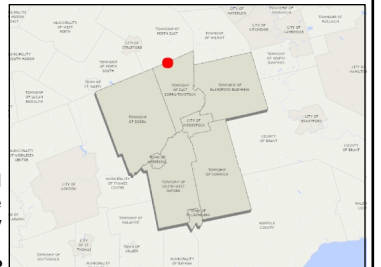




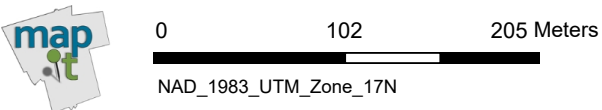
Legend

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

Notes



Subject Lands



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

July 17, 2023

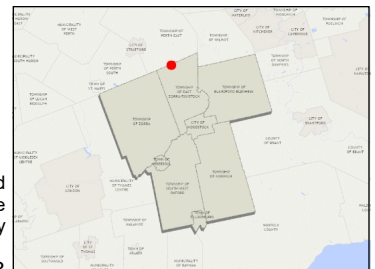




**Legend**

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

**Notes**



Subject Lands →



0 51 102 Meters

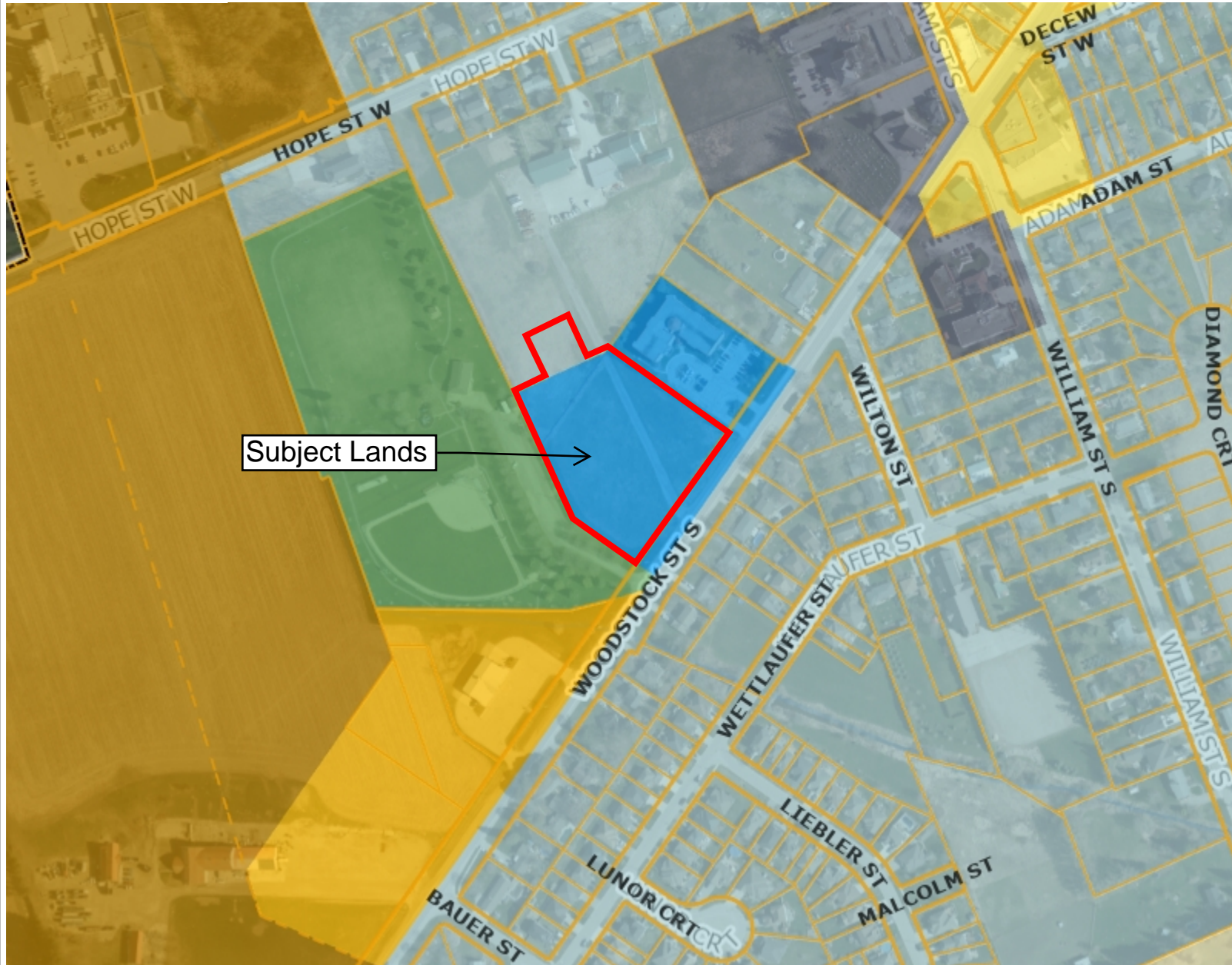
NAD\_1983\_UTM\_Zone\_17N



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July 17, 2023



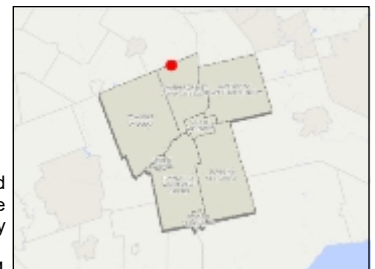


