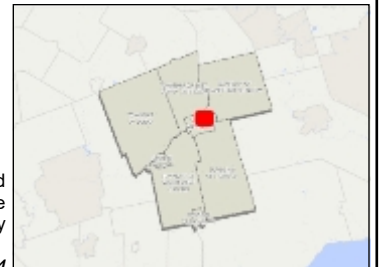


## Part Lot 13, Concession 2 (Blandford), City of Woodstock



- 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

October 3, 2024

0                      409                      818 Meters

NAD\_1983\_UTM\_Zone\_17N



## Plate 2: 2020 Aerial Map

File Nos: SB 24-04-8 &amp; ZN 8-24-21- 1000228651 Ontario Inc.

Part Lot 13, Concession 2 (Blandford), City of Woodstock

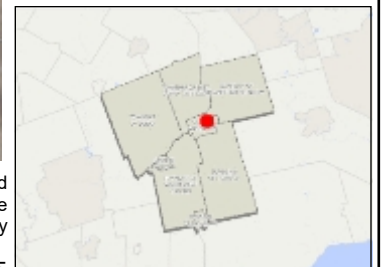


## Legend

## Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

## Notes



0 205 409 Meters

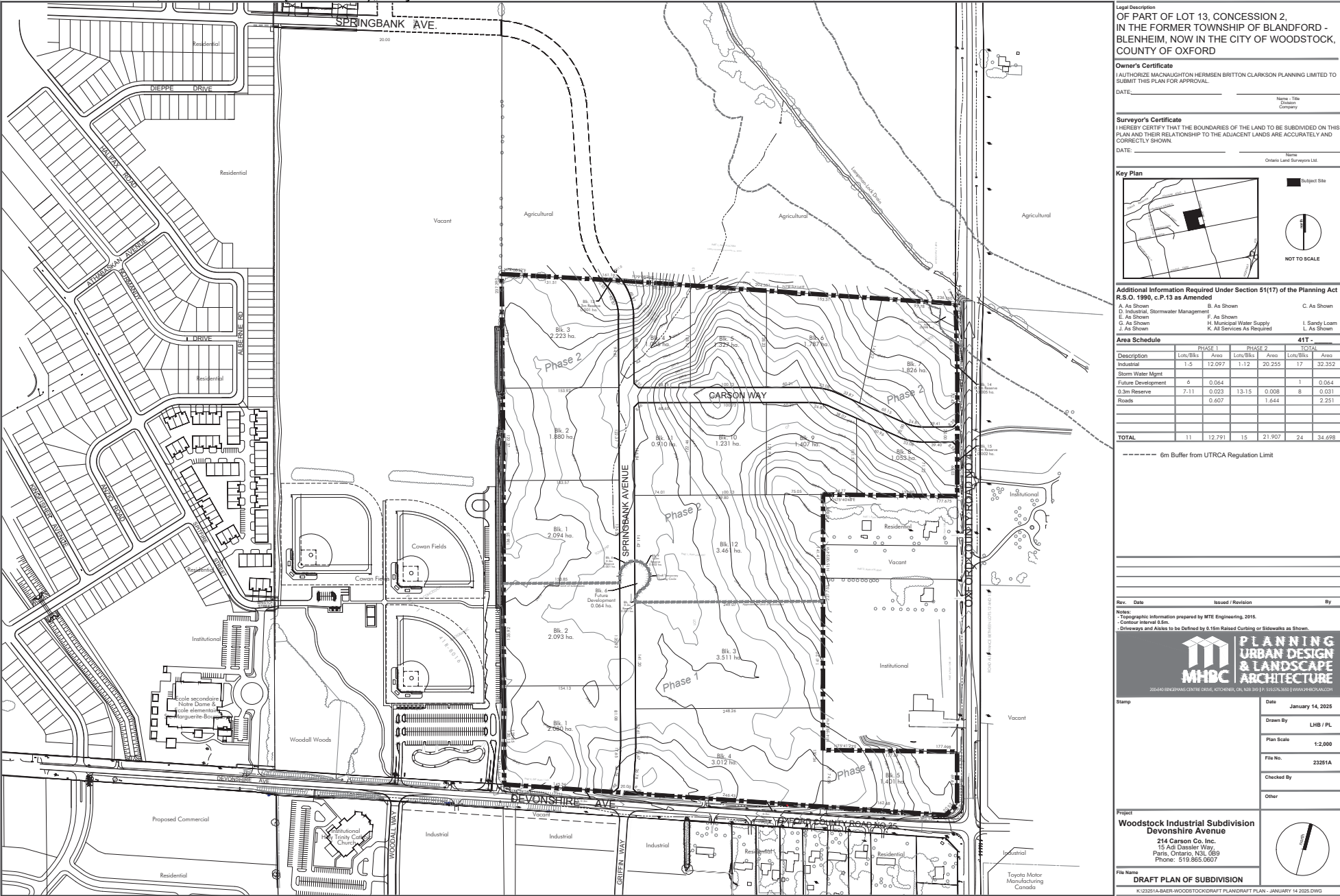
NAD\_1983\_UTM\_Zone\_17N



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

May 6, 2025

Plate 3: Proposed Draft Plan of Subdivision  
File Nos: SB 24-04-8 & ZN 8-24-21 - 1000228651 Ontario Inc.  
Part Lot 13, Concession 2 (Blandford), City of Woodstock



**Legal Description**  
OF PART OF LOT 13, CONCESSION 2,  
IN THE FORMER TOWNSHIP OF BLANDFORD -  
BLENHEIM, NOW IN THE CITY OF WOODSTOCK,  
COUNTY OF OXFORD

**Owner's Certificate**  
I AUTHORIZE MACNAUGHTON HERSEN BRITTON CLARKSON PLANNING LIMITED TO  
SUBMIT THIS PLAN FOR APPROVAL.  
DATE: \_\_\_\_\_  
Name - Title  
Owner/Conveyer

**Surveyor's Certificate**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS  
PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND  
CORRECTLY SHOWN.  
DATE: \_\_\_\_\_  
