

Plate 1: Location Map with Existing Zoning

32T-07006 & ZN 7-21-05 - Performance Communities Realty Inc & Lindprop Corp.

Part Lot 5, Concession 10 (Dereham), Parts 1-6 of 41R-10049 - 78 & 84 North Street East, Tillsonburg

**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**

0 102 205 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

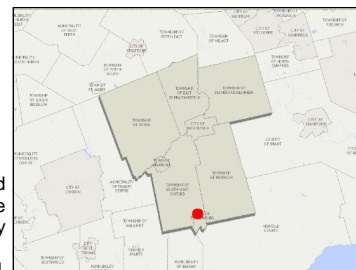
May 3, 2021



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



0 102 205 Meters

NAD_1983_UTM_Zone_17N



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May 3, 2021

32T-07006 & ZN 7-21-05 - Performance Communities Realty Inc & Lindprop Corp.

Part Lot 5, Concession 10 (Dereham), Parts 1-6 of 41R-10049 - 78 & 84 North Street East, Tillsonburg



Draft Plans

- Open Space
 - Right of Ways
 - Properties
- 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)**

A map of the City of Chicago, Illinois, showing the location of the proposed site. The site is marked with a red dot in the Loop area, near the intersection of State Street and Madison Street. The map includes labels for various streets and landmarks, such as the Chicago River, Lake Michigan, and the Loop area. The proposed site is located in the central part of the city, near the intersection of State Street and Madison Street.

