESIDENTIAL (BLOCKS 86-87)	1.395	10.39
OPEN SPACE (BLOCK 88)	0.048	0.36
STORMWATER MANAGEMENT FACILITY (BLOCK 89)	0.873	6.50
PARK (BLOCK 90)	0.691	5.15
WOODLOT / BUFFER (BLOCK 91)	1.367	10.18
BLOCKS 92-95	0.185	1.38
BLOCK 96 (WETLAND)	0.789	5.88
BLOCKS 97 - 106 (0.3m RESERVE)	0.016	0.12
TOTAL AREA	13.423	100.00

CONSULTANT
 London Office
 41 Adelaide St. N., Unit 71
 (519) 672-8310

Paris Office
 31 Mechanic St., Unit 301
 (519) 442-1441

development engineering
 (London) Limited
 CONSULTING CIVIL ENGINEERS

DESIGN	JR	No	REVISIONS	DATE	BY
		1	DRAFT PLAN SUBMISSION	AUG. 2020	DEVENG
		2	REVISED PER EIS REQUIREMENTS	AUG. 2023	DEVENG
		3	REVISED DRAFT PLAN SUBMISSION	MAY 2024	DEVENG
		4	REVISED PER COUNTY COMMENTS	SEPT. 2024	DEVENG

136 MAIN STREET
NORWICH, ONTARIO
STUBBE'S PROPERTY DEVELOPMENT INC.

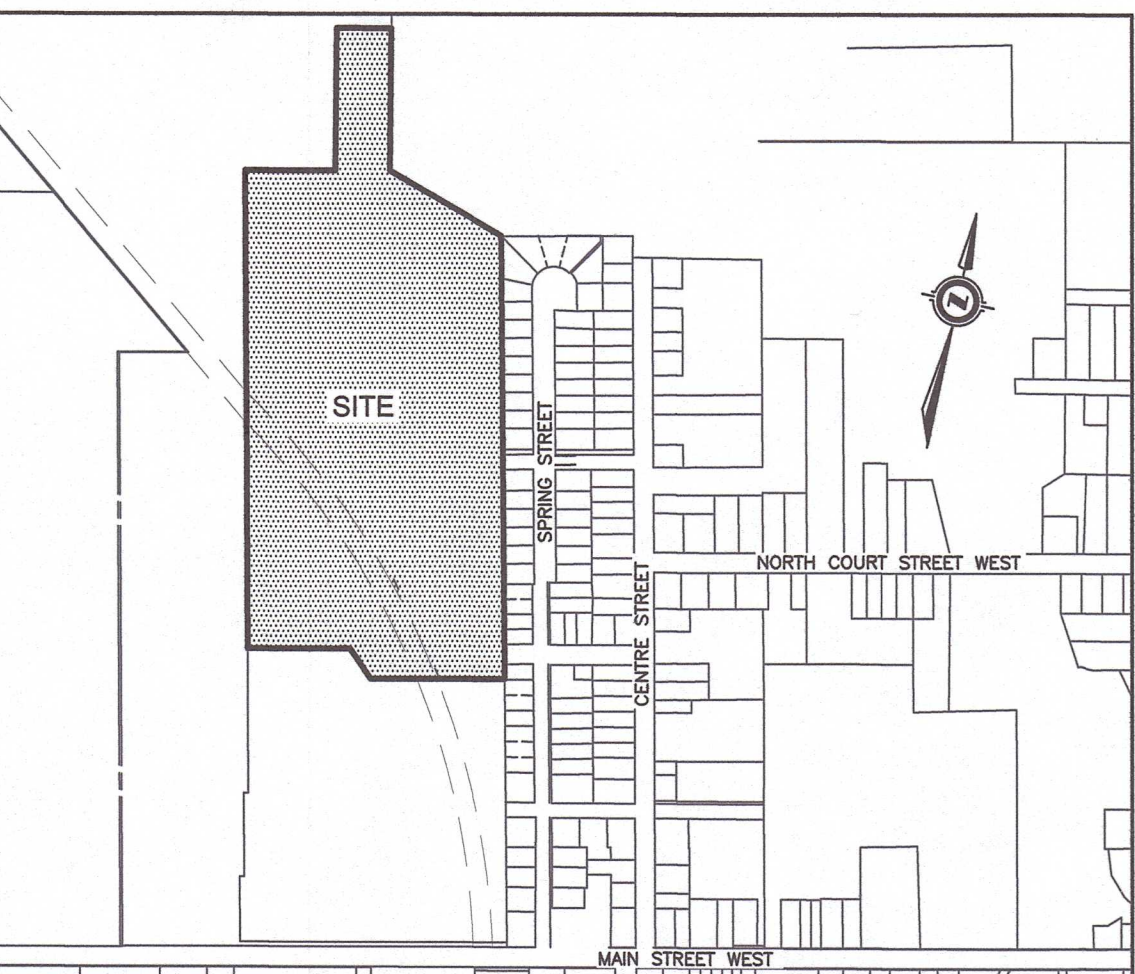
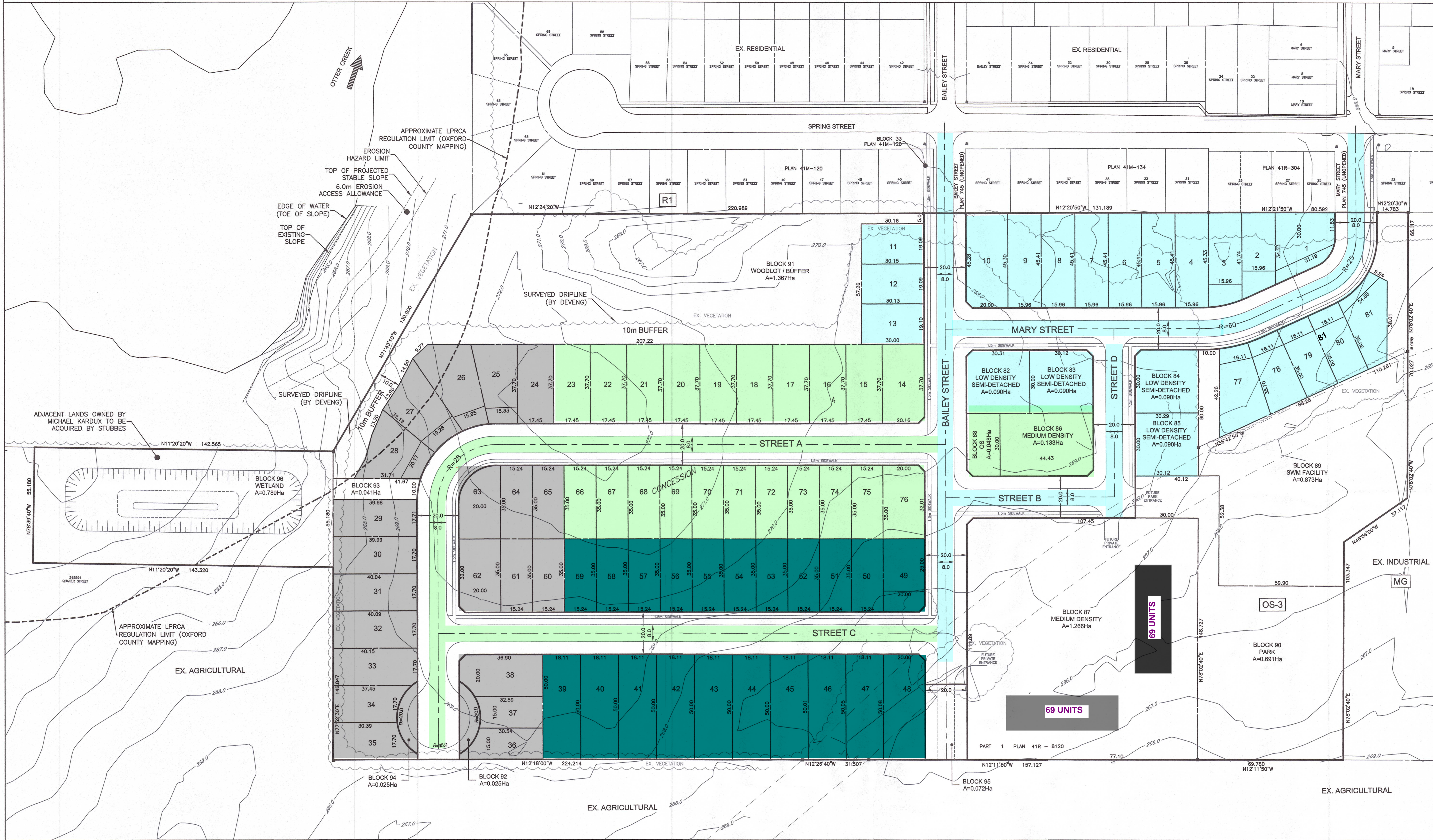
SCALE - 1:1000
 10 0 20m

PROJECT No.
DEL19-003

SHEET No.
DP

REV.11
 PLAN FILE No.

