

Plate 1: Existing Zoning & Location Map

SB 21-10-8 & ZN 8-21-19 - Woodstock Meadows Developments Inc. - 745314 & 745364 Oxford Road 17, Woodstock



**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**



0 242 484 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

October 5, 2021





**Legend**

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

**Notes**



0 242 484 Meters

NAD\_1983\_UTM\_Zone\_17N



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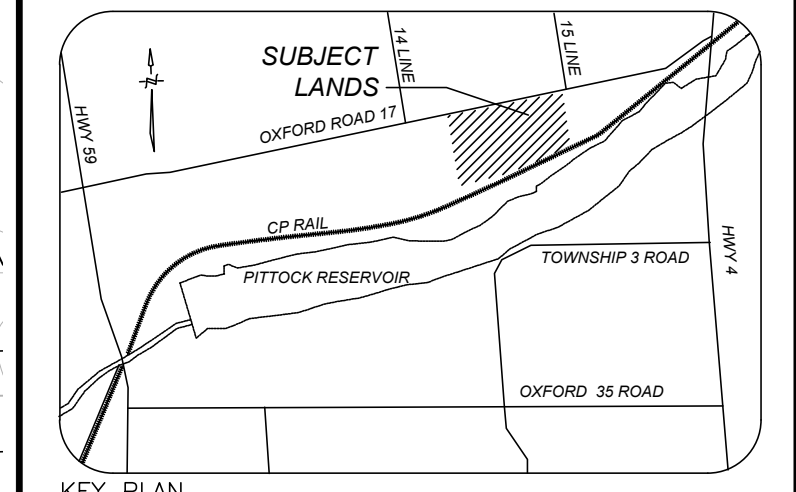
October 5, 2021



Plate 3: Proposed Draft Plan of Subdivision  
 SB 21-10-8 & ZN 8-21-19 - Woodstock Meadows Developments Inc. - 745314 & 745364 Oxford Road 17, Woodstock



**DRAFT PLAN OF SUBDIVISION**  
 PART OF LOT 5, CONCESSION 14  
 IN THE GEOGRAPHIC TOWNSHIP OF EAST ZORRA  
 CITY OF WOODSTOCK  
 COUNTY OF OXFORD



OWNER'S CERTIFICATE  
 I hereby consent to the filing of this Plan in Draft Form.

See Original Submission  
 Charlie Kuiken, President  
 Woodstock Meadows Development Inc.  
 Date: August 9, 2021

SURVEYOR'S CERTIFICATE  
 I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

See Original Submission  
 James M. Laws, O.L.S.  
 Van Harten Surveying Inc.  
 Date: August 9, 2021

- REQUIREMENTS UNDER SECTION 51 (1) OF THE PLANNING ACT, 1990
- a) as shown on plan
  - b) as shown on plan
  - c) as shown on key plan
  - d) as shown on land use schedule
  - e) as shown on plan
  - f) as shown on plan
  - g) as shown on plan
  - h) municipal water
  - i) clayey silt fill
  - j) as shown on plan
  - k) municipal sewers
  - l) as shown on plan

- LEGEND**
- SUBJECT LANDS
  - POTENTIAL PATHWAY
  - EXISTING DRIPLINE
  - 10m TREELINE BUFFER



| LAND USE SCHEDULE               |  |             |              |
|---------------------------------|--|-------------|--------------|
| LAND USE                        | LOTS/BLOCKS  | # OF UNITS  | AREA IN Ha   |
| SINGLE DETACHED - 15.3m         | 1-21,30-31,201-207,270-297,301,444-446,471, 472,521-556  | 101         | 5.59         |
| SINGLE DETACHED - 12.8m         | 22-29,33-45,61-68,92-98,145-148,158-164,188, 189,193-200,208-230,235-254,258-269,298-300, 303-312,341-347,396-403,438-443,447,456-461, 468-470,473,474,479-504,507-520,557-559,562-566,591,592,607,618-622,630-633 | 219         | 9.21         |
| SINGLE DETACHED - 11.0m         | 46-60,69-91,99-144,149-157,165-187,190-192,21-23,25-25,257,313-340,348-395,404-437,448-455,462-467,475-478,505,506,540,561, 567-590,593-606,608-617,623-629,634-640  | 320         | 11.31        |
| STREET TOWNHOUSE - 6.05m        | 641-677  | 213         | 4.72         |
| DUAL FRONTAGE TOWNHOUSE - 6.05m | 678-681  | 22          | 0.67         |
| BACK TO BACK TOWNHOUSE - 6.45m  | 682-687  | 96          | 0.94         |
| HIGH DENSITY RESIDENTIAL BLOCK  | 688  | 150         | 2.12         |
| PARKLAND                        | 689-692  |             | 2.86         |
| BUFFER                          | 693-696  |             | 1.55         |
| OPEN SPACE                      | 697-700  |             | 3.27         |
| SWM POND                        | 701,702  |             | 2.28         |
| SANITARY PUMPING STATION        | 703  |             | 0.12         |
| 0.3m RESERVE                    | 704-708  |             | 0.03         |
| 18m ROW - 5193m                 | -  |             | 9.40         |
| 20m ROW - 2234m                 | -  |             | 4.49         |
| <b>TOTAL</b>                    |  | <b>1121</b> | <b>58.56</b> |