Name  
Ontario Land Surveyors Ltd.



**Additional Information Required Under Section 51(17) of the Planning Act  
R.S.O. 1990, c.P.13 as Amended**

	A. As Shown	B. As Shown	C. As Shown
Industrial, Stormwater Management			
Municipal Water Supply			
All Services As Required			

**Area Schedule**

Description	PHASE 1		PHASE 2		41T - TOTAL	
	Lots/Bkts	Area	Lots/Bkts	Area	Lots/Bkts	Area
Industrial	1-5	12.097	1-12	20.255	17	32.352
Storm Water Mgmt						
Future Development	6	0.064			1	0.064
0.3m Reserve	7-11	0.023	13-15	0.008	8	0.031
Roads		0.607		1.644		2.251
<b>TOTAL</b>	<b>11</b>	<b>12.791</b>	<b>15</b>	<b>21.907</b>	<b>24</b>	<b>34.698</b>

----- 6m Buffer from UTRCA Regulation Limit

Rev. Date Issued / Revision By  
Notes:  
- Topographic information prepared by MTE Engineering, 2015.  
- Contour interval 0.5m.  
- Driveways and Alleys to be Defined by 0.15m Raised Curbing or Sidewalks as Shown.



Stamp  
Date: January 14, 2025  
Drawn By: LMB / PL  
Plan Scale: 1:2,000  
File No.: 23251A  
Checked By:  
Other:

**Project**  
Woodstock Industrial Subdivision  
Devonshire Avenue  
214 Carson Co. Inc.  
15 Add Dasher Way,  
Paris, Ontario, N3L 6P9  
Phone: 519.865.0607

**File Name**  
DRAFT PLAN OF SUBDIVISION  
K:\23251A-BAER-WOODSTOCK\DRIFT PLAN\DRIFT PLAN - JANUARY 14 2025.DWG

CONDITIONS OF DRAFT APPROVAL

FILE NO. SB 24-04-8 – 1000228641 Ontario Inc.