Plate 5: Phasing Plan for the Proposed Draft Plan of Subdivision
 File Nos: OP20-14-3, SB20-05-3 & ZN3-20-17: Stubbes Property Development Inc. (GSP Group)
 Part Lot 10, Concession 4 (North Norwich), Village of Norwich



KEY PLAN NTS

DRAFT PLAN OF SUBDIVISION
 PART OF LOT 10, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF NORTH NORWICH NOW IN THE TOWNSHIP OF NORWICH COUNTY OF OXFORD

OWNER'S CERTIFICATE
 I hereby authorize the firm of Development Engineering (London) Limited to submit this proposed Plan of Subdivision
 MIKE GOOR Stubbe's Property Development Inc. DATE: May 24/2024

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.
 ARIE J. LISE OLS, OJP BROOKS LISE SURVEYING LTD. DATE:

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A: AS SHOWN ON PLAN	G: AS SHOWN ON PLAN
B: AS SHOWN ON PLAN	H: PIPED WATER
C: AS SHOWN ON KEY PLAN	I: SILTY SAND / SILT TILL
D: LOW & MEDIUM DENSITY RESIDENTIAL	J: AS SHOWN ON PLAN
E: AS SHOWN ON PLAN	K: FULL SERVICES
F: AS SHOWN ON PLAN	L: AS SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
RIGHT OF WAYS	2.351	17.4
LOW DENSITY RESIDENTIAL (LOTS 1-81, BLOCKS 82-85)	5.742	50.1
MEDIUM DENSITY RESIDENTIAL (BLOCKS 86-87)	1.399	3.7
OPEN SPACE (BLOCK 88)	0.048	0.4
STORMWATER MANAGEMENT FACILITY (BLOCK 89)	0.873	6.9
PARK (BLOCK 90)	0.691	4.3
WOODLOT / BUFFER (BLOCK 91)	1.367	10.2
BLOCKS 92-95	0.163	1.4
BLOCK 96 (WETLAND)	0.789	5.7
TOTAL AREA	13.423	100.0

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 Paris Office
 31 Mechanic St., Unit 301
 (519) 442-1441
development engineering
 (London) Limited
 CONSULTING CIVIL ENGINEERS

DESIGN	JR	No	REVISIONS	DATE	BY
		1	DRAFT PLAN SUBMISSION	AUG. 2020	DEWING
		2	REVISED PER EIS REQUIREMENTS	AUG. 2023	DEWING
		3	REVISED DRAFT PLAN SUBMISSION	MAY 2024	DEWING

136 MAIN STREET NORWICH, ONTARIO
STUBBE'S PROPERTY DEVELOPMENT INC.

SCALE - 1:1000
 10 0 20m
 PROJECT No. DEL19-003
 SHEET No. DP
 REV.11
 PLAN FILE No.

LEGEND: PHASING PLAN

PH 1: 2026	22 LOTS: 26 UNITS	PH 5: 2030	21 LOTS: 21 UNITS
PH 2: 2027	22 LOTS: 25 UNITS	PH 3: 2028	69 UNITS
PH 4: 2029	21 LOTS: 21 UNITS	PH 6: 2031	69 UNITS

Amy Hartley

From: Ronald Cassel [REDACTED]
Sent: October 3, 2024 12:57 PM
To: Planning; Clerks Office
Subject: Purposed FILES: OP 20-14-3; SB 20-05-3; ZN 3-20-17 (Stubbe's Property Development Inc)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Amy Hartley, Paul Michiels and Oxford County Council

We would like to submit my concerns towards the Purposed site FILES: OP 20-14-3; SB 20-05-3; ZN 3-20-17 (Stubbe's Property Development Inc)

We have concerns around the parking and congestion the proposed changes will have leading to unsafe travel for pedestrian and vehicles. Our homes will be devalued by the high density residential changes adjacent to single family homes. We bought in a neighbourhood that was a quiet area with less traffic.

We are concerned permit applications being submitted with vague information and allowing significant changes with no repercussions is a huge mistake.

Can council reassure the residents of Spring street that the removal of existing mature tree line, redirecting existing ponds to a proposed wetland block that is crouching on the current regulatory flood and fill line will have no impact on flooding to our property.

This town is a small town beautiful town. We believe development of new housing can be achieved without building any outlandish 6 story apartments that current fire department may not be able to access. Limiting developer's to 3 stories or less will keep the town attractive and charming.

We trust that you will take into consideration our concerns and honour the current beauty our town has to offer.

Regards ,
Ron & Gerri Cassel
39 Spring Street
Norwich Ontario

Sent from my iPad

October 2, 2024

To: County of Oxford and Township of Norwich

Re: OP 20-14-3; SB 20-05-3; ZN 3-20-17 (Stubbe's Property Development Inc)

We reside at 41 Spring Street in Norwich; and back onto the above property proposed for development.

There is a natural dry bed creek just beyond our property and several neighbouring properties on the west side. The rain water that runs along this creek collects in a pond. The proposed development on the west side of our property would cause an issue with draining rain water to this creek and cause potential flooding to our property. We want to ensure that the dry creek drainage and area will be addressed to ensure there is no flooding to our property.

The ground on our property is composed of mostly clay under a few inches of top soil and therefore can't significantly absorb enough of rain water to allow for proper drainage.

Prior to acquiring our property, when the previous owners were away, a storm caused a power outage there was a flood at the property. Since the sump pump system at that time had no backup protection from power loss the basement flooded causing major damage to the basement structure.