0 102 205 Meters

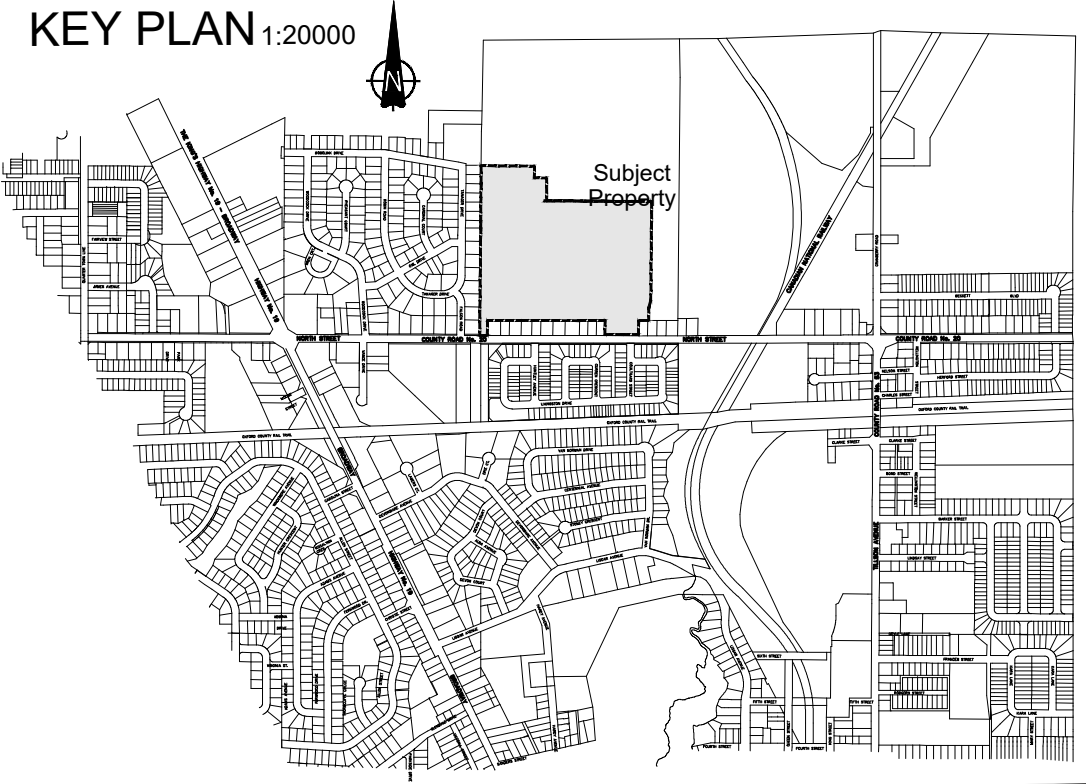
NAD_1983_UTM_Zone_17N



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May 3, 2021

Plate 4: Proposed Draft Plan of Subdivision
32T-07006 & ZN 7-21-05 - Performance Communities Realty Inc & Lindprop Corp.
Part Lot 5, Concession 10 (Dereham), Parts 1-6 of 41R-10049 - 78 & 84 North Street East, Tillsonburg



DRAFT PLAN
OF SUBDIVISION

Part of Lots 4 and 5
Concession 10
Town of Tillsonburg
County of Oxford

LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha)
PHASE 1			
Single Family Residential	1-2, 4-17, 19-41, 49-50, 54, 56-59, 61-63, 67, 74-78, 83-85, 91-93, 96, 102, 109-116	71	3.95
Townhome Residential	3, 18, 42-48, 51-53, 55, 60, 64-66, 68-73, 79-82, 86-90, 94-95, 97-101, 103-109	202	5.27
Park / Walkways	117-119, 123		2.13
Stormwater Management	120		1.08
3m Road Widening	121-122		0.03
Roads	LARK STREET, MARTIN STREET, KEBA CRESCENT, MALLARD STREET, BRAUN AVENUE, CANARY STREET		3.79
Phase 1 Total		273	16.25

LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
PHASE 1			
Residential	1-5,9-11,15-21,26-35,40-155	141	7.15
Semi-Detached Residential	6-8,12-14,22-25,36-39,156-158	34	1.20
Commercial	159		0.49
Park	160		1.30
Greenway	161-163		2.33
Walkway	164-166		0.09
3m Road Widening	167,168		0.02
0.3m Reserve	169-172		0.00
Roads			3.36
Phase 1 Total		175	15.94

RED-LINED DRAFT PLAN

LEGEND

- REVISD LIMIT OF DRAFT PLAN 16.07ha
- LANDS TO BE ADDED INTO DRAFT RED-LINED PLAN (0.49ha)
- LANDS TO BE REMOVED FROM RED-LINED DRAFT PLAN (0.18ha)
- TOTAL DIFFERENCE 0.31ha

PLAN PREPARED BY:

CJDL
Consulting Engineers

JOB No. 21001

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjdl@cjdleng.com

DATE: 15 APR 2021
REV. 13 MAY 2021

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.
h) Municipal water supply
i) Sand, sandy silt
k) All municipal services as required including sanitary sewers

OWNER'S CERTIFICATE

I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD.

JOHN SPINA, Lindprop Corp.

June 6, 2007
DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Kim Husted, O.L.S., Kim Husted Surveying Ltd.

June 26, 2007
DATE



Winchester/Wellington Office
251-175 Victoria Street South
Winchester, Ontario N0C 1Y3
T 519 561 8801
F 519 561 8802

Hamilton Office
102-21 Marine Street East
Hamilton, Ontario L8N 2R5
T 905 522 6817
F 905 522 6800

www.gspgroup.ca

Date: June 7, 2007
Scale: 1:2000 metric

Drawn By: S.Loughran
Project No.: 6095.40

REVISIONS

July 8, 2008
September 30, 2008

Agency Comments – 32T-07006 – Performance Communities Realty Inc. & Lindprop Corporation

Town of Tillsonburg Building & By-Law Services provided the following comments:

- Recommend that Lot 1 be zoned R1A to be consistent with the remainder of existing properties fronting onto North Street East.
- For streetscape/building alignment along North Street East, it is recommended that Lot 1 has a minimum exterior side yard width of 7.5 m from the North Street East street line.

