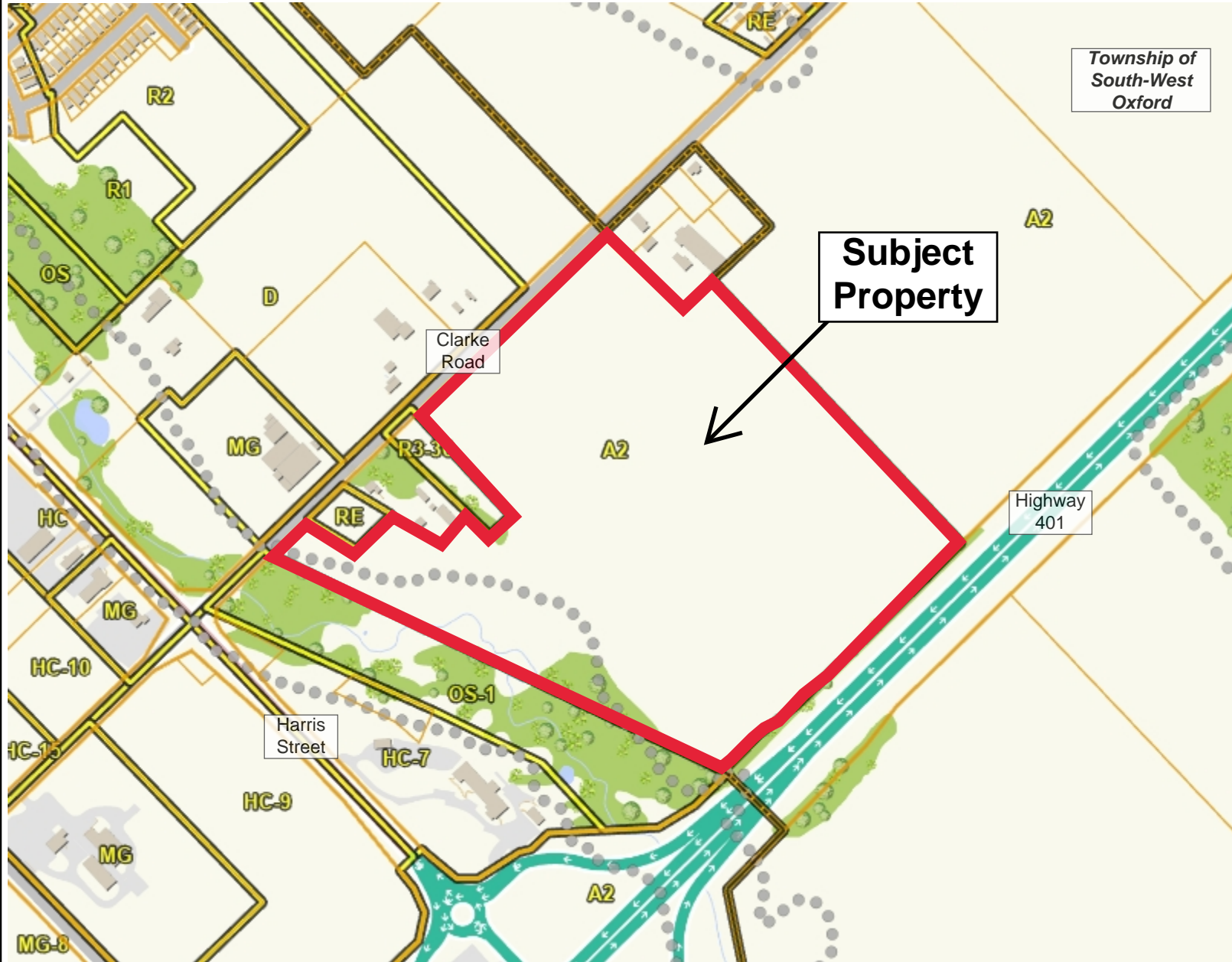




Plate 1: Location Map with Existing Zoning
 File Nos.: SB 25-04-6 and ZN 6-25-09 - Town of Ingersoll
 Part Lots 17-18, Concession 2, (West Oxford), PIN 001450208, Town of Ingersoll



Township of South-West Oxford

Subject Property

Clarke Road

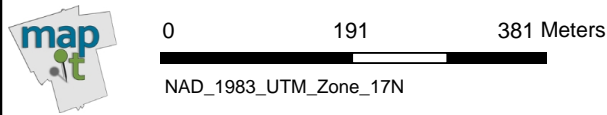
Highway 401

Harris Street

Legend

- Parcel Lines
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- 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

November 25, 2025



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- 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



0 104 209 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

December 19, 2025

Schedule "A"
To Report No. CP 2026-59

CONDITIONS OF DRAFT APPROVAL –
SB 25-04-6 – Town of Ingersoll (Multi-Use Recreation Centre)