Subject Lands →

**Legend**

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

**Notes**



0 102 205 Meters

NAD\_1983\_UTM\_Zone\_17N



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October 25, 2024





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

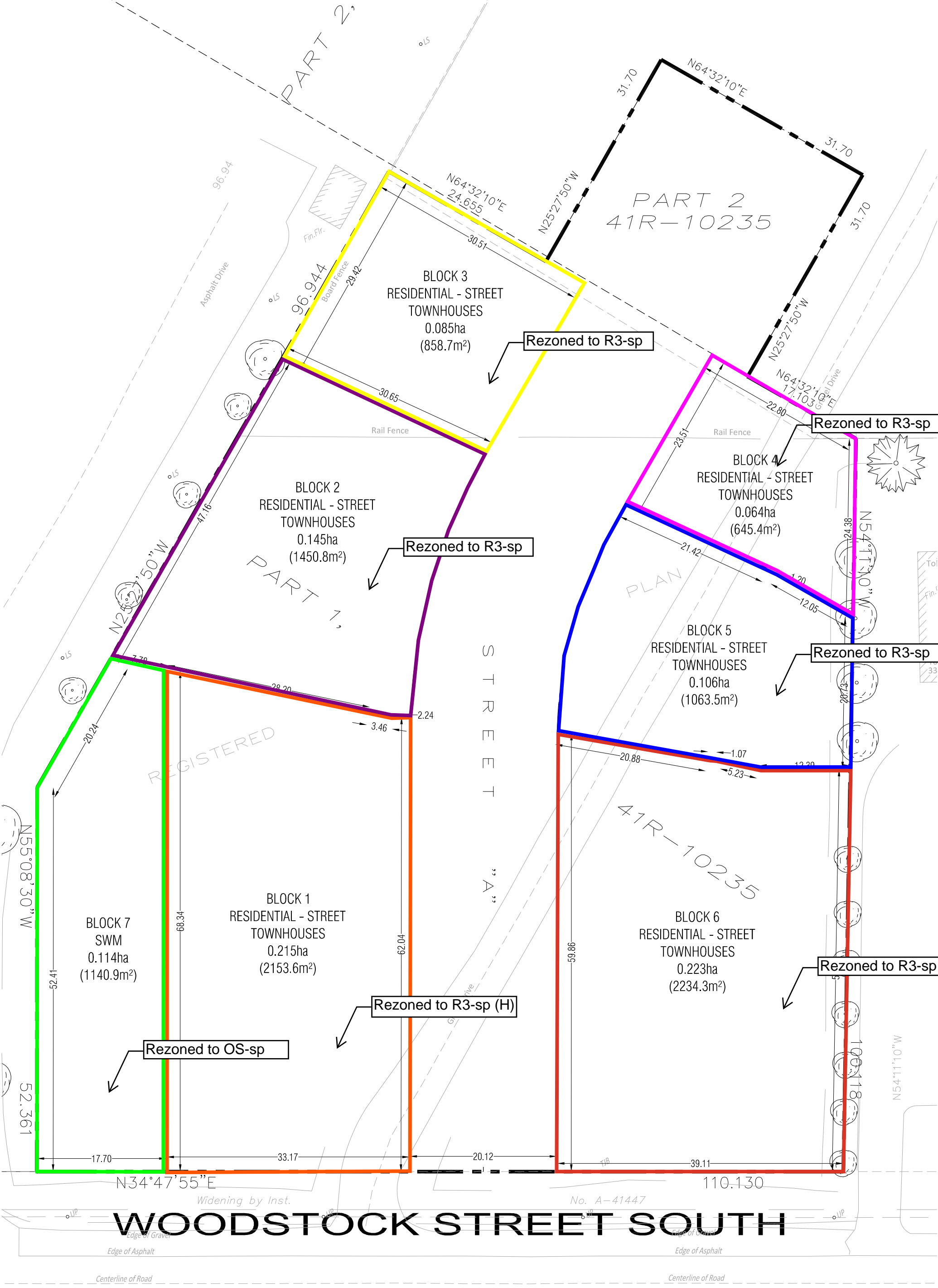


Plate 5: Proposed Draft Plan of Subdivision (Proposed Zoning)  
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Schedule "A"  
Attachment No. 6  
To Report No. CP 2025-02

CONDITIONS OF DRAFT APPROVAL – SB 23-03-2 – 2825085 Ontario Inc.