The Town of Tillsonburg Engineering Services Department provided the following comments:

- The subject property contains the Paget Municipal Drain that traverses the property. This municipal drain will need to be abandoned and relocated at the developer's cost; all flows are required to be conveyed through new storm sewers.
- All side yards abutting streets need to follow Town and County standards for daylight triangles.
- Martin Street to be widened to 22 m width within park section.
- If approved, please include the following as conditions of draft plan approval:
 - a. The Owner agrees to install fencing if required by the Town.
 - b. The section of the Paget Municipal Drain that transverses the property shall be abandoned, to the satisfaction of the Town. All pre-existing flows will be required to be conveyed through the property via storm sewers at the Owner's expense.
 - c. The Owner agrees to satisfy all requirements, financial and otherwise, of the Town regarding the construction of roads, installation of services, including water, sewer, electrical distribution systems, street lights, sidewalks, and drainage facilities and other matters pertaining to the development of the subdivision in accordance with Town standards.
 - d. Road allowances included in the draft plan of subdivision shall be dedicated to the Town as public highway to the satisfaction of the Town.
 - e. The streets included on the draft plan of subdivision shall be named to the satisfaction of the Town.
 - f. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, a grading plan, servicing plan, hydro and street lighting plan, and erosion and siltation control plan, along with reports as required, be reviewed and approved by the Town, 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.
 - g. Such easements as may be required for utility or drainage purposes outside of the proposed public right-of-way shall be granted to the appropriate authority.

The Town of Tillsonburg Director of Recreation, Culture and Parks provided the following comments:

- The Developer shall retain, at their cost, a Certified Landscape Architect to work jointly with the Town to develop a plan for the Subdivision and parkland block.
- Develop an overall Landscaping Plan depicting One (1) tree per lot, in accordance with Tillsonburg's Design Guidelines. Tree Species to satisfaction of the Town.
- Chainlink Fencing required for all lots adjacent to Stormwater Management Block 120

- Chainlink Fencing required for both sides of pedestrian walkways (Blocks 119 & 123)
- Chainlink Fencing required for both sides of proposed walking trail / storm water management Block 118
- Chainlink Fencing required for the perimeter of the proposed Park Block 117 (for existing residential properties adjacent to park block and Lots 91-95)

The Town of Tillsonburg Fire and Rescue Services Department indicated that they had no concerns with the proposal.

The County Public Works Department requested that the following conditions be included:

- Blocks 121 & 122 shall be dedicated to the County of Oxford as road widening blocks.
- 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
- The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water and sewage system within the draft plan subject to the approval of the County of Oxford Department of Public Works
- Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Tillsonburg water and sanitary sewer systems to service the plan of subdivision
- The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority
- 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.

Enbridge Gas requested that the Owner/developer provide the necessary easements and/or agreements required by Enbridge Gas as a condition of draft approval.

The Town Development Commissioner indicated that they are supportive of this proposed plan of subdivision, which help meet increased market demand for housing and will result in increased residential growth for the community.

CONDITIONS OF DRAFT APPROVAL – 32T-07006 – Performance Communities Realty Inc & Lindprop Corporation

