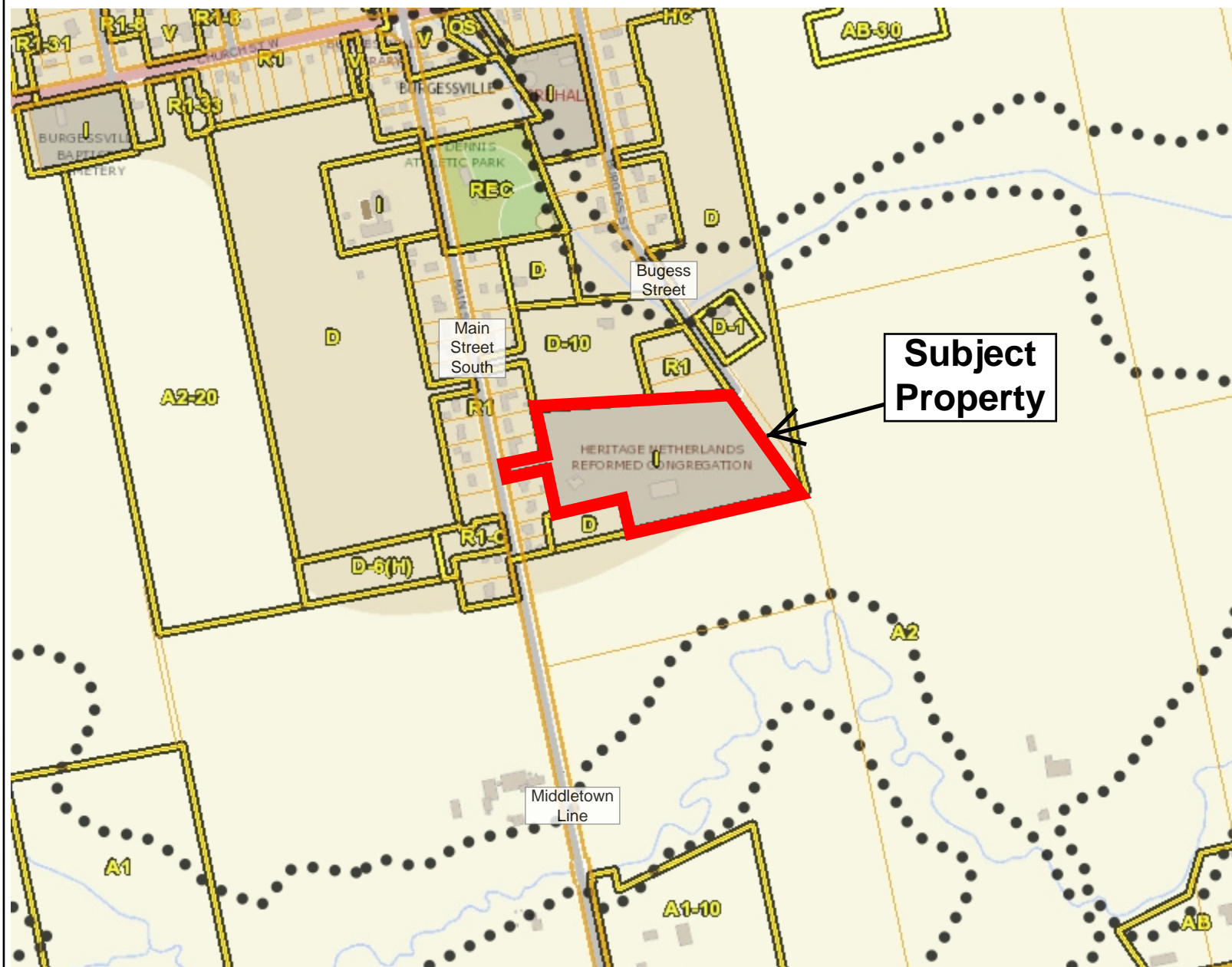


## Plate 1: Location Map with Existing Zoning

File No. SB21-15-3 - Trustees of the First Netherlands Reformed Congregation (Kok)

Part Lot 14, Concession 2 (North Norwich) - 685 Main Street South, Village of Burgessville



## Legend

## Parcel Lines

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

## 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



0 220 440 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

March 1, 2022

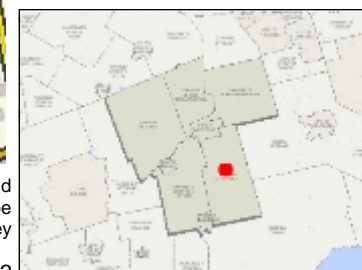


Plate 2: Aerial Map (2020 Air Photo)