The drainage from our sump system was and still is run under ground to this natural dry bed creek just beyond our property.

We are deeply concerned about the affect of the development on the drainage behind our property.

Paul and Anette Lavigne
41 Spring St
Norwich, ON



County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

Township of Norwich
285767 Airport Road
Norwich, ON N0J 1P0
Telephone: 519-667-2000

September 26, 2024

**RE: APPLICATIONS FOR OFFICIAL PLAN AMENDMENT,
DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE TOWNSHIP OF NORWICH
File No.: OP 20-14-3, SB 20-05-3 & ZN 3-20-17**

My name is Doug van den Hoek and I live at 65 Spring Street in the Village of Norwich. I should first state that I am not averse to growth in our community. I can see some benefits, more investment in the downtown area with a larger market to draw from.

I am, however, against the **APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE TOWNSHIP OF NORWICH, File No.: OP 20-14-3, SB 20-05-3 & ZN 3-20-17**, presented by Brando Flewwelling (GSP Group Inc.) on behalf of Stubbe's Property Development.

The application has a total disregard for **Schedule "N-2", VILLAGE OF NORWICH LAND USE PLAN AND COUNTY OF OXFORD OFFICIAL PLAN**. It will be extremely disappointing if either the Township of Norwich or the County of Oxford supports the application.

The land use map has very clearly indicated that the area is zoned for **LOW DENSITY RESIDENTIAL** and has been designated as such for many years; At least eight years when my wife and I purchased our home on Spring Street. We knew there would be development of the area at some point and seeing that it is slated for Low Density Residential, and we believed that it would be a good fit for the neighborhood. Personally, it would be great if it remained agricultural, but we can't block progress. We explored the Village of Norwich Planning intentions before we made our purchase, we understood what to expect.

However, when we received the notice of **APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE TOWNSHIP OF NORWICH, File No.: OP 20-14-3, SB 20-05-3 & ZN 3-20-17. Dated: Tuesday, December 8, 2020**, we were shocked at what was proposed. Lot reductions to accommodate 109 single detached dwelling units and two eight story apartment units with an additional 190 units all with reduced parking provisions from 1.5 spaces per unit to 1.3 spaces per unit.

Now there is a new application dated Monday, July 29, 2024. This application once again is asking to accommodate lot size changes to cram in 81 single detached dwellings, 12 street townhouse units and once again high density to accommodate two, six story apartments with a total of 136 dwelling units with no mention of a reduction in parking spaces.

The PUBLIC NOTICE, dated Tuesday, September 24, 2024, does however indicate that they are seeking a variance for parking space reduction from 1.5 spaces per unit to 1.4 spaces per unit and 5 blocks for semi-detached and townhouse dwellings with no indication to the number of dwelling units this translates too.

There is also mention that the subdivision plan would incorporate 4 new roadways. From the original subdivision plan dated back in 2020/21, is proposed to pull both Bailey Street and Mary Street through to the new subdivision from Spring Street. Thus, Spring Street will be the main throughfare for all of this traffic.

With this stated, my concerns are as follows:

- i) Is the Village of Norwich ready to handle this influx of traffic? As a resident of Spring Street, it is clear the street cannot accommodate the increase in traffic, since the narrowest part of the street is from Elgin Street to Main Street. With street parking it is often difficult to navigate this stretch. Why not pull one of the proposed roadways through directly to Main Street to keep the congestion off of Spring Street.
- ii) Can the Village of Norwich's infrastructure accommodate the addition of 851 units (Development Activity-Village of Norwich) by the present water and sewage systems?
- iii) Can the volunteer Fire Department accommodate the growth?
- iv) The same can be asked about our Ambulatory Care. Is there enough resources allocated to handle the increase of calls? The calls for Ambulances has increased throughout the province.
- v) Where will this increase in population find a family doctor? It took us over three years to have one in town at the medical centre and he is only available, in person, one day a week, which is not nearly adequate.

I think it is time that both the Township of Norwich and the County of Oxford put their collective foot down and stay to the plan. (**Schedule "N-2", VILLAGE OF NORWICH LAND USE PLAN AND COUNTY OF OXFORD OFFICIAL PLAN.**)

Stubbe's Property Development needs to create a subdivision plan that reflects the intended planned purpose of the land, LOW DENSITY RESIDENTIAL. My wife and I did our homework before we bought and checked the nearby zoning before we made our purchase, maybe Stubbe's Property Development should have done the same.

I am confident that both the Township of Norwich and the County of Oxford will honor the Official Land Use Plan, otherwise what was the point in making the plan? There are still lands on the Official Plan that are not designated yet, could these be zoned Mid to High Density Residential and Stubbe's Property Development, could develop the subdivision there?

In conclusion, I think the land Part Lot 10, Concession 4 (North Norwich, Part 1, Plan 41R-8120, Township of Norwich, should remain as Low Density Residential. There is no need for this area to be congested since multiple sites indicated on the Development Activity Map – Village of Norwich are not selling well, as several newly constructed dwellings on Washington Street are struggling to find buyers (these have been listed for several years). We can't sell what is available now, why add more to the mix.