| REVISION                        | DATE     | INITIAL |
|---------------------------------|----------|---------|
| MODIFIED TO RELOCATE STREET 'A' | 12 15 22 | J.P.    |
| ISSUED FOR SUBMISSION           | 05 18 22 | J.P.    |
| MODIFIED TO ADDRESS DP COMMENTS | 04 18 22 | J.P.    |
| MODIFIED AS PER PARKS COMMENTS  | 02 03 22 | J.P.    |
| MODIFIED TO ADDRESS DP COMMENTS | 07 19 21 | J.P.    |
| ISSUED FOR SUBMISSION           | 04 27 21 | J.P.    |
| ISSUED FOR PRE-CONSULTATION     | 01 22 21 | J.P.    |

1: 1,500

**WOODSTOCK MEADOWS**  
 745364 OXFORD ROAD 17

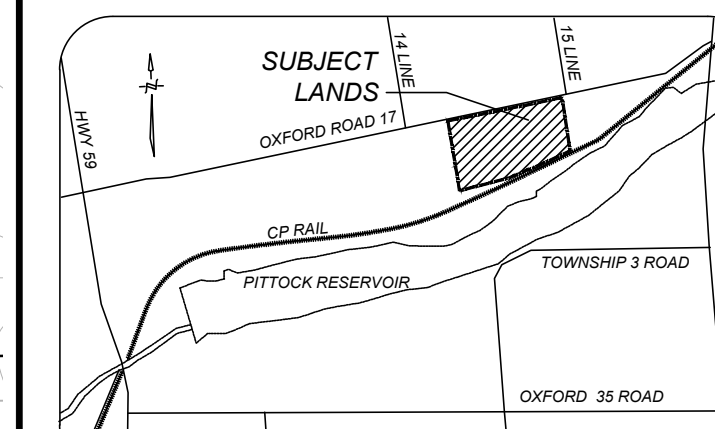
|                 |               |
|-----------------|---------------|
| CHECKED BY:     | PROJECT NO.:  |
| CM/MC           | 17-1200       |
| SCALE: on 24x36 | DATE:         |
| 1:500           | July 19, 2021 |
|                 | DRAWING NO.:  |
|                 | 1             |



Plate 4: Proposed Density Map  
 SB 21-10-8 & ZN 8-21-19 - Woodstock Meadows Developments Inc. - 745314 & 745364 Oxford Road 17, Woodstock



**DRAFT PLAN OF SUBDIVISION**  
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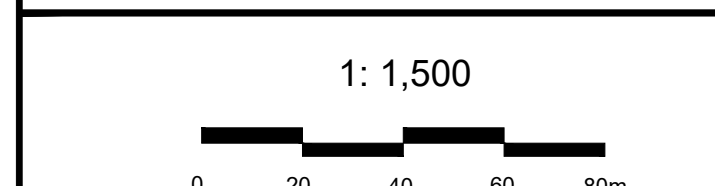
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- a) as shown on plan
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  - d) as shown on land use schedule
  - e) as shown on plan
  - f) as shown on plan
  - g) as shown on plan
  - h) municipal water
  - i) clayey silt fill
  - j) as shown on plan
  - k) municipal sewers
  - l) as shown on plan

**LEGEND**

- SUBJECT LANDS
- POTENTIAL PATHWAY
- EXISTING DRIPLINE
- 10m TREELINE BUFFER



| LAND USE                        | LOTS/BLOCKS  | # OF UNITS  | AREA (Ha)    |
|---------------------------------|--|-------------|--------------|
| SINGLE DETACHED - 15.3m         | 1-21,30-31,201-207,270-297,301,444-446,471, 472,521-556  | 101         | 5.59         |
| SINGLE DETACHED - 12.8m         | 22-29,33-45,61-68,92-98,145-148,158-164,188, 189,193-200,208-230,235-236,258-269,298-300, 303-312,341-347,396-403,438-443,447,456-461, 468-470,473,474,479-504,507,520,557-559,562-566,591,592,607,618-622,630-633 | 219         | 9.21         |
| SINGLE DETACHED - 11.0m         | 46-60,69-91,99-144,149-157,165-187,190-192,21, 234-255,257,313-340,348-395,404-437,448-455,462-467,475-478,505,506,560,561, 567-590,593-606,608-617,623-629,634-640  | 320         | 11.31        |
| STREET TOWNHOUSE - 6.05m        | 641-677  | 207         | 4.87         |
| DUAL FRONTAGE TOWNHOUSE - 6.05m | 678-681  | 22          | 0.65         |
| BACK TO BACK TOWNHOUSE - 6.45m  | 682-687  | 96          | 0.94         |
| HIGH DENSITY RESIDENTIAL BLOCK  | 688  | 150         | 2.12         |
| PARKLAND                        | 689-692  |             | 2.86         |
| BUFFER                          | 693-696  |             | 1.55         |
| OPEN SPACE                      | 697-700  |             | 3.27         |
| SWM POND                        | 701,702  |             | 2.28         |
| SANITARY PUMPING STATION        | 703  |             | 0.12         |
| 0.3m RESERVE                    | 704-708  |             | 0.03         |
| 18m ROW - 5120m                 | -  |             | 9.27         |
| 20m ROW - 2234m                 | -  |             | 4.49         |
| <b>TOTAL</b>                    |  | <b>1115</b> | <b>58.56</b> |