1. This approval applies to the draft plan of subdivision submitted by the Dillon Consulting Limited, on behalf of the Town of Ingersoll, prepared by Archibald, Gray & McKay Limited, comprising Part of Lots 17-18, Concession 2 (West Oxford), in the Town of Ingersoll showing 7 Blocks for future residential development, a public school, a municipally owned multi-use recreation centre and open space, served by one new local street.
2. The Owner agrees to satisfy all the requirements, financial and otherwise, of the Town of Ingersoll regarding construction of roads, installation of services, including water, sanitary sewer, storm sewer, drainage facilities, sewage pumping stations, electrical distribution system, sidewalks, street lights, and other matters pertaining to the development of the subdivision in accordance with Town standards.
3. The road allowances included in the draft plan of subdivision shall be dedicated as public highways to the satisfaction of the Town of Ingersoll.
4. The streets included in the draft plan of subdivision shall be named to the satisfaction of the Town of Ingersoll.
5. The Owner agrees in writing to plant street trees, including the preparation of a detailed landscape/street tree planting plan, to the satisfaction of the Town of Ingersoll, if required.
6. The Owner agrees in writing that all existing overhead and underground services will be removed and/or abandoned to the satisfaction of the Town of Ingersoll.
7. The Owner agrees in writing that fencing shall be installed adjacent to Town-owned lands, or as otherwise required by the Town to the satisfaction of the Town of Ingersoll.
8. 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 Town of Ingersoll. 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.
9. Prior to the final approval of the plan by the County of Oxford, all Blocks shall be rezoned under the jurisdiction of the Town of Ingersoll Zoning By-law 04-4160 and that all Blocks conform to the zoning requirements of the Town's Zoning By-Law. Certification of lot areas, frontages, and depths, shall be provided to the Town by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Town of Ingersoll.
10. Prior to the final approval of the 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 County of Oxford and Town of Ingersoll.
11. Prior to the final approval of the plan by the County of Oxford, such easements as may be required for servicing and drainage purposes shall be granted to the appropriate authority, to the satisfaction of the County of Oxford and Town of Ingersoll.

12. The Owner agrees in writing to implement the recommendations of the Traffic Impact Study prepared by Dillon Consulting, dated June 2025 (and any amendments/updates required by the County/Town), to the satisfaction of the Town of Ingersoll and the County of Oxford. These recommendations include, but are not limited to, the construction an additional eastbound travel lane on Clarke Road between Harris Street and the new collector road (west leg). All costs associated with implementing these recommendations, including design, approvals, construction, and any related works, shall be the sole responsibility of the Owner.
13. The Owner agrees in writing, to follow and implement all recommendations contained in the Geotechnical Engineering Report, prepared by Englobe Corp., dated August 2024 (and any amendments/updates required by the County/Town), to the satisfaction of the Town of Ingersoll and the County of Oxford.
14. The Owner agrees in writing, to follow and implement all recommendations contained in the Hydrogeology Study Report, prepared by Englobe Corp., dated September 2025 (and any amendments/updates required by the County/Town), to the satisfaction of the Town of Ingersoll and County of Oxford.
15. The Owner agrees in writing to implement the recommendations of the Functional Servicing Report, prepared by Dillon Consulting, dated November 2025 (and any amendments/updates required by the County/Town), to the satisfaction of the Town of Ingersoll and the County of Oxford.
16. The Owner agrees in writing to implement the recommendations of the Stormwater Management Report, prepared by Dillon Consulting, dated November 2025 (and any amendments/updates required by the County/Town), to the satisfaction of the Town of Ingersoll and the County of Oxford.
17. The Owner agrees in writing to implement all recommendations, mitigation measures, and monitoring programs contained in the Environmental Impact Study, prepared by Terrastory Environmental Consulting Inc., dated December 2025 (and any amendments/updates required by the County/Town), to the satisfaction of the Town of Ingersoll and the County of Oxford.
18. Appropriate cul-de-sacs/turnaround areas 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 and Town of Ingersoll Guidelines.
19. 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 the Town of Ingersoll and County of Oxford.
20. The Owner agrees in writing to implement the noise mitigation measures and recommendations provided in the Transportation and Stationary Noise Assessment, prepared by Counterpoint Land Development and Dillon Consulting, dated November 25, 2025, to the satisfaction of the Town of Ingersoll and the County of Oxford.
21. The Owner agrees in writing to implement the recommendations from the Stage 3 archaeological assessment and Stage 4 mitigation, as outlined in the Archaeological Assessment, prepared by TMHC Inc., dated September 10, 2025, and provide confirmation from the Ministry of Culture that the said assessment has been registered with their Ministry, to the satisfaction of the Town of Ingersoll and the County of Oxford.