1. This approval applies to the draft plan of subdivision submitted by 1000228651 Ontario Inc. as shown on Plate 3 of Report No. 2025-146 and comprising Part Lot 13, Concession 2 (Blandford) in the City of Woodstock showing seventeen lots in two phases for industrial development served by the extension of Springbank Avenue and one new local street.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the construction of roads, installation of services, including water, sanitary sewer, storm sewer, drainage facilities, electrical distribution systems, sidewalks, streetlights, trees and other matters pertaining to the development of the subdivision in accordance with the standards of the City of Woodstock.
3. The road allowances included in the draft plan of subdivision shall be dedicated as public highways to the satisfaction of the City of Woodstock.
4. The streets included in the draft plan of subdivision shall be named to the satisfaction of the City of Woodstock.
5. The Owner agrees in writing that temporary turning circles and emergency access ways will be provided as necessary to the satisfaction of the City of Woodstock.
6. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, that a stormwater management report, grading plan, and an erosion and sediment control plan be reviewed and approved by the City of Woodstock and 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.
7. The owner agrees in writing that further development will be subject to site plan approval where servicing, grading, stormwater management, setbacks to environmental areas, traffic/transportation, landscaping, etc. will be reviewed in further detail.
8. The Owner agrees in writing that all existing underground and overhead services will be relocated, removed and/or abandoned to the satisfaction of the City of Woodstock.
9. The Owner agrees in writing that all foundations of existing buildings will be removed from the lands to the satisfaction of the City of Woodstock and that necessary fill be placed and compacted to the satisfaction of the City.
10. The Owner agrees in writing that fencing shall be installed adjacent to City-owned lands, UTRCA lands or as otherwise required by the City to the satisfaction of the City of Woodstock and the UTRCA.
11. The subdivision agreement shall, as determined by the City of Woodstock, make provisions for the dedication of parkland or cash in-lieu thereof, in accordance with the relevant provisions of the Planning Act. The Owner further agrees that woodlot/buffer lands shall not be counted towards the dedication of parkland.



12. Prior to the signing of the final plan by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the City of Woodstock Zoning By-Law. Certification of lot areas, frontages, and depths, shall be provided to the City of Woodstock by an Ontario Land Surveyor retained by the Owner.
13. The Owner agrees to implement the recommendations contained in the Environmental Impact Study prepared by MTE Consultants (dated August 21, 2024), including any amendments thereto, but not limited to:
  - a. Tree compensation for tree removal to the satisfaction of the City of Woodstock; and
  - b. Vegetation plantings in the proposed areas to the satisfaction of the City of Woodstock.
14. The Owner agrees to plant street trees and appropriate vegetation for the SWM facility, including the preparation of a detailed landscape/street tree planting plan, to the satisfaction of the City of Woodstock.
15. The owner agrees that 0.3 m (1 ft) reserves shall be conveyed to the City of Woodstock or County of Oxford, as the case may be, free of all costs and encumbrances, to the satisfaction of the City of Woodstock and/or County of Oxford.
16. The Owner shall design for and implement servicing for external lands, that will in the future be serviced through the proposed subdivision, to the satisfaction of the County of Oxford and City of Woodstock.
17. The Owner agrees to implement the recommendations of the Servicing Report prepared by MTE Consultants Inc. (dated August 9, 2024), including the preparation and submission of detailed servicing and grading plans to the satisfaction of the City of Woodstock and County of Oxford Public Works.
18. Prior to final approval by the County of Oxford, 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 City of Woodstock and County of Oxford Public Works.
19. The Owner agrees to implement the recommendations contained within other various technical reports (e.g. Environmental Site Assessments/Geotechnical, Functional Servicing Report, etc.) submitted in support of the subject draft plan of subdivision application, including any amendments thereto, and the preparation and submission of detailed engineering drawings and reports to the satisfaction of the County of Oxford and City of Woodstock.
20. The Owner agrees to implement the recommendations contained in the Traffic Impact Assessment by Paradigm Transportation Solutions Limited (dated August 2024), including any amendments thereto, to the satisfaction of the County of Oxford and City of Woodstock.
21. The Owner agrees to implement the recommendations of the Stage 1 and Stage 2 Archaeological Assessment by Thomas G. Arnold and Associates (dated June 24, 2024), including the supplementary documentation to the satisfaction of the City of Woodstock and County of Oxford.