WOODSTOCK MEADOWS  
 745364 OXFORD ROAD 17

|               |              |
|---------------|--------------|
| CHECKED BY:   | PROJECT NO.: |
| CM/MC         | 17-1200      |
| DATE:         | DRAWING NO.: |
| July 19, 2021 | 1            |



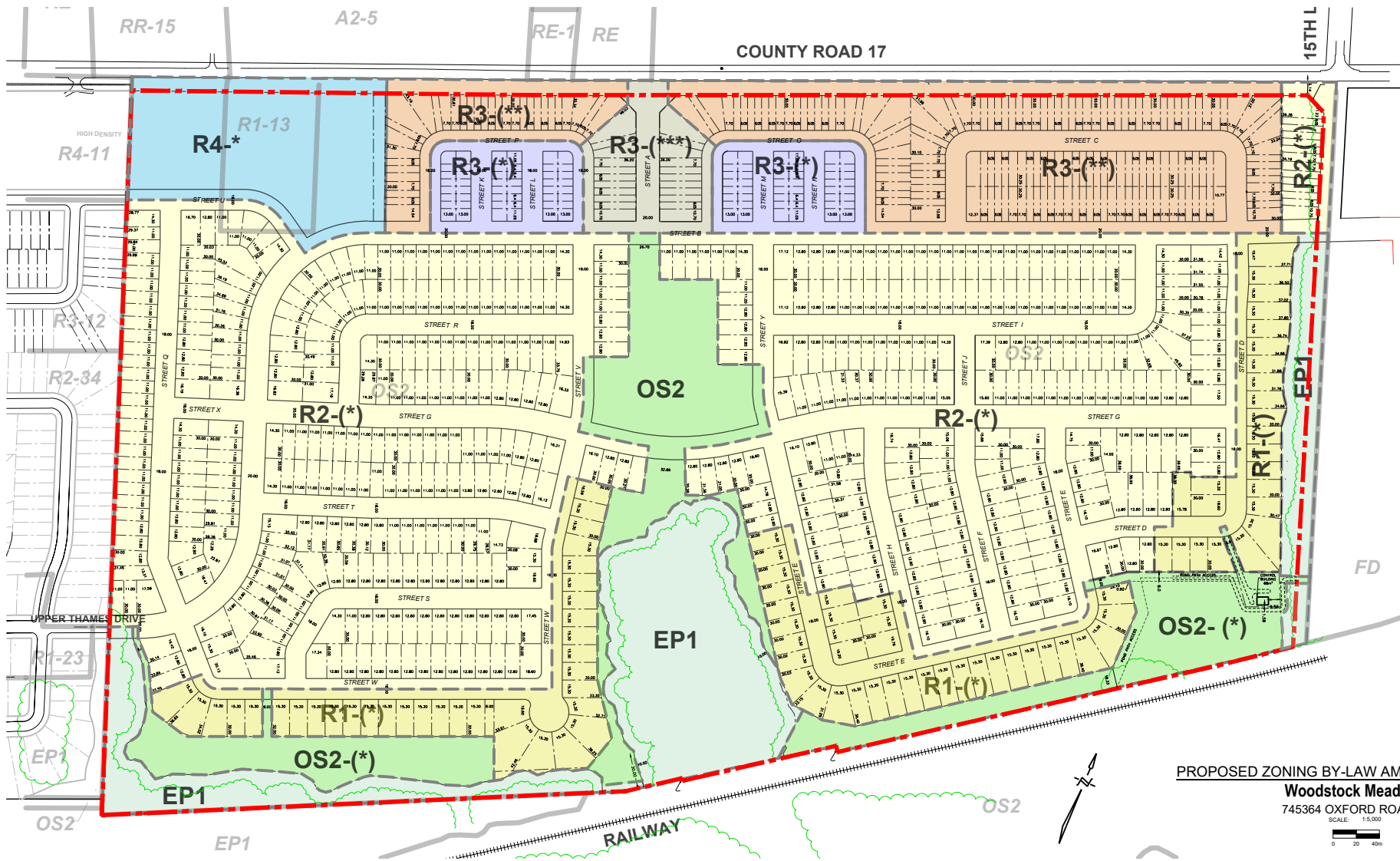
| RESIDENTIAL ZONE 1  |   |                                      |                         |  |
|---|---|--------------------------------------|-------------------------|--|
| Provision   | R1  |                                      |                         | R1-(* )  |
|   | Lot frontage between 12m and 13.4m  | Lot frontage between 13.5m and 14.9m | Lot frontage 15m and up |  |
| LOT AREA Min.   | 370m <sup>2</sup>   | 415m <sup>2</sup>                    | 465m <sup>2</sup>       | 459 m <sup>2</sup>   |
| CORNER LOT Min.   | 540m <sup>2</sup>   | 540m <sup>2</sup>                    | 540m <sup>2</sup>       |  |
| LOT COVERAGE Max.   | 40%   | 38%                                  | 36.5%                   | 50%  |
| INCLUDING ACCESSORY                                       | 45%   | 43%                                  | 40%                     | 55%  |
| LOT FRONTAGE Min.   | 12m   |                                      |                         |  |
| CORNER LOT Min.   | 18m   |                                      |                         |  |
| LOT DEPTH Min.  | 28m   |                                      |                         |  |
| FRONT YARD DEPTH Min.                                     | 6m  |                                      |                         | 4.5m to main building  |
| REAR YARD DEPTH Min.                                      | 7.5m  |                                      |                         |  |
| INTERIOR SIDE YARD WIDTH Min.                             | 1.2m both sides with attached garage or 3m on one side if no garage attached  |                                      |                         |  |
| EXTERIOR SIDE YARD WIDTH Min.                             | 4.5m  |                                      |                         |  |
| SETBACK TO ARTERIAL ROAD CENTERLINE (COUNTY ROAD 17) Min. | 18.5m Adjacent to front yard and 17m adjacent to exterior side yard   |                                      |                         |  |
| BUILDING HEIGHT Max.                                      | 11m   |                                      |                         |  |
| LANDSCAPE OPEN SPACE Min.                                 | 30%   |                                      |                         |  |
| BUILDING SETBACK TO RAILWAY ROW                           | 30m min. Requirement from CP Rail with 2.5m high berm adjacent to railway   |                                      |                         |  |
| DISTANCE FROM ENVIRONMENTAL PROTECTION ZONES              | No development or site alteration is permitted within 120m of Environmental Protection Zone 1 (EP1) except for those uses permitted within the EP1 Zone. (5.1.14.1) |                                      |                         | <b>*NOTWITHSTANDING S.S. 5.1.14.1 OF THE ZBL OM OF RELIEF IS REQUIRED FROM THE 'EP1' ZONE, AS THE 'EP1' ZONE INCLUDES THE ECOLOGICAL BUFFER ESTABLISHED THROUGH THE EIS)</b> |

