

Plate 1: Location Map with Existing Zoning

File Nos. SB 21-07-7 & ZN 7-21-11- Lindprop Corp & Performance Communities Realty Inc.
Part Lots 4 & 5, Concession 10 (Dereham) - 112 North Street East, Town of Tillsonburg

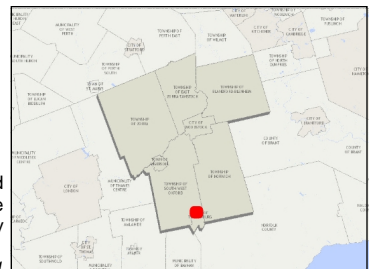


Legend

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



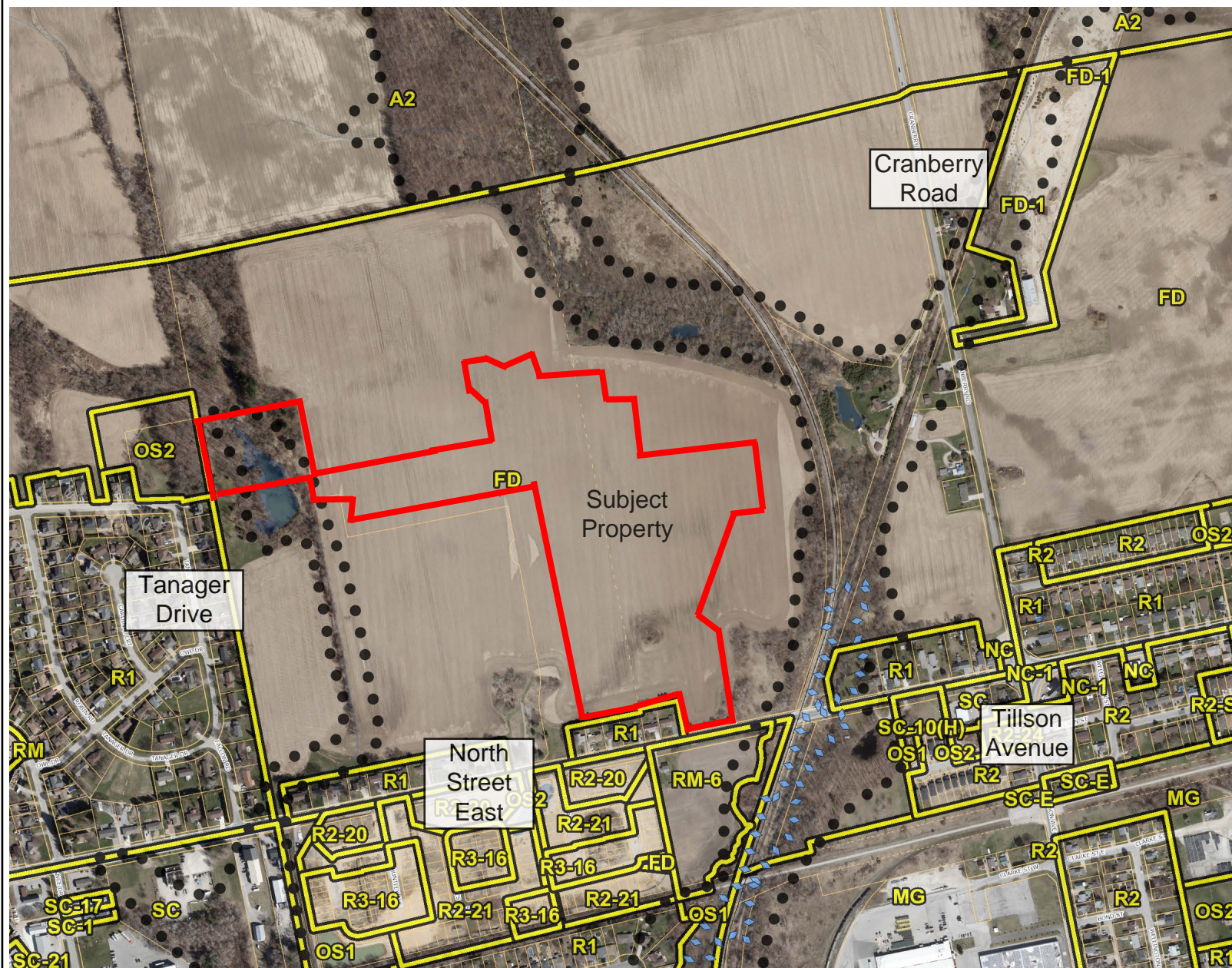
0 205 409 Meters

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

August 11, 2021

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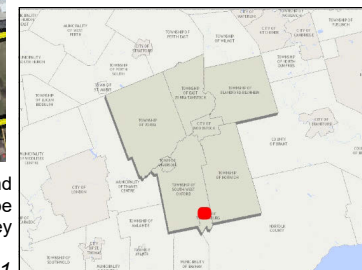
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August 11, 2021



OWNER'S CERTIFICATE

LINDPROP CORP., THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

OWNER'S CERTIFICATE

PERFORMANCE COMMUNITIES REALTY INC., THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

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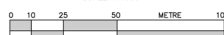
WILLIAM R. HAYDOCK, PERFORMANCE COMMUNITIES REALTY INC., HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.



SCALE 1:1000



NOTE: ORIGINAL CONTOURS SHOWN FROM 2021 C.D.L. SURVEY

CJDL
Consulting Engineers

0704

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Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-5200
888-302-9886
Fax: 519-842-3235
cjd@cjdleng.com

8 JUNE 2021

AREA SUMMARY

DESCRIPTION	AREA (ha)
BLOCKS 1-16	RESIDENTIAL 8.14
DEDICATED STREETS	STREETS 'A', 'B', 'C', 'D', 'E', 'F', BRAUN AVENUE, MALLARD AVENUE, MARTIN STREET, MALLARD AVENUE, MARTIN STREET 3.21
BLOCKS 17-18	STORM POND SERVICE BLOCKS 0.06
BLOCK 19	SWM 1.64
BLOCK 20	PARK 1.43
TOTAL	14.48