22. The Owner shall agree in the Subdivision Agreement to fund the cost of any transportation network improvements that are attributable to the Draft Plan of Subdivision to the satisfaction/approval of County of Oxford Public Works and the City of Woodstock.
23. A Holding Provision (H) shall be implemented on Phase 2 of the subject lands until municipal services have been approved and constructed/extended to the service area, and improvements to address the provisional existing system constraints (required for development) have been implemented to the satisfaction of the City of Woodstock and County of Oxford.
24. The Owner agrees in writing to satisfy all the requirements, financial (including payment of applicable development charges, etc.) and otherwise, of County of Oxford Public Works regarding the installation of the water distribution system, the installation of the sanitary sewer system, construction of County transportation improvements necessitated by development, and other matters pertaining to the development of the subdivision in accordance with County of Oxford Standards.
25. The Owner shall provide service provisions for future development, to the satisfaction of County of Oxford Public Works. Of particular note, the Owner agrees to design and size the sanitary sewer collection and water distribution systems within the Plan of Subdivision to accommodate future flows from upstream/tributary areas including lands identified within the Northeast Woodstock Secondary Plan area, subject to cost sharing with the County for service oversizing, to the satisfaction of County Oxford Public Works.
26. The Owner shall agree in writing that all proposed sites will be reviewed and approved by the County on a block by block basis during required Site Plan submission with respect to conformance with the most current County Sewer Use By-Law and max water/wastewater flow allotment per Block (established for Phase 1 through the design criteria/limits of the existing collection system on Devonshire Ave and for Phase 2 through the design criteria/limits of the Lansdowne SPS), to the satisfaction of County of Oxford Public Works.
27. Block entrances shall conform to the County of Oxford's *Guidelines for Entrances to the County Road System – Tiered Access Control Standards* ("Guideline"). Provisions, to the satisfaction of the County of Oxford and City of Woodstock, shall be included in the design drawings/subdivision agreement to make prospective Block purchasers/tenants aware of such requirements for future Site Plan submissions.
28. The Owner agrees in writing, that 0.3 m (1 ft) reserves along Oxford Road 4 and Oxford Road 35 (Devonshire Avenue), shall be conveyed to the County of Oxford as required, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
29. Prior to the signing 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 City of Woodstock and County of Oxford. Furthermore, the Owner acknowledges that servicing/development of the plan of subdivision is dependent on various planning, design, approval, and construction phases for implementation of external services/existing system upgrades.
30. Stormwater drainage proposed to be directed to any County of Oxford road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of County of Oxford Public Works and the City of Woodstock.
31. Prior to the approval of the final plan by the County of Oxford, such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority free of all costs and encumbrances, to the satisfaction of the City of Woodstock and County of Oxford.