Sincerely,

Doug van den Hoek

65 Spring Street

Village of Norwich



COUNTY OF OXFORD

BY-LAW NO. **6671-2024**

BEING a By-Law to adopt Amendment Number 326 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 326 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Norwich and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

NOW THEREFORE, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 326 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 23rd day of October, 2024.

READ a third time and finally passed this 23rd day of October, 2024.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 326
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and Plan designated Schedule "A", attached hereto, constitute Amendment Number 326 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to redesignate a portion of the subject lands from ‘Low Density Residential’ to ‘Medium Density Residential’ and ‘Open Space’ to facilitate a residential draft plan of subdivision. Specifically, the Amendment will allow for increased residential density within the revised ‘Medium Density Residential Area’. The draft plan of subdivision consists of 81 lots for single detached dwellings, 4 blocks for semi-detached dwellings, 1 block for townhouse dwelling units, one block for apartment dwellings, 3 open space blocks, one park block, and blocks for turning circles, sight triangles and 0.3 m reserves, served by extensions of Bailey Street and Mary Street, and 4 new local streets.

2.0 LOCATION OF LANDS AFFECTED

Part of Lot 10, Concession 4 (North Norwich), Township of Norwich. The lands are located within the serviced village of Norwich, on the west side of Spring Street, between Main Street West and Quaker Street.

3.0 BASIS FOR THE AMENDMENT

The designation of the subject lands for a mix of low density and medium density residential uses maintains the County’s strategic goal of ensuring orderly development and providing for an adequate supply of residential lands sufficient to accommodate the anticipated demand for new residential development over the 25-year planning horizon.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development is considered to be an appropriate form of intensification within a designated settlement.

Council is of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment and proposed development will provide additional housing choices within the Village of Norwich while utilizing existing municipal services and appropriate connections to existing transportation networks within the Village.

Council is of the opinion that the proposal of single detached dwellings, semi-detached dwellings, street fronting townhouses and apartment units is compatible with the existing residential uses to the east. The development is not anticipated to have a negative effect on surrounding properties in regard to compatibility or traffic. Further, Council is of the opinion that the proposed increase in density for the Medium Density Residential designation is appropriate in the context of the proposed development as the exceedance is minor, will be compatible with surrounding land uses, and the overall density expected when the lands are full developed will be generally within the ranges contemplated by the Official Plan for serviced villages.

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

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “N-1” – Township of Norwich Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto, from ‘Agricultural Reserve’ to ‘Open Space’.
- 4.2 That Schedule “N-2” – Village of Norwich Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Open Space’.
- 4.3 That Schedule “N-2” – Village of Norwich Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Medium Density Residential’.
- 4.5 That Section 6.2.3 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.3.2 – *Special Development Policies*:

“6.2.3.2.6 West side of Spring Street, between Main Street West and Quaker Street, Village of Norwich.

Location Part of Lot 10, Concession 4 (North Norwich), west side of Spring Street, between Main Street West and Quaker Street, Village of Norwich.

Policies Notwithstanding Section 6.2.3, *Medium Density Residential*, or any other relevant policies of the Official Plan to the contrary, the net residential density in the Medium Density Residential area shall not exceed 108 units per hectare (43.7 units per acre) and the minimum net residential density shall be 100 units per hectare (40 units per acre).

Furthermore, on the lands to which this policy applies the permitted maximum height for a building shall not exceed 6 storeys.”