File No. SB21-15-3 - Trustees of the First Netherlands Reformed Congregation (Kok)

Part Lot 14, Concession 2 (North Norwich) - 685 Main Street South, Village of Burgessville



## Legend

- Parcel Lines
- Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Regulatory Flood (GRCA)
- Flood Hazards (UTRCA)
- 100 Yr Flood (LPRCA)
- GRCA River Slopes and Erosion Allowances
- GRCA River Valley Slopes
- UTRCA Erosion Hazards
- Erosion Hazard Lands (From OP)
- GRCA Reg Limit
- UTRCA Reg Limit
- LPRCA Reg Limit
- CCCA Reg Limit

## Notes



0 60 120 Meters

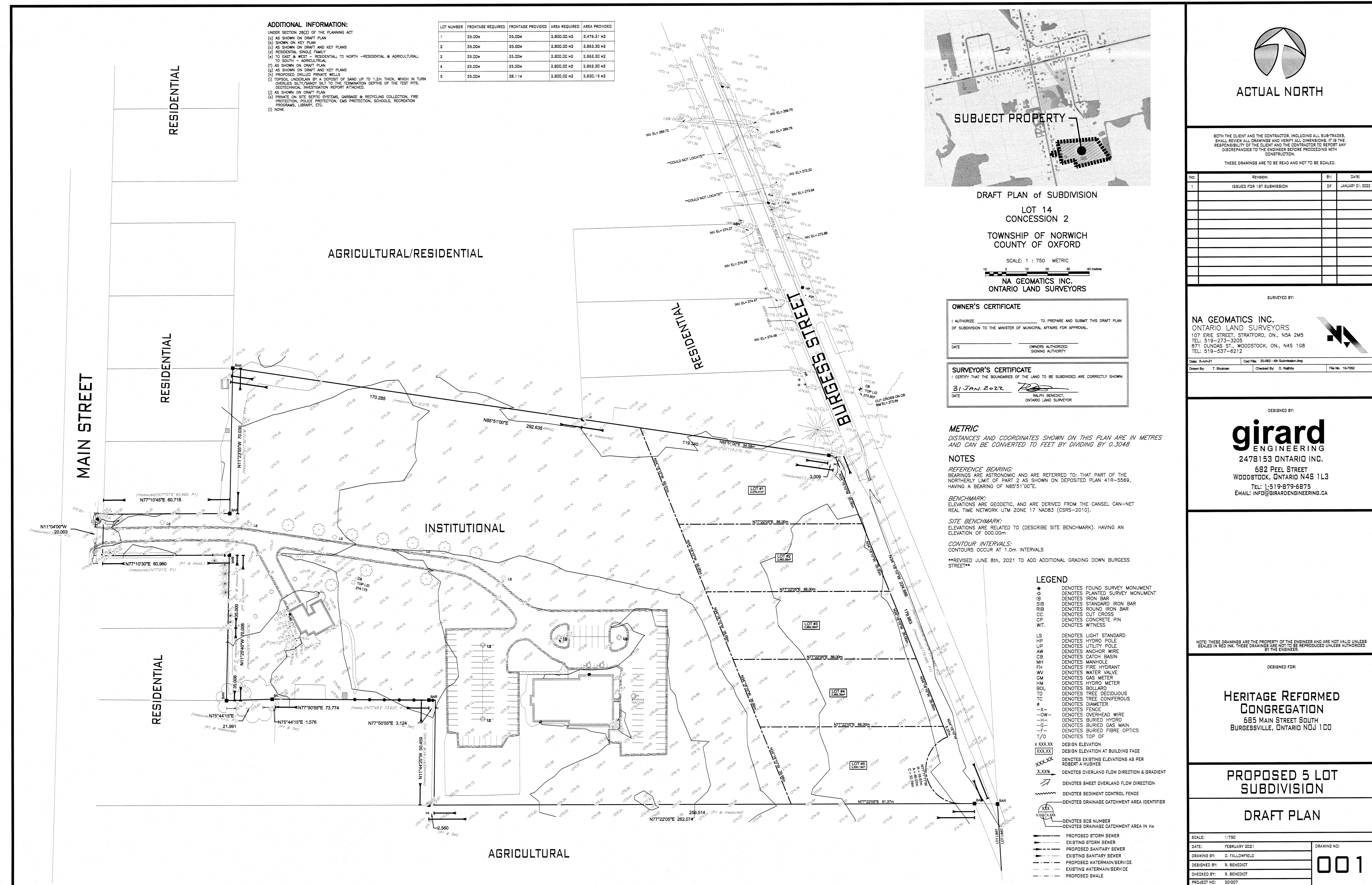
NAD\_1983\_UTM\_Zone\_17N



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June 13, 2022





June 14, 2022

COMMENTS RE DRAFT PLAN OF SUBDIVISION & ZONE CHANGE

FILES: SB 21-15-3 & N 3-21-19 (TRUSTEE OF THE FIRST NETHERLANDS REFORMED CONGREGATION)