1. This approval applies to the draft plan of subdivision submitted by Performance Communities Realty Inc & Lindprop Corporation. (32T-07006) and prepared by CJDLC Consulting Engineers, as shown on Plate 3 of Report No. CP 2021-209 and comprising Part Lot 5, Concession 10 (Dereham), Parts 1-6 of 41R-10049 in the Town of Tillsonburg, showing 71 single detached dwellings, 45 lots for 202 street fronting townhouse dwellings, one stormwater management block, two park blocks and two pedestrian walkway blocks, served by 5 new local streets.
2. The Owners shall enter into a subdivision agreement with the Town of Tillsonburg and County of Oxford.
3. The Owners agree in writing, to install fencing as may be required by the Town, to the satisfaction of the Town of Tillsonburg.
4. The Owners agree in writing, to satisfy all requirements, financial and otherwise, of the Town regarding construction of roads, installation of services, including water, sewer, electrical distribution systems, sidewalks, street lights, and drainage facilities and other matters pertaining to the development of the subdivision in accordance with the standards of the Town, to the satisfaction of the Town of Tillsonburg.
5. The road allowances included in the draft plan of subdivision shall be dedicated as public highways, to the satisfaction of the Town of Tillsonburg.
6. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Town of Tillsonburg.
7. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, a grading plan, servicing plan, hydro and street lighting plan, and erosion and siltation control plan, along with reports as required, be reviewed and approved by the Town, and further, the subdivision agreement shall include provisions for the owners 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 Town of Tillsonburg.
8. The subdivision agreement shall contain provisions requiring the Owners provide an overall Landscaping Plan depicting at least one (1) tree per lot, in accordance with Tillsonburg's Design Guidelines. The Town shall approve the species of tree to be planted.
9. The Owners shall retain a Landscape Architect to prepare a landscape plan for the plan of subdivision, to the satisfaction of the Town of Tillsonburg.
10. Prior to the approval of the final plan by the County, the section of the Paget Municipal Drain that transverses the property shall be abandoned or relocated, to the satisfaction of the Town of Tillsonburg.
11. Prior to the approval of the final plan by the County, all lots/blocks shall 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 Owners, to the satisfaction of the Town of Tillsonburg.

12. Prior to the approval of the final plan by the County, the Owners shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the Town of Tillsonburg and County of Oxford.
13. 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 Town of Tillsonburg and County of Oxford Public Works.
14. The Owners agree 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.
15. 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.
16. The Owners agree 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.
17. Prior to the approval of the final plan by the County, the Owners shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Tillsonburg water and sanitary sewer systems to service the plan of subdivision, to the satisfaction of County of Oxford Public Works.
18. The Owners agree in writing, that a 0.3 m (1 ft) reserve along North Street East adjacent to Lot 2 shall be conveyed to the County as required, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
19. The Owners agree in writing, that a road widening along North Street East shall be conveyed to the County as required, to provide a 15 m (49.2 ft) right-of-way from the centerline of the Road, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
20. The Owners agree in writing, that 3 m (9.8 ft) x 3 m (9.8 ft) daylighting triangles along North Street East shall be conveyed to the County as required for lots abutting 'Braun Avenue', free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
21. The Owners agree in writing, to the satisfaction of the County, through the subdivision agreement, that all agreements of purchase and sale for lots 1 & 2 abutting North Street East shall have appropriate disclosure and warning clauses to inform future owners and residents and the outdoor amenity areas for lots abutting North Street East may experience noise levels that exceed the Ministry of Environment, Conservation and Parks' NPC-300 Noise Guidelines.

22. Prior to the approval of the final plan by the County, the Owners 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.
23. Prior to the approval of the final plan by the County, the Owners shall agree in writing, to satisfy the requirements of Enbridge Gas that the Owner/developer provide Enbridge Gas with the necessary easements and/or Enbridge Gas.
24. Prior to the approval of the final plan by the County, the Owners shall secure clearance from the Long Point Region Conservation Authority (LPRCA), indicating that final lot grading plans, soil conservation plan, and stormwater management plans have been completed to their satisfaction.
25. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Town of Tillsonburg that Conditions 2 to 13 (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.
26. Prior to the approval of the final plan by the County, the Owners shall secure clearance from the County of Oxford Public Works Department that Conditions 14 to 21 (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.
27. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 22 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
28. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge Gas that Condition 23 has been met to the satisfaction of Enbridge Gas. 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 County of Oxford shall be advised by LPRCA that Condition 24 has been met to the satisfaction of LPRCA. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
30. Prior to the approval of the final plan by the County, the Owners 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.
31. This plan of subdivision shall be registered by October 22, 2023, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.