5.0 IMPLEMENTATION

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

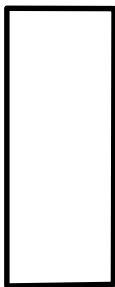
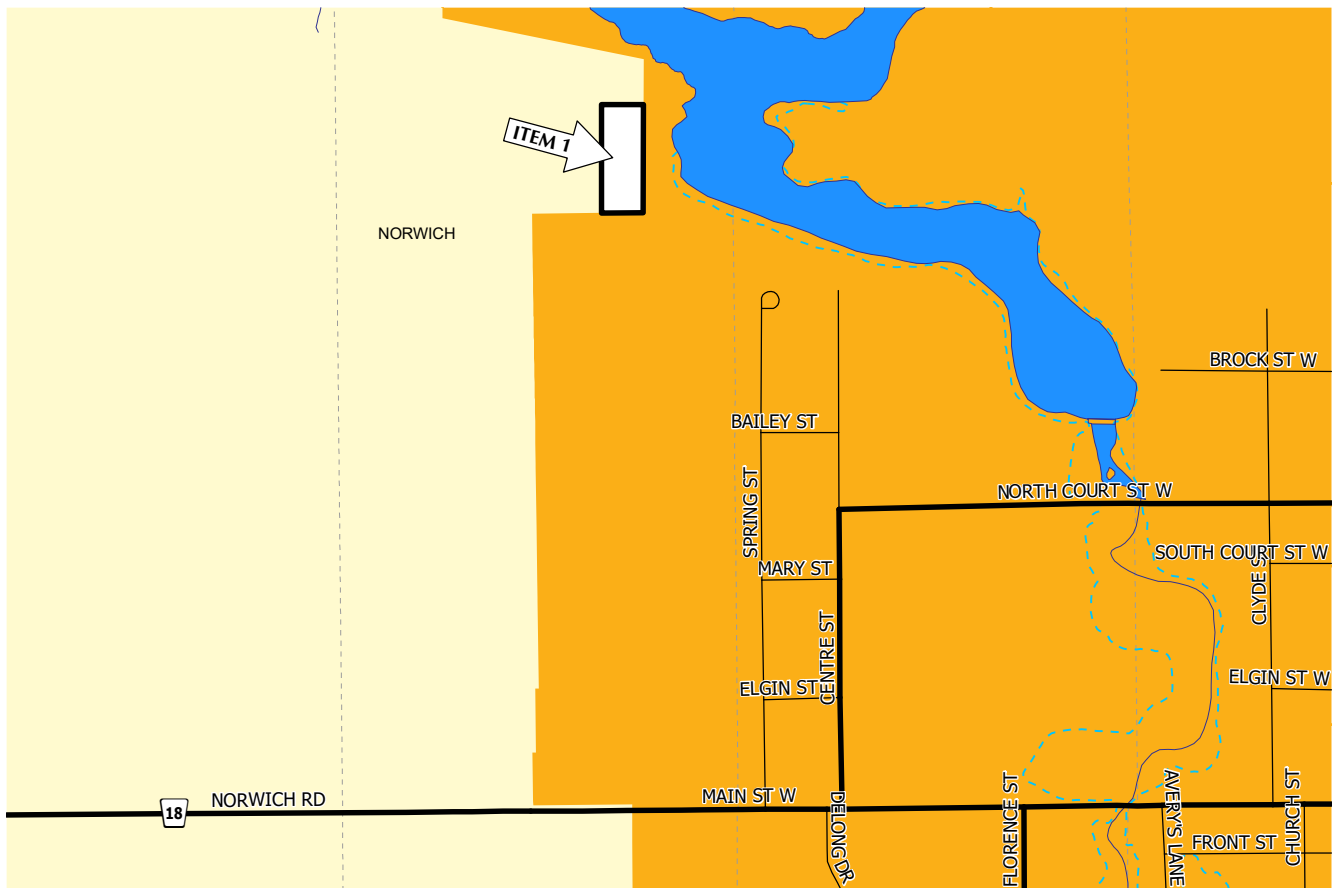
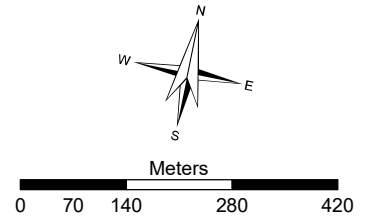
6.0 INTERPRETATION