IN REGARDS TO ADJACENT LAND - 713634 MIDDLETOWN LINE, BURGESSVILLE, ONTARIO, N0J 1C0  
RP 41R55569 PARTS 3 & 4 & 5

We would respectfully request that provisions be made to ensure our AGRICULTURAL LAND WILL NOT  
SUSTAIN DRAINAGE, SEPTIC OR WATER ISSUES IF THESE CHANGES ARE IMPLEMENTED.

AGRICULTURAL LAND IS EVERYONE'S FUTURE! PLEASE TREAT IT WITH RESPECT!

GORDON SACKRIDER





Schedule "A"  
To Report No. CP 2022-281

CONDITIONS OF DRAFT APPROVAL – SB 21-15-3 –  
Trustees of the First Netherlands Reformed Congregation

1. This approval applies to the draft plan of subdivision, submitted by the Trustees of the First Netherlands Reformed Congregation (SB21-15-3), as prepared by N.A. Geomatics (dated January 31, 2022), as shown on Plate 3 of Report No.2022-281, comprised of land described as Part Lot 14, Concession 2 (North Norwich), in the Village of Burgessville, showing 5 lots for single detached dwellings and the extension of Burgess Street.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Norwich regarding the construction of roads, installation of services, electrical distribution systems, sidewalks and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Norwich.
3. The subdivision agreement shall be registered by the Township of Norwich against the lands to which it applies.
4. Prior to final approval by the County of Oxford, such easements as may be required for utility or drainage purposes outside of the public right-of-way shall be granted to the appropriate authority.
5. The road allowance included in the draft plan of subdivision shall be dedicated as a public highway.
6. The subdivision agreement shall include necessary provisions to ensure the new local street shall be constructed to the satisfaction of the Township and shall be connected to Burgess Street at no cost to the Township of Norwich, to the satisfaction of the Township of Norwich.
7. The subdivision agreement shall include provisions with respect to the installation and maintenance of nitrate reducing private sanitary systems for lots 1 to 5, as recommended by the Hydrogeological Assessment, as prepared by Hydrogeology Consulting Services (HCS), to the satisfaction of the Township of Norwich.
8. Prior to the final approval by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the Township of Norwich Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the developer.
9. The owner agrees in writing to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.

10. Prior to final approval by the County of Oxford, the owner agrees in writing to satisfy all requirements of Union Gas Limited regarding necessary easements and/or agreements for the provision of gas services and any other matters pertaining to the development of the subdivision.
11. Prior to final approval by the County of Oxford, the owner agrees in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery and the location of Centralized Mail Box locations.
12. The owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford and other matters pertaining to the development of the subdivision.
13. Prior to final approval by the County of Oxford, final detailed servicing plans, storm water management plans and grading plans shall be prepared and submitted by the owner for the review and approval by the Township of Norwich and the Long Point Region Conservation Authority, and further the applicant shall be required to demonstrate that the proposed development can provide legal and adequate outlet for the purpose of stormwater drainage, to the satisfaction of the Township of Norwich and subject to a third party engineered review. 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 engineered plans and reports.
14. Prior to final approval of the plan by the County of Oxford, the owner shall submit an archaeological assessment report for the subject lands, to the satisfaction of the Minister of Heritage, Sport, Tourism and Culture Industries. No demolition, grading or further soil disturbances shall take place on the subject property prior to the issuance of a clearance letter from the Ministry of Heritage, Sport, Tourism and Culture Industries to the County of Oxford, indicating that all archaeological assessment and/or mitigation activity has been undertaken, meeting licensing and resource conservation requirements.
15. The Township of Norwich may accept cash-in-lieu of 5% parkland under the provisions of the Planning Act, R.S.O. 1990, as amended, and the Township of Norwich is hereby authorized to do so.
16. Prior to 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.
17. Prior to the approval of the final plan by the County of Oxford, the owner shall satisfy Conditions Number 4, 12-13 to the satisfaction of the County of Oxford.
18. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from the Erie Thames that Condition Number 9 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
19. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from Union Gas Limited that Condition Number 10 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.

20. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from Canada Post Corporation that Condition Number 11 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
21. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the Township of Norwich that Conditions 2-8, 13, 15 have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
22. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the Long Point Region Conservation Authority that Condition 13 has been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how the condition has been satisfied.
23. This plan of subdivision shall be registered by July 13, 2025, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.