| RESIDENTIAL ZONE 2                                   |   |  |
|--|---|--|
| Provision  | R2  | R2-(* )  |
|  | LOT AREA Min.   | 290m <sup>2</sup>  |
| CORNER LOT Min.                                      | 340m <sup>2</sup>   |  |
| LOT COVERAGE Max.                                    | 41%   | 45%  |
| INCLUDING ACCESSORY                                  | 47%   | 51%  |
| LOT FRONTAGE Min.                                    | 9m  |  |
| CORNER LOT Min.                                      | 12m   |  |
| LOT DEPTH Min.                                       | 28m Min.  | 25m  |
| FRONT YARD DEPTH Min.                                | 6m  | 4.5m to main building  |
| REAR YARD DEPTH                                      | 7.5m Min.   |  |
| INTERIOR SIDE YARD WIDTH                             | 1.2m Min. both sides with attached garage or 3m on one side if no garage  | 1.2m on one side and 0.6m on the other with attached garage, provided there is a minimum of 1.8m between dwellings on two attached lots & provided any permitted encroachments are at least 0.3m from a lot line |
| EXTERIOR SIDE YARD WIDTH                             | 4.5m Min.   |  |
| SETBACK TO ARTERIAL ROAD CENTERLINE (COUNTY ROAD 17) | 18.5m Adjacent to front yard and 17m adjacent to exterior side yard   |  |
| BUILDING HEIGHT                                      | 11m Max.  |  |
| LANDSCAPE OPEN SPACE                                 | 30% Min.  |  |
| DISTANCE FROM ENVIRONMENTAL PROTECTION ZONES         | No development or site alteration is permitted within 120m of Environmental Protection Zone 1 (EP1) except for those uses permitted within the EP1 Zone.  |  |
| DRIVEWAY DISTANCE FROM INTERSECTION                  | Where the lot line abutting a street is; > 12m, the minimum distance between a driveway and an intersection of street lines shall be <b>9.0m</b> . < 12.0m, the minimum setback between a driveway and an intersection of street lines shall be <b>7.5m</b> . |  |