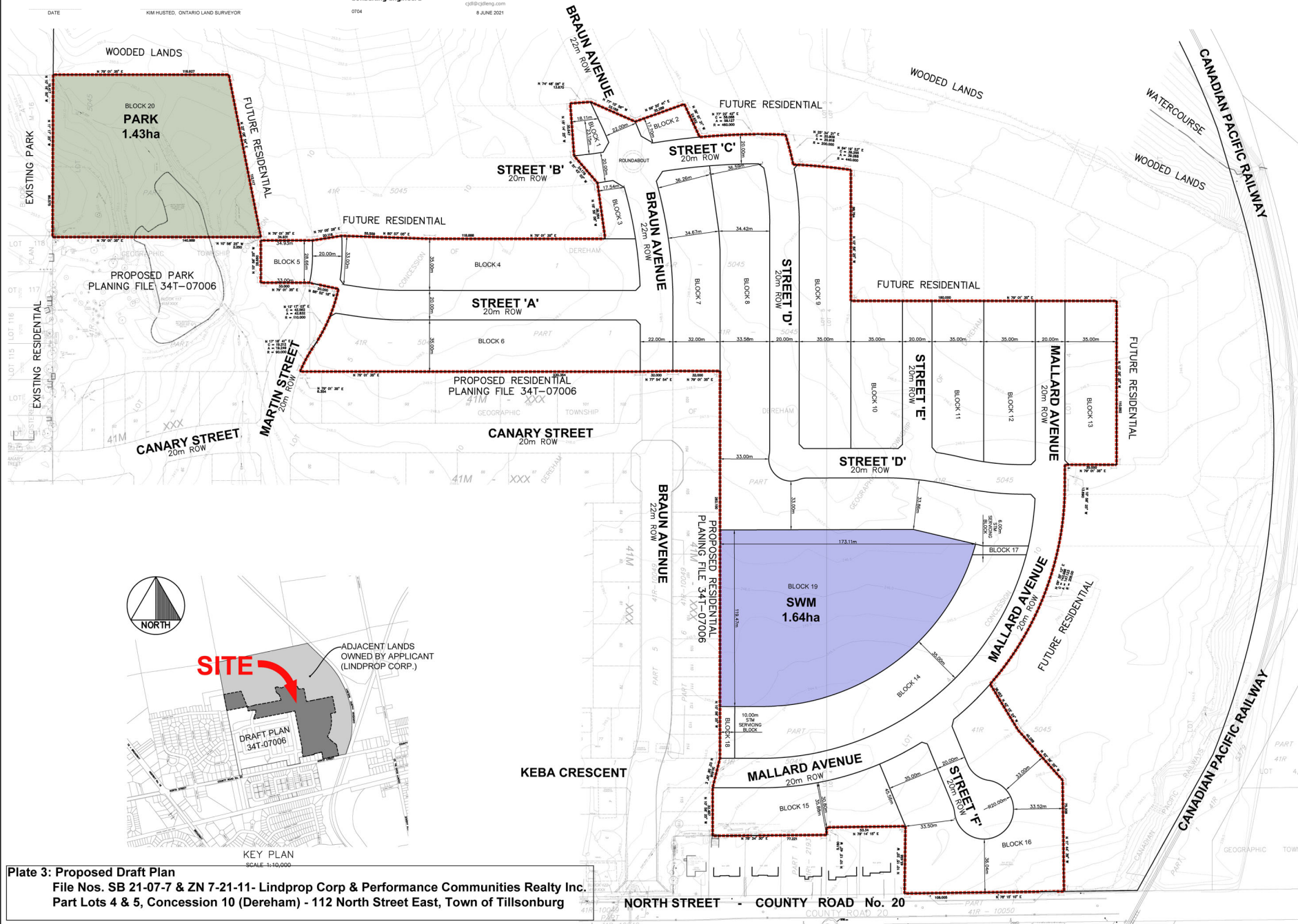
INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990

- (A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) BLOCKS 1-16 - RESIDENTIAL
DEDICATED STREETS - STREETS 'A', 'B', 'C', 'D', 'E', 'F' BRAUN AVENUE, MALLARD AVENUE, MARTIN STREET.
BLOCK 19 - SWM AREA
BLOCKS 17-18 - STORM POND SERVICE BLOCKS
BLOCK 20 - PARK, WALKWAY
(E) NORTH - FUTURE RESIDENTIAL, WOODLAND
WEST - EXISTING RESIDENTIAL, WOODLAND
EAST - RAILWAY CORRIDOR
SOUTH - PROPOSED RESIDENTIAL
(F) ON PLAN
(G) ON PLAN
(H) TOWN WATER AVAILABLE
(I) SAND
(J) ON PLAN
(K) STORM SEWERS, SANITARY SEWERS, TELEPHONE, GAS, T.V. CABLE
(L) TOWN OF TILLSONBURG OFFICIAL PLAN AND ZONING BY-LAWS

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 4 AND 5
CONCESSION 10
TOWN OF TILLSONBURG
COUNTY OF OXFORD



Schedule "A"
To Report No. CP 2021-378

CONDITIONS OF DRAFT APPROVAL – SB 21-07-7 – Lindprop Corp. &
Performance Communities Realty Inc.

1. This approval applies to the draft plan of subdivision submitted by Performance Communities Realty Inc. & Lindprop Corporation. (SB 21-07-7) and prepared by CJDL Consulting Engineers, as shown on Plate 3 of Report No. CP 2021-378 and comprising Part Lots 4 & 5, Concession 10 (Dereham), in the Town of Tillsonburg, showing 16 blocks for future residential development, three stormwater management blocks, and a parkland block, served by 6 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, 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. The Owner shall agree to prepare, and submit for the approval of Oxford County Public Works, a Traffic Impact Study and agree to undertake the works required by the outcome of the study for the proposed development.
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 in Block 16 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 November 10, 2024 after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.