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

SCHEDULE "A"
 AMENDMENT No. 326

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN




SCHEDULE "N-1"
TOWNSHIP OF NORWICH
LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE
 TO OPEN SPACE

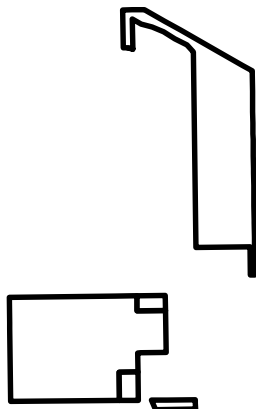
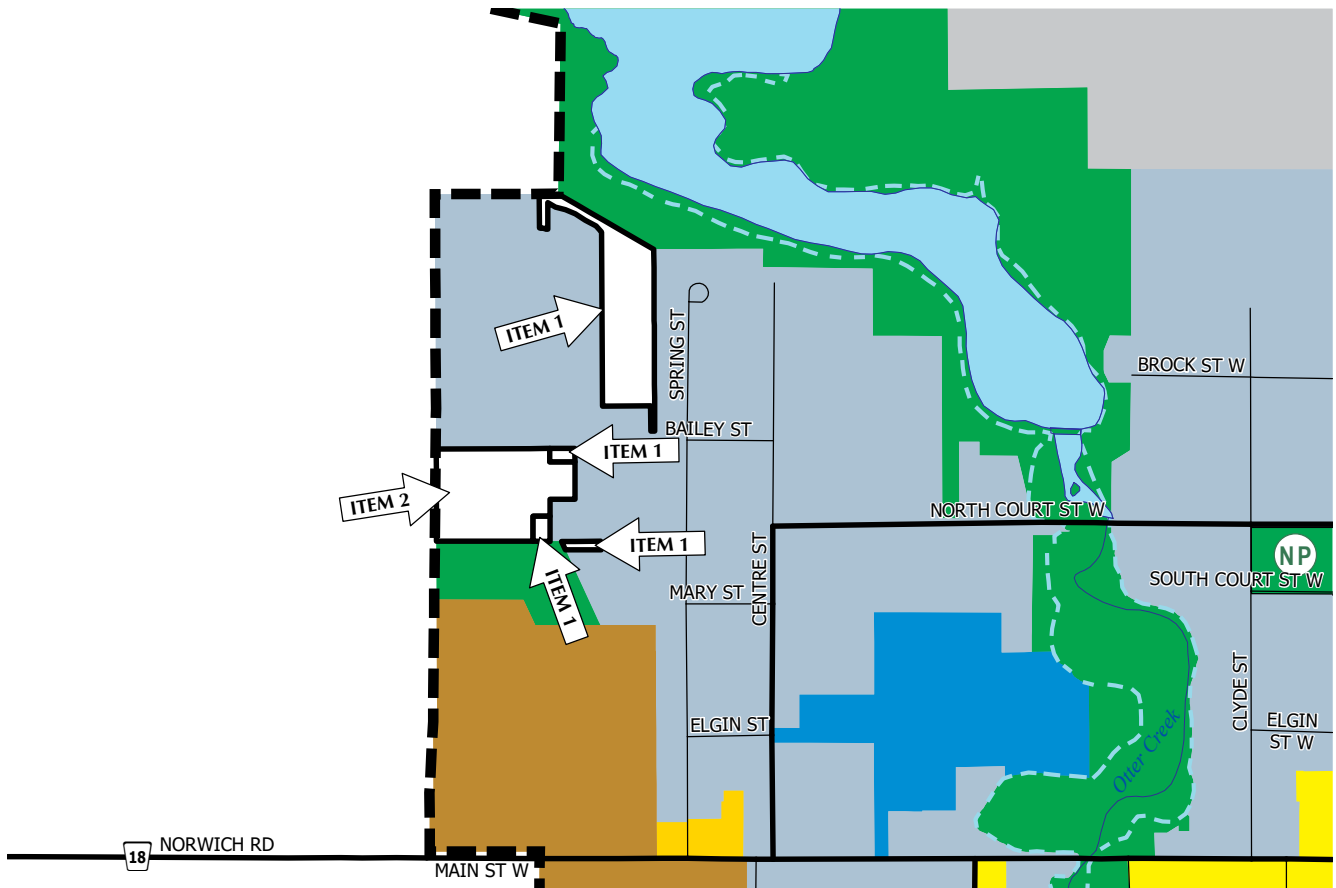
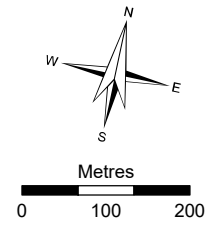
LAND USE PLAN

-  AGRICULTURAL RESERVE
-  SETTLEMENT
-  FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 326

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN

SCHEDULE "N-2"
VILLAGE OF NORWICH
LAND USE PLAN



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

LAND USE PLAN LEGEND

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- NEIGHBOURHOOD PARK
- FLOODLINE

Schedule "A"
To Report No. CP 2024-321

CONDITIONS OF DRAFT APPROVAL – SB20-05-3 – Stubbe's Property Development Inc.

1. This approval applies to the draft plan of subdivision submitted by GSP Group on behalf of Stubbe's Property Development Inc., (File No. SB 20-05-3) and prepared by Development Engineering (London) Limited, as shown on Plate 4 of Report No. CP 2024 321 and comprising lands described as Part of Lot 10, Concession (North Norwich), being Part 1, 41R-10480 and Parts 1 & 2, 41R-10479, Township of Norwich, consisting of 81 lots for single-detached dwellings, four semi-detached/duplex blocks, one block for a four-plex, a block for two apartment buildings, two open space blocks, a stormwater management block, four new local streets, and the extension of Bailey Street and Mary Street
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, including payment of development charges, of the Township of Norwich regarding the construction of roads, installation or services, including the stormwater management, 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 Norwich.
3. A subdivision agreement shall be registered to the satisfaction of the Township of Norwich 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 Norwich.
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 Norwich.
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 Norwich.
7. The owner shall agree, in writing, that the road allowances included in the draft plan of subdivision shall be dedicated to the Township of Norwich as public highways, to the satisfaction of the Township of Norwich.
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 Norwich.
9. 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 Norwich 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 Norwich.