| RESIDENTIAL ZONE 3  |  |   |  |                                  |
|---|--|---|--|----------------------------------|
| Provision   | R3   | R3-(* )   | R3-(** )   | R3-(***)                         |
|   | Multiple Attached Dwelling (Back-To-Back Townhomes)  | Street Row Dwellings  | Multiple Attached Dwelling (Back-To-Back Townhomes)  | Street Row Dwellings (townhomes) |
| LOT AREA Min.   | 150m <sup>2</sup> per dwelling unit  | 150m <sup>2</sup> in between 240m <sup>2</sup> end unit             | 83m <sup>2</sup> with garage   | 230m <sup>2</sup> end unit       |
| LOT COVERAGE Max.   | 45%  | 45%   | 85%  | 58%                              |
| LOT FRONTAGE Min.   | 20m  | 5m and 8m end unit  | 6.4m   | 7.7m end unit                    |
| LOT DEPTH Min.  | 28m  |   |  |                                  |
| FRONT YARD DEPTH Min.                                     | 6m   |   | 2.75m to main building   | 4.5m to main building            |
| REAR YARD DEPTH Min.                                      | 7.5m   |   | 0m   | 4.5m                             |
| INTERIOR SIDE YARD WIDTH Min.                             | 3m   |   | 0m   | 1.5m end unit                    |
| EXTERIOR SIDE YARD WIDTH Min.                             | 6m   | 4.5m  | 4m   |                                  |
| SETBACK TO ARTERIAL ROAD CENTERLINE (COUNTY ROAD 17) Min. | 18.5m  | 18.5m Adjacent to front yard and 17m adjacent to exterior side yard |  |                                  |
| BUILDING HEIGHT Max.                                      | 3 storeys  | 11m   | 11.5m  |                                  |
| LANDSCAPE OPEN SPACE Min.                                 | 35%  | 35% (30% if freehold)   | 5%   | 30%                              |
| AMENITY AREA  | 30m <sup>2</sup> per dwelling unit   |   | 8m <sup>2</sup>  |                                  |
| DISTANCE FROM ENVIRONMENTAL PROTECTION ZONES              | No development or site alteration is permitted within 120m of Environmental Protection Zone 1 (EP1) except for those uses permitted within the EP1 Zone. |   | <b>*NOTWITHSTANDING S.S. 5.1.14.1 OF THE ZBL OM OF RELIEF IS REQUIRED FROM THE 'EP1' ZONE, AS THE 'EP1' ZONE INCLUDES THE ECOLOGICAL BUFFER ESTABLISHED THROUGH THE EIS)</b> |                                  |

| RESIDENTIAL ZONE 4 - APARTMENTS                      |  |                                  |
|--|--|----------------------------------|
| Provision  | R4   | R4-(* )                          |
|  | LOT AREA Min.  | 65m <sup>2</sup> / dwelling unit |
| LOT COVERAGE Max.                                    | 35%  |                                  |
| LOT FRONTAGE Min.                                    | 30m  |                                  |
| FRONT YARD DEPTH Min.                                | 7.5m plus 1.5m for each story above 3 to a max of 15m                      | 8m                               |
| REAR YARD DEPTH                                      | 10m Min.   |                                  |
| INTERIOR SIDE YARD WIDTH                             | 7.5m plus 1.5m for each story above 3 to a max of 15m                      |                                  |
| EXTERIOR SIDE YARD WIDTH                             | 7.5m plus 1.5m for each story above 3 to a max of 15m                      |                                  |
| SETBACK TO ARTERIAL ROAD CENTERLINE (COUNTY ROAD 17) | 18.5m from the centerline of arterial road                                 |                                  |
| BUILDING HEIGHT                                      | 8 storeys Max.   |                                  |
| LANDSCAPE OPEN SPACE                                 | 35% Min.   |                                  |
| LANDSCAPE OPEN SPACE BETWEEN BUILDINGS               | 9m facing a window to habitable room. 3m with no windows to habitable room |                                  |
| AMENITY AREA   | 20m <sup>2</sup> / dwelling Min.   |                                  |
| PARKING  | 1.5 spaces / unit Min.   | Including visitor                |

| ENVIRONMENTAL PROTECTION ZONE 1            |  |
|--|--|
|  | EP1  |
| PERMITTED USES                             | a legally existing use; conservation lands |
| FRONT YARD DEPTH AND EXTERIOR YARD SETBACK | 10m Min.                                   |
| SIDE YARD DEPTJ                            | 10m Min.                                   |
| REAR YARD DEPTH                            | 10m Min.                                   |