22. 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, to the satisfaction of County of Oxford Public Works.
23. The Owner shall acknowledge in writing that, where existing municipal infrastructure located outside the development lands (including, but not limited to, roads, sidewalks, wastewater and water services) is deemed insufficient to support the proposed development, the Owner shall design, construct, upgrade, extend, and/or relocate such infrastructure as required by the County of Oxford and/or applicable authorities. This requirement includes, but is not limited to, the extension of the water distribution system and wastewater collection system within the existing Clarke Road right-of-way, between Harris Street and the Subdivision entrances.
24. The Owner shall design and construct, at its sole cost and expense, the extension of the municipal sanitary sewer system along Clarke Road from the preferred outlet at Harris Street, as identified in the Functional Servicing Report, prepared by Dillon Consulting. The works shall include all required sewer appurtenances, including but not limited to, maintenance holes and provision for future service connections (PDCs) to existing and/or future properties along the sewer alignment. Where the Owner is required to install a sanitary sewer larger than that otherwise required to service the lands for system capacity or future servicing purposes (i.e., installation of a 300 mm diameter sewer in lieu of a 250 mm diameter sewer), the incremental oversizing costs shall be eligible for reimbursement by the County, subject to the County's oversizing policies and execution of an oversizing agreement, all to the satisfaction of the County of Oxford.
25. The Owner shall design and construct, at its sole cost and expense, the extension of the municipal water distribution system along Clarke Road from the connection at Harris Street, as identified in the Functional Servicing Report, prepared by Dillon Consulting. The works shall include all required watermain appurtenances, including but not limited to, system valves and provision for future service connections to existing and/or future properties along the watermain alignment. Where the Owner is required to install a watermain larger than that otherwise required to service the lands for system capacity or future servicing purposes (i.e., installation of a 300 mm diameter watermain in lieu of a 250 mm diameter watermain), the incremental oversizing costs shall be eligible for reimbursement by the County, subject to the County's oversizing policies and execution of an oversizing agreement, all to the satisfaction of the County of Oxford.
26. The Owner agrees that subdivision/site entrances and all related costs are considered local services and a direct developer responsibility to the satisfaction of the County of Oxford.
27. The subdivision agreement shall make provision for the assumption and operation of the water and sewage system within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works. A CAD file of the watermain layout for the entire development showing the water main location, hydrant, valves, street and lot fabrics will be required so that it can be integrated into the County's water modeling.
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. Prior to the final approval of the 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 Ingersoll water and sanitary sewer systems to service the plan of subdivision (or proposed phase thereof). Confirmation shall be given in accordance with the latest *Water and Wastewater Capacity Allocation Policy*, and/or to the satisfaction of County of Oxford Public Works.
30. Conditional commitment of capacity for the subdivision, based on design criteria approved by the County, will continue to be held upon execution of the development agreement and/or registration of the subdivision plan, to the satisfaction of the County of Oxford and Town of Ingersoll. Confirmation of committed servicing capacity for each lot/block within the plan shall not occur until site plan approval has been received for that lot/block.
31. Each proposed development Block within the plan of subdivision shall be subject to Site Plan approval and water supply and/or wastewater capacity will be assessed and provisionally approved on a Block-by-Block basis as part of Site Plan approval process.
32. Prior to the final approval of the plan 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 County of Oxford Public Works.
33. Prior to the final approval of the 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.
34. Prior to the final approval of the plan by the County of Oxford, the Owner shall agree in writing, to satisfy the requirements of Enbridge Gas and other applicable utility providers, and 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.
35. Prior to final approval of the plan, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of the stormwater management report and stormwater management plan.
36. Prior to final approval of the plan, arrangements shall be made, to the satisfaction of the Ministry of Transportation for the construction of a security fence along the boundary of Highway 401, should a noise barrier not be required by other jurisdictional agencies. The security fence shall be a minimum of 1.8 m in height and shall be offset a minimum of 0.3 m away from the highway right-of-way limit.
37. Prior to final approval of the plan, the Owner shall submit an illumination plan indicating the intended treatment of the on-site illumination glare directed toward Highway 401, to the satisfaction of the Ministry of Transportation.
38. Prior to final approval of the plan, the Owner shall provide a stormwater management report, grading plan and an erosion and sediment control plan to the satisfaction of the Upper Thames River Conservation Authority and further, the Owner must agree to carry out any necessary works in accordance with the approved plans and reports.

39. Prior to final approval of the plan, the County of Oxford shall be advised by the Town of Ingersoll that conditions 2-21, inclusive, have been met to the satisfaction of the Town. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
40. Prior to final approval by the County of Oxford, the Owner shall secure clearance from the County of Oxford Public Works Department that conditions 10-32 have been met to the satisfaction of County of Oxford Public Works and/or Community Planning. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
41. Prior to final approval of the plan, the County of Oxford shall be advised by Canada Post Corporation that condition 33 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
42. Prior to final approval of the plan, the County of Oxford shall be advised by applicable utility companies that condition 34 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.
43. Prior to final approval of the plan, the County of Oxford shall be advised by the Ministry of Transportation that conditions 35-37 have been met to the satisfaction of the Ministry of Transportation. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
44. Prior to final approval of the plan, the County of Oxford shall be advised by the Upper Thames River Conservation Authority that condition 38 has been met to the satisfaction of the Upper Thames River Conservation Authority. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
45. Prior to final approval of the plan, 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.