10. The owner shall submit a street lighting plan as per Township servicing standards, to the satisfaction of the Township of Norwich and Erie Thames Powerlines.
11. The owner shall reconstruct Spring Street to a full urban cross section, complete with sidewalk from the terminus of the urban cross section southerly to Main Street West, to the satisfaction of the Township of Norwich. Cost sharing agreement with the Township of Norwich will be required.
12. The owner shall construct sidewalks on internal roads to the satisfaction of the Township of Norwich.
13. The owner shall agree, in writing, to provide 0.3 m (1 ft) reserves (to be wholly contained on the lot side) to the satisfaction of the Township of Norwich.
14. The owner shall agree, in writing, that all services shall be installed to the Township of Norwich design standards, to the satisfaction of the Township of Norwich.
15. The owner shall agree, in writing, that clauses will be inserted in all future agreements of purchase and sale, residential tenancy agreements, and within the subdivision agreement, warning owners of the existence of normal agricultural practices being undertaken in the area, to the satisfaction of the Township of Norwich.
16. The owner shall agree, in writing, to install perimeter fencing around the lands to be developed, including 6 ft privacy (board) fencing fully contained on Lots 1-36, 39-48, 77-81 and both sides of Block 93 between the proposed development and existing development and chain-link fencing around Block 89 and 90, at the discretion of, and to the satisfaction of, the Township of Norwich.
17. 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 Norwich.
18. Prior to the approval of the final plan by the County of Oxford, the owner shall agree in writing, that all phasing of the plan of subdivision will be to the satisfaction of the Township of Norwich and County of Oxford.
19. 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.
20. 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.
21. The owner agrees in writing that prior to final approval, the Owner shall implement the recommendations (and any amendments/upgrades required thereto by the County/Township) contained in the Transportation Study, prepared by Paradigm Transportation Solutions Limited, dated May 2024, to the satisfaction of the Township of Norwich and County of Oxford.

22. The owner agrees in writing that prior to final approval, the Owner shall implement the recommendations (and any amendments/upgrades required thereto by the County/Township) of the Functional Design/Service Report, prepared by Development Engineering dated April 2024, to the satisfaction of the Township of Norwich and County of Oxford.
23. The owner agrees in writing that prior to final approval, the Owner shall implement the recommendations (including mitigation measures, monitoring programs etc. and any amendments/upgrades required thereto by the County/Township) contained in the Environmental Impact Study, prepared by Dougan & Associates dated May 2024, to the satisfaction of the Township of Norwich and County of Oxford.
24. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations (including mitigation measures, monitoring programs, etc.) of all other applicable technical studies submitted as part of the draft plan of subdivision application (including but not limited to: geotechnical, hydrogeological, environmental impact studies, etc.), all to the satisfaction of the Township of Norwich and County of Oxford.
25. Flow monitoring of the downstream sanitary sewer at a location designated by the County will be required to ensure adequate sanitary capacity is available within the sanitary sewer gravity system.
26. Water modelling shall be completed during detailed design to ensure that the Norwich water system can provide the required water flows and pressures to properly service the subdivision.
27. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate/extend the existing infrastructure. These costs shall be borne solely by the Developer.
28. The Owner agrees in writing, to prepare and submit for approval from County of Oxford Public Works, detailed servicing plans designed in accordance with the County Design Guidelines, to the satisfaction of County of Oxford Public Works.
29. The Owner shall demonstrate/implement to the satisfaction of the County of Oxford/Township that the entire subdivision, and external lands that may in future be serviced through the proposed subdivision, can be serviced with the proposed services.
30. The Owner shall demonstrate/implement to the satisfaction of the County of Oxford that the entire subdivision, and each phase of development, shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
31. Prior to the final approval of the subdivision plan (or any phase thereof), the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Norwich water and sanitary sewer systems to service the plan of subdivision (or proposed phase thereof). Confirmation shall be given in accordance with the most current "County-Wide Water and Wastewater Capacity Allocation for Residential Development" protocol, and/or to the satisfaction of Oxford County Public Works.

32. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority, to the satisfaction of the Township of Norwich and County of Oxford.
33. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Department of Public Works.
34. Storm water drainage proposed to be directed to any County Road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of Oxford County Public Works and Township.
35. Appropriate cul-de-sacs/turnaround areas (including provisional temporary ones for phasing implementation) are required to ensure proposed roadways have adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County/Township Guidelines.
36. 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.
37. The owner shall agree, in writing, to satisfy all the requirements of the appropriate authority regarding the installation of a fibre optic high speed internet distribution system and any other matters pertaining to the development of the subdivision.
38. Prior to the approval of the final plan by the County of Oxford, the owner agrees, in writing, to satisfy all requirements of Enbridge regarding necessary easements and/or agreements for the provision of gas services and other matters pertaining to the development of the subdivision.
39. 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.
40. 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.
41. Prior to the approval of the final plan by the County, the owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of County of Oxford.

42. 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 Norwich that Condition Numbers 2-18, 21-24, 27, 29, 32, 34, 35, have 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 the County of Oxford Department of Public Works that Condition Numbers 18-26, 28-35, 41 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
44. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from Enbridge that Condition Number 38 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
45. 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 39 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
46. This plan of subdivision shall be registered on or before October 23, 2027, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.