



Plate 1: Location Map with Existing Zoning
 File No.: SB 25-06-8- City of Woodstock (Cowan Fields)
 Part Lot 14, Concession 2 (Blandford) Parts 1 & 2, 41R-8016, City of Woodstock



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



0 440 881 Meters

NAD_1983_UTM_Zone_17N



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

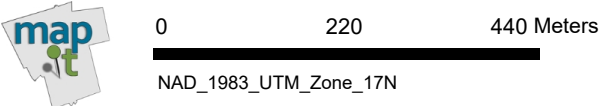
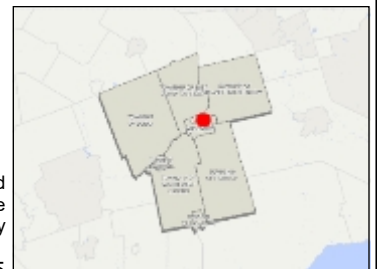
November 28, 2025



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

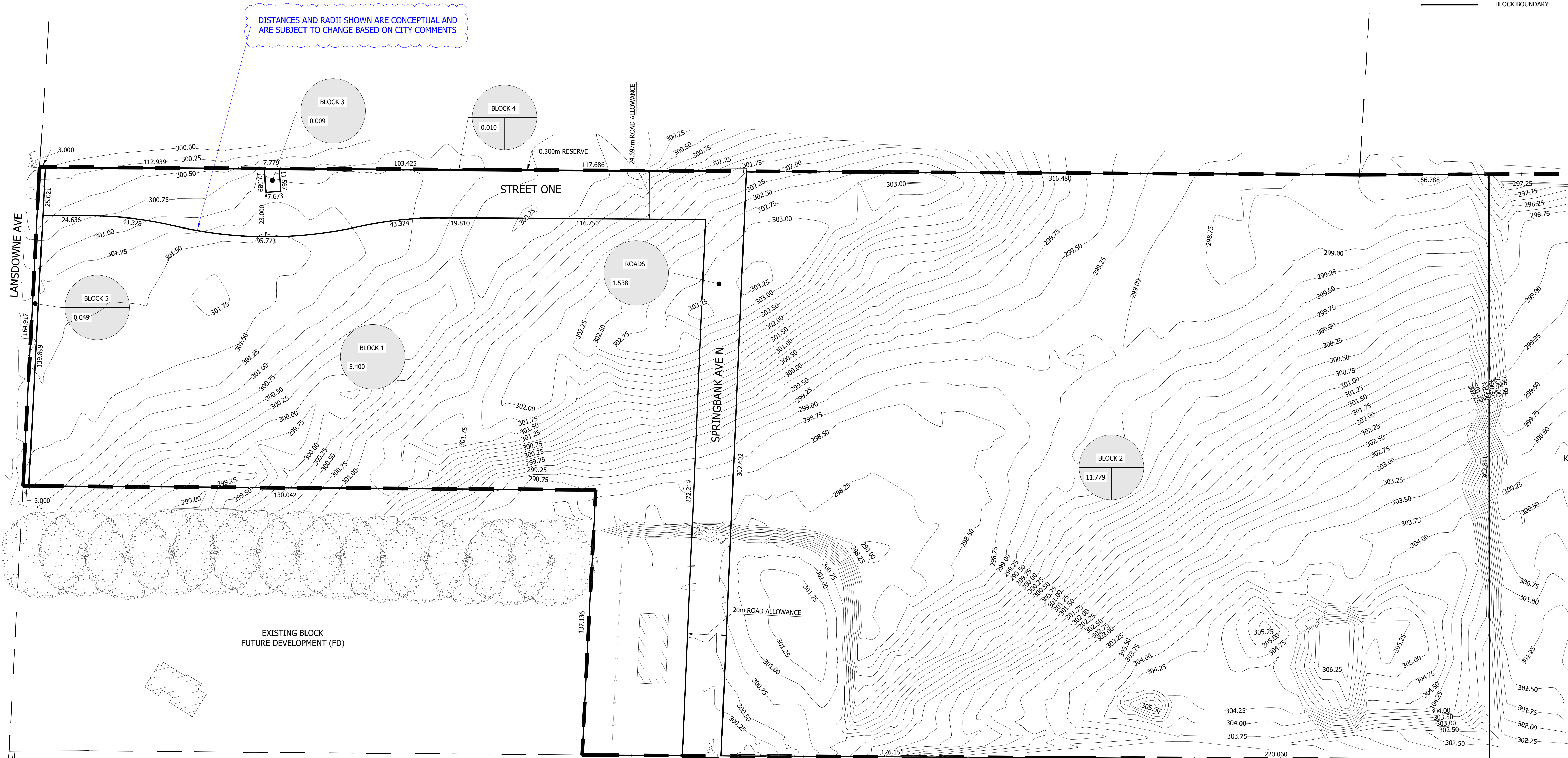


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

Plate 3: Applicant's Sketch

File No.: SB 25-06-8- City of Woodstock (Cowan Fields)

Part Lot 14, Concession 2 (Blandford) Parts 1 & 2, 41R-8016, City of Woodstock



THIS DRAWING IS THE PROPERTY OF SPH ENGINEERING INC. AND IS NOT TO BE COPIED OR DISTRIBUTED FOR ANY REASON OR BY ANY MEANS WITHOUT THE PERMISSION OF THE OWNER.