1. This approval applies to the draft plan of subdivision submitted by 2825085 Ontario Inc, (File No. SB 23-03-2), as shown on Plate 4 of Report No. 2025-02 and comprising lands described as Part Lot 126, Plan 307, Parts 1 & 2, 41R-10235, consisting of six blocks for townhouse dwellings (34 townhouse units), a block for stormwater management purposes, and a new internal road connecting to Highway 59/Woodstock Street South.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Township of East Zorra-Tavistock regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks, and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of East Zorra-Tavistock.
3. The Owner shall enter into a subdivision agreement with the Township of East Zorra-Tavistock and County of Oxford and this agreement shall be registered against the land to which it applies, to the satisfaction of the Township.
4. The subdivision agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of East Zorra-Tavistock.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of East Zorra-Tavistock.
6. The road allowance included in the draft plan of subdivision shall be dedicated as public highways, free of all encumbrances and costs, to the satisfaction of the Township of East Zorra-Tavistock.
7. The street included in the draft plan of subdivision shall be named, to the satisfaction of the Township of East Zorra-Tavistock.
8. The Owner agrees in writing, to ensure the new local street on this subdivision plan is connected to Highway 59/Woodstock Street South at no cost to the Township, to the satisfaction of the Township of East Zorra-Tavistock.
9. The Owner agrees in writing that 0.3 m (1 ft) reserves shall be conveyed to the Township as required, free of all costs and encumbrances, to the satisfaction of the Township of East Zorra-Tavistock.
10. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the Township's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the Township by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Township of East Zorra-Tavistock.



11. The subdivision agreement shall contain provisions indicating that the owner shall prepare and submit a detailed storm water management report, grading plan, and sediment erosion control plan, as required, to be reviewed and approved by the Township and, if required, the Upper Thames River Conservation Authority (UTRCA), and further, the subdivision agreement shall include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports, to the satisfaction of the Township of East Zorra-Tavistock and, if required, the UTRCA.
12. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes outside of the public right-of-ways shall be granted to the appropriate authority, to the satisfaction of the Township of East Zorra-Tavistock and County of Oxford Public Works.
13. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.
14. The subdivision agreement shall make provision for the assumption and operation of the water distribution systems within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
15. Prior to the approval of the final plan, or any phase thereof, by the County, the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Tavistock water and wastewater systems to service the plan of subdivision, or 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.
16. The Owner shall demonstrate to the satisfaction of the County of Oxford/Township of East Zorra-Tavistock that the entire subdivision and lands to the north can be serviced with the proposed services.
17. The Owner shall agree to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
18. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Public Works.
19. Storm water drainage proposed to be directed to Oxford Road 3 road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of Oxford County Public Works and the Township of East Zorra-Tavistock.
20. The Owner agrees in writing, that a 0.3 m (1 ft) reserve along Oxford Road 59 shall be conveyed to the County as required, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.



21. The Owner agrees in writing, to conduct a traffic noise assessment study for Oxford Road 59, to the satisfaction of County of Oxford Public Works. Results and recommendations shall be included in a written report. All costs associated with the study and implementation of mitigation recommendations shall be borne by Owner, to the satisfaction of the County.
22. The Owner agrees in writing, to the satisfaction of the County, through the subdivision agreement, to ensure that all agreements of purchase and sale for lots abutting Oxford Road 59 shall have appropriate disclosure and warning clauses to inform future owners and residents that lots abutting Oxford Road 59 may experience noise levels that exceed the Ministry of Environment, Conservation and Parks' NPC-300 Noise Guidelines.
23. An appropriate cul-de-sac/turnaround area will be required at the northerly end of the proposed Street (and/or temporary turnaround areas) to ensure the roadway has adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County/Township guidelines.
24. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate the existing infrastructure. These costs shall be borne solely by the Developer.
25. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.
26. The Owner agrees in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
27. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, to the satisfaction of Canada Post.
28. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge and other utility provider as appropriate, that the owner/developer provide Enbridge, and other utility providers as appropriate, with the necessary easements and/or agreements required.
29. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority to the satisfaction of the County of Oxford.

30. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of East Zorra-Tavistock that Conditions 3 to 12 (inclusive), 16, 19, and 23 have been met to the satisfaction of the Township. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
31. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 12 to 24 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
32. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Ministry of Heritage, Sport, Tourism, and Culture Industries that Condition 25 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
33. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Hydro One that Condition 26 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
34. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 27 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
35. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge, and other utility providers as appropriate, that Condition 28 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
36. This plan of subdivision shall be registered on or before January 8, 2028, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.