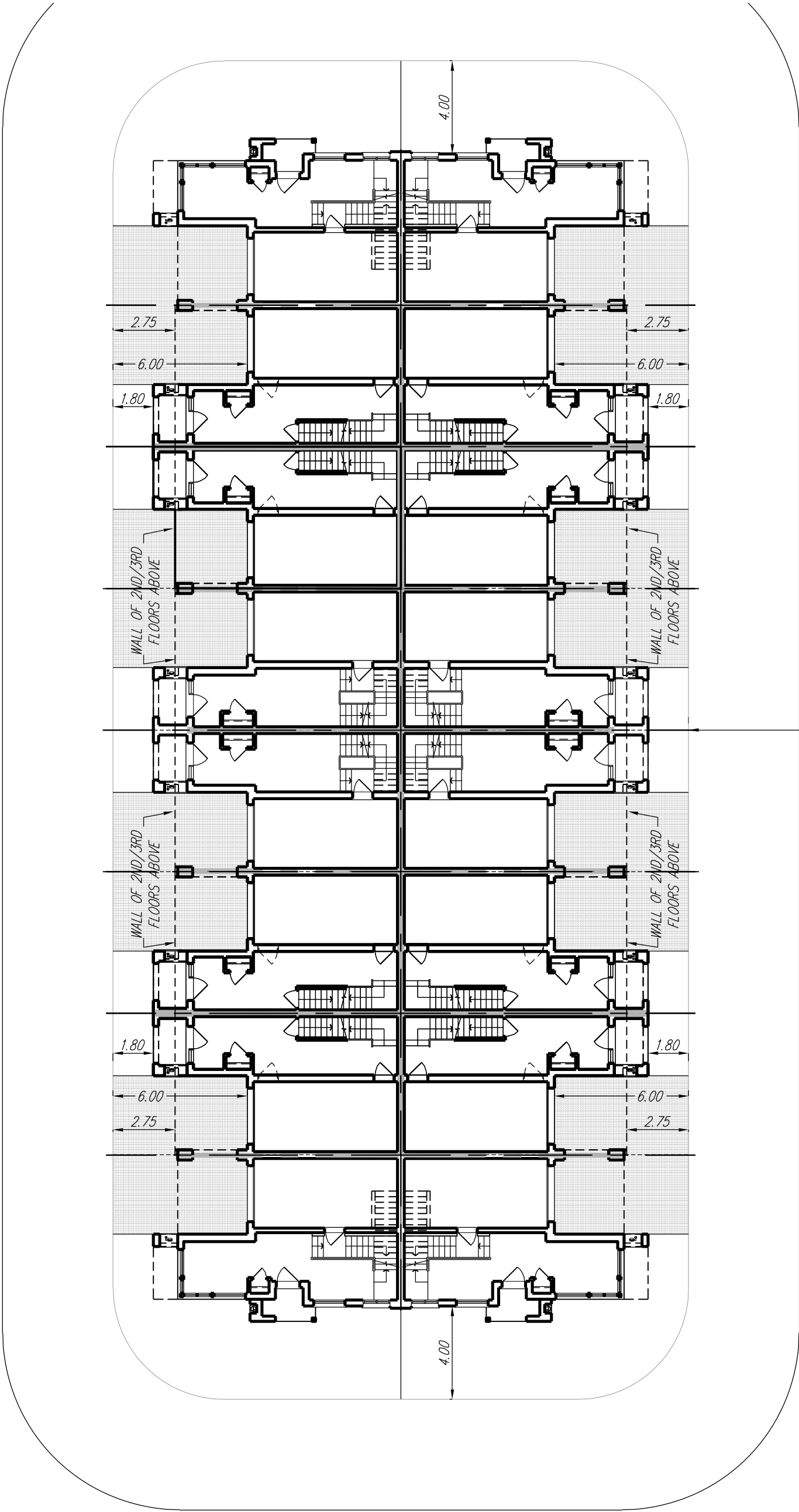


PROPOSED ZONING BY-LAW AMENDMENT SKETCH  
Woodstock Meadows  
745364 OXFORD ROAD 17  
SCALE: 1:5,000

| ACTIVE USE OPEN SPACE ZONE 2                  |  |   |
|---|--|---|
| Provision                                     | OS2  | OS2-(* )  |
|   | PERMITTED USES   | a conservation project; a flood control reservoir and associated works; a golf course; a golf driving range and/or miniature golf course; a lawn bowling club; a parking lot; a picnic area; a playground; a passive use park; a private park; a public park; a retail sales outlet, eating establishment or a business office accessory to a permitted use |
| LOT AREA                                      | 2000m <sup>2</sup> Min.  | 1400m <sup>2</sup>  |
| LOT FRONTAGE                                  | 30m Min.   | 5m  |
| LOT DEPTH                                     | 30m Min.   |   |
| FRONT YARD DEPTH and EXTERIOR SIDE YARD WIDTH | 7m Min.  |   |
| COVERAGE                                      | 20% Max.   |   |
| REAR YARD DEPTH                               | 10m Min.   | 1.6m  |
| INTERIOR SIDE YARD WIDTH                      | 7.5m Min.  |   |
| BUILDING HEIGHT                               | 11m Max.   |   |
| DISTANCE FROM ENVIRONMENTAL PROTECTION ZONE   | No development or site alteration is permitted within 120m of Environmental Protection Zone 1 (EP1) except for those uses permitted within the EP1 Zone.                     |   |
|   | <b>*NOTWITHSTANDING S.S. 5.1.14.1 OF THE ZBL OM OF RELIEF IS REQUIRED FROM THE 'EP1' ZONE, AS THE 'EP1' ZONE INCLUDES THE ECOLOGICAL BUFFER ESTABLISHED THROUGH THE EIS)</b> |   |

Plate 6: Back-to-Back Townhouse Sample Sketch

SB 21-10-8 & ZN 8-21-19 - Woodstock Meadows Developments Inc. - 745314 & 745364 Oxford Road 17, Woodstock



| BACK-TO-BACK TOWNHOUSE     |                  |
|----------------------------|------------------|
| Lot Area (min)             | 83m <sup>2</sup> |
| Lot Coverage (max)         | 85%              |
| Lot Frontage (min)         | 6.4m             |
| Lot Depth (min)            | 13m              |
| Front yard - main building | 2.75m            |
| Front yard - garage        | 6m               |
| Rear Yard                  | 0m               |
| Interior Side Yard         | 0m               |
| Exterior Side Yard (min)   | 4.0m             |
| Building Height (max)      | 11.5m            |
| Landscape Open Space (min) | 5%               |
| Amenity Area / unit        | 8m <sup>2</sup>  |

**HUNT** DESIGN ASSOCIATES INC. WWW.HUNTDDESIGN.CA  
**FERNBROOK/CRYSTAL HOMES - 221085** WOODSTOCK, ON  
 8966 Woodbine Ave, Markham, ON L3R 0J7 ■ T 905.737.5133 ■ APR. 2022 ■ DC ■  
 All drawings specifications, related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission.  
**BACK-TO-BACK TOWNS** SCALE 1:200 221085\_STUDY

Schedule "A"  
To Report No. CP 2023-04

CONDITIONS OF DRAFT APPROVAL –  
SB 21-10-8 – Woodstock Meadows Developments Inc.

1. This approval applies to the draft plan of subdivision submitted by Woodstock Meadows Developments Inc. and prepared by Monteith Brown Planning Consultants, as shown on Plate 3 of Report No. 2023-04 and comprising Part Lot 5, Concession 14 (East Zorra), being Parts 1, 3, 5 & 6, 41R-7650 in the City of Woodstock showing 640 lots for single detached dwellings, 325 townhouse dwellings, one block for future high density residential development, 4 blocks for open space, 4 park blocks, 2 stormwater management blocks, and a sanitary pumping station block, served by an internal minor collector and local street network, subject to the following modifications:
  - a. The Owner shall receive approval from the City of Woodstock Engineering Department and Oxford County Public Works for any resulting modifications to the draft plan to accommodate the relocation of "Street A";
  - b. The Owner shall provide any updates to technical studies or supplemental information required to the satisfaction of the City and County respecting the modification of the draft plan of subdivision.
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 facility, 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 Owner agrees that 0.3 m (1.0 ft) reserves 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.
7. 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.
8. The Owner agrees in writing that fencing shall be installed adjacent to City-owned lands, UTRCA lands, or as otherwise required by the City to the satisfaction of the City and UTRCA.

9. The subdivision agreement shall, as determined by the City, make provisions for the dedication of parkland or cash in-lieu thereof, in accordance with the relevant provisions of the Planning Act. The Owner further agrees that woodlot/buffer lands shall not count towards the dedication of parkland.
10. 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.
11. Prior to the signing of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the City's Zoning By-Law. Certification of lot areas, frontages, and depths, shall be provided to the City by an Ontario Land Surveyor retained by the Owner.
12. The owner agrees to update the Engineer's Report for the relocation of the Jackson Municipal Drain in accordance with Section 4 of the Drainage Act, to the satisfaction of the Township of East-Zorra Tavistock.
13. The owner agrees that the City and County shall review and approve any cost sharing agreements between Woodstock Meadows Developments Inc and Thames Development Inc prior to the registration of any and each phase of the plan of subdivision.
14. The Owner agrees to provide the City with cash in-lieu of sidewalk to be installed in the future along the Oxford Road 17 frontage of the subject lands.
15. The Owner agrees to provide the City with cash in-lieu of street lights to be installed in the future along the Oxford Road 17 frontage of the subject lands.
16. The Owner agrees to implement the recommendations contained in the Woodstock Meadows Transportation Impact Study by Paradigm Transportation Solutions Limited, dated July, 2021, including any amendments thereto, to the satisfaction of the County and City.
17. The Owner agrees to implement the recommendations of the Stage 1 Archaeological Assessment by PHC Inc., dated July 20, 2021, including the preparation and submission of a Stage 2 archaeological assessment to the satisfaction of the City and County.
18. The Owner agrees to implement the recommendations contained in the Noise and Vibration Feasibility Study, Proposed Residential Subdivision, Woodstock Meadows by HGC Engineering, dated July 15, 2021, (including any amendments) for noise generated from Oxford Road 17, the CPR rail line, and the sewage pumping station. The Owner further agrees to have a qualified acoustical consultant prepare a Final Noise and Vibration Feasibility Study once finished grades and house locations have been established to the satisfaction of the City, County, and CPR. Details to be included in the subdivision agreement.
19. The Owner agrees to implement the recommendations contained in the Woodstock Meadows Environmental Impact Study Report for Draft Plan of Subdivision prepared by Natural Resource Solutions Inc., dated July, 2021 (including any amendments), including but not limited to a tree compensation for tree removal to the City to the satisfaction of the City; vegetation plantings in the proposed buffer areas to the satisfaction of the City; and



a Stewardship Brochure to be distributed to landowners with properties backing on to natural features to the satisfaction of the City.

20. The Owner agrees to implement the recommendations of the Woodstock Meadows Functional Servicing Report and Conceptual Stormwater Management Report, both by Development Engineering (London) Limited dated August 6, 2021, (including any amendments), including the preparation and submission of detailed servicing and grading plans to the satisfaction of the City.
21. The Owner agrees to implement the recommendations contained in the Woodstock Meadows Hydrogeological Study by GM BluePlan, dated July, 2021, including any amendments thereto, to the satisfaction of the County and City.
22. The Owner agrees to implement the recommendations contained in the Woodstock Meadows Geotechnical Investigation by Chung & Vander Doelen, dated September 9, 2019, including any amendments thereto, to the satisfaction of the County and City.
23. The Owner agrees to plant street trees, including the preparation of a detailed landscape/street tree planting plan, to the satisfaction of the City.
24. The Owner agrees in writing that all foundations of existing buildings will be removed from the lands to the satisfaction of the City and that necessary fill be placed and compacted to the satisfaction of the City.
25. Prior to any construction on the City-owned unopened road allowance (15<sup>th</sup> Line), the Owner shall prepare detailed roadway design and servicing drawings to the satisfaction of the City and County, a by-law shall be passed by City Council to open the road allowance, and the Owner shall provide all required insurance certificates and satisfy all requirements, financial and otherwise, of the City of Woodstock.
26. The City agrees to reimburse the Owner for the 1.5m extra road width on select roads within the plan of subdivision.
27. Prior to the signing 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 and County.
28. The Owner agrees in writing that where any phasing proposed to involve the registration of more than 26 units on a single access (i.e., cul-de-sac or development of a street that is intended to be extended in the future but does not have connection to another point of access), a temporary emergency access shall be provided to serve the lands or the limits of the Phase shall be revised to the satisfaction of the City.
29. The Owner agrees in writing to include an environmental warning clause in all purchase and sale or lease agreements for lands adjacent to Oxford Road 17 to the satisfaction of the City.
30. The Owner agrees that a landscape plan and appropriate landscaping within the SWMF Blocks shall be completed, and the Blocks conveyed to the City free of all costs and encumbrances and to the satisfaction of the City.



31. The Owner agrees that a Record of Site Condition is required to be filed with the MECP over the entirety of the subject lands prior to the registration of the first phase of development.
32. The Owner agrees that prior to City assumption of a SWMF that sediment in the SWMF be removed and disposed of in accordance with industry guidelines/requirements and to the satisfaction of the City.
33. The owner agrees to convey a block to the County of Oxford, free of all costs and encumbrances, for the location of the future Sanitary Pumping Station.
34. The owner shall demonstrate that the location of the Sanitary Pumping Station control building, wet-well and genset are adequately set back (buffer) from the rail corridor/authority. The County shall not be subject to a requirement of having to obtain permits (from the Rail Authority) to undertake routine maintenance, operations and/or construction.
35. The owner shall provide written correspondence to the County which indicates that every property owner benefitting from the sewage pumping station, has agreed to contribute their share to the construction costs of the sewage pumping station, forcemain and appurtenances. The owner shall further verify that these construction cost responsibilities shall be disclosed during future transaction of sale of land/property if applicable.
36. The owner shall construct the sewage pumping station, forcemain, genset and all appurtenances at no cost to the County and/or City. Prior to occupancy of any unit/building within the subdivided lands, construction and commissioning of the new pumping station is required. A sewer plug shall be installed within the first maintenance hole upstream of the wet-well. The plug shall be removed in conjunction with conditional clearance and witnessed by development inspections staff.
37. The Owner agrees in writing that a 0.3 meter (1 foot) reserve along the Oxford Road 17 frontage of the subject lands will be conveyed to the County of Oxford, free of all costs and encumbrances, to the satisfaction of Oxford County Public Works.
38. Access to the proposed