32. The subdivision agreement shall make provision for the assumption and operation, by the County of Oxford, of the water distribution and sewage collection systems within the public roads noted in the draft plan subject to the approval of County of Oxford \Public Works.
33. Prior to the final approval of the subdivision plan (or any phase thereof), the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the City of Woodstock water and sanitary sewer systems to service the plan of subdivision (or proposed phase thereof). Each proposed industrial Block shall be subject to Site Plan approval. Water & Wastewater capacity will be assessed and provisionally approved on a block by block basis as part of Site Plan review; water and wastewater capacity allotment per Block shall not exceed the established design allotment (based on design criteria, max flow per area) of which applicable/tributary water & wastewater servicing infrastructure was sized. The Owner shall agree to make provisions in the subdivision agreement to disclose the foregoing water & wastewater allocation process and upset flow limits to purchasers of Blocks, to the satisfaction of County of Oxford Public Works.
34. All properties sold in this subdivision will be subject to Site Plan Approval. The owner shall agree in writing to the satisfaction of the County of Oxford that, through an Agreement of Purchase and Sale to sell land in this subdivision, the Owner will require each purchaser to request the County of Oxford confirm sufficient water and wastewater capacity for the proposed development as part of the normal due diligence process. Based on these flows, the County of Oxford shall confirm that they can be accommodated by the Woodstock water and sanitary sewer system and the Sanitary Pumping Station serving the lands.
35. The Owner shall agree to prepare and submit for the approval of County of Oxford Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
36. The Owner shall demonstrate/implement to the satisfaction of the County of Oxford that the entire subdivision, and each phase of development, shall provide adequate redundancy and looping for domestic and fire water protection services.
37. Appropriate cul-de-sacs/turnaround areas (including temporary ones, if/as applicable to suit subdivision phasing) 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 of Oxford/City of Woodstock Guidelines.
38. As part of Phase 1 Registration, the Owner agrees to construct the north-south road connection to Devonshire Avenue at Griffin Way that will convert the existing T-intersection into a four-legged intersection with two-way stop control. Prior to Phase 2 Registration, the Owner agrees to update the Transportation Impact Study (TIS) and use updated road traffic and background development traffic information to identify long-term access intersection requirements at Devonshire Avenue and at Oxford Road 4. The Owner agrees that in accordance with the County of Oxford's Local Services Policy, subdivision/site entrances and all related costs are considered local services and a direct developer responsibility.
39. The Owner agrees in writing, to the satisfaction of the County of Oxford, through the subdivision agreement, to ensure that all agreements of purchase and sale for lots (and provisional tenancy agreements) within the subdivision shall have appropriate disclosure if the subdivision in Phase 1 is not looped with watermain (if applicable/to be confirmed during detailed design). The provisional disclosure shall note that while there are plans to loop the watermain (which will provide additional service reliability, etc.) within future development (e.g. Phase 2), there is no specific timeline.

40. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermain, 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 to the satisfaction of County of Oxford Public Works. These costs shall be borne solely by the Owner.
41. Prior to the approval of the final plan by the County of Oxford, 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; 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, to the satisfaction of Canada Post.
42. Prior to the approval of the final plan by the County of Oxford, the owner shall agree in writing, to satisfy the requirements of Enbridge Gas and other applicable utility providers, that the owner/developer provide Enbridge Gas Limited and other applicable utility providers, with the necessary easements and/or agreements required for the provisions of gas services or other utilities.
43. Prior to the approval of the final plan by the County of Oxford, the Owner shall agree in writing to convey any easements as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner also agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
44. That in accordance with Ontario Regulation 41/24 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permission/approvals from the UTRCA prior to undertaking any site alteration or development within UTRCA regulated lands including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
45. The Owner agrees that for Phase 2 the Owner shall submit for review and approval of UTRCA a final stormwater management plan, a sediment and erosion control plan, and final detailed servicing and grading plans.
46. Prior to final approval by the County of Oxford, the County shall be advised by the City of Woodstock that conditions 2-23 (inclusive), 29-31 (inclusive), and 37 have been met to the satisfaction of the City. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
47. Prior to final approval by the County of Oxford, the owner shall secure clearance from the County of Oxford Public Works Department that conditions 15-40 (inclusive) have been met to the satisfaction of County of Oxford Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
48. Prior to final approval by the County of Oxford, the County shall be advised by Canada Post Corporation that condition 41 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
49. Prior to final approval by the County of Oxford, the County shall be advised by applicable utility companies that condition 42 has been met to the satisfaction of each applicable utility provider. The clearance letter shall include a brief statement detailing how this condition has been satisfied.



50. Prior to the approval of the final plan by the County of Oxford, 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.