STAMP

NORTH ARROW

REFERENCES:
 -TOPOGRAPHICAL SURVEY BY SPH ENGINEERING (04/2023), (05/2023)
 -OXFORD COUNTY MAPPING

**PRELIMINARY
 NOT FOR CONSTRUCTION**

AREA SCHEDULE

LOT/BLOCK	DESCRIPTION	AREA (ha)
1	FUTURE DEVELOPMENT	5.400
2	FUTURE DEVELOPMENT	11.779
3	EX CELL TOWER	0.009
4	0.300m RESERVE	0.010
5	3.0m LANSDOWNE ROAD WIDENING	0.049
	ROADS	1.535
TOTAL		18.782

No.	DESCRIPTION	DATE
REVISIONS		
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
4	CLIENT REVIEW	2025-09-19
3	CLIENT REVIEW	2025-08-25
2	CLIENT REVIEW	2025-06-26
1	CLIENT REVIEW	2025-05-16
No.	DESCRIPTION	DATE
ISSUED		

SPH ENGINEERING INC.
 REAL WORLD ENGINEERING SOLUTIONS
 485037 SWEABURG ROAD
 WOODSTOCK, ONTARIO
 N4S 7V6
 TEL: 519-539-5700
 www.spheng.com



**COWAN FIELDS
 PLAN OF SUBDIVISION**

**PROPOSED
 DRAFT PLAN OF
 SUBDIVISION**

SCALE	DRAWN	CHECKED
AS NOTED	EL	CK
PLOT DATE	PROJECT No	DRAWING No
2025-09-19	24030	P1.0

PROPOSED DRAFT PLAN OF SUBDIVISION
 SCALE: 1:1000

Z:\2024\24030 COWAN FIELDS PLAN OF SUBDIVISION\24030 SITE1.DWG

Schedule "A"
To Report No. CP 2026-73

CONDITIONS OF DRAFT APPROVAL –
SB 25-06-8 – City of Woodstock (Cowan Fields)

1. This approval applies to the draft plan of subdivision submitted by the City of Woodstock, prepared by SPH Engineering Inc, as shown on Plate 3 of Report No. 2026-73 and comprising Part Lot 14, Concession 2 (Blandford) and Parts 1 and 2 of 41R-8016, in the City of Woodstock, showing two blocks for recreational uses, one reserve block, one road widening block, and a block for an existing telecommunications tower, served by the extension of Springbank Avenue North 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 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. Such easements as may be required for utility, noise barrier, drainage purposes, etc. outside of the proposed public right-of-ways shall be granted to the appropriate authority.
8. The Owner agrees that 1-foot reserves and road widening shall be conveyed to the City or County, as the case may be, free of all costs and encumbrances, to the satisfaction of the City and/or County.
9. Prior to the approval of the final plan by the County, 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.
10. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Traffic Impact Study prepared by RC Spencer, dated September 2025 (and any amendments/updates required by the County/City), to the satisfaction of the City of Woodstock and the County of Oxford. Costs associated with implementing recommendations, including design, approvals, construction, and any related works, shall be the sole responsibility of the Owner.

11. 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 City of Woodstock and the County of Oxford.
12. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Functional Servicing Report, prepared by SPH Engineering Inc, dated November 2025 (and any amendments/updates required by the County/City), to the satisfaction of the City of Woodstock and the County of Oxford.
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, to the satisfaction of County of Oxford Public Works.
14. 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 and/or applicable authorities. All associated costs shall be the sole responsibility of the Owner. This requirement could include, but is not limited to, the construction of a sanitary sewer within the Lansdowne Avenue right-of-way, between Street One and the Lansdowne SPS.
15. The Owner agrees that subdivision/site entrances and all related costs are considered local services and a direct developer responsibility. This includes the construction of the Street One connection at Lansdowne Avenue.
16. 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.
17. 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.
18. 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 Woodstock water and sanitary 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.
19. 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 and Area Municipality. Confirmation of servicing committed capacity for each lot/block within the plan shall not occur until site plan approval has been received for that lot/block.
20. 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 review.

21. The Owner agrees that prior to registration of each phase of development, the Owner shall demonstrate 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.
22. The Owner agrees in writing, to the satisfaction of Oxford County, through the subdivision agreement, to ensure that all agreements of purchase and sale for lots (and provisional tenancy agreements) abutting/in proximity to the Lansdowne Sewage Pumping Station shall have appropriate disclosure and warning clauses to inform future owners and residents/tenants of potential odours associated with operation and maintenance of the sewage pumping station.
23. 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 City of Woodstock Guidelines.
24. 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 County of Oxford Public Works.
25. Prior to the approval of the final plan by the County, 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.
26. Prior to final approval by the County, the County of Oxford shall be advised by the City of Woodstock that conditions 2 to 12 (inclusive), 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.
27. Prior to final approval by the County, the owner shall secure clearance from the County of Oxford Public Works Department that conditions 7 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.
28. Prior to final approval by the County, the County of Oxford shall be advised by applicable utility companies that condition 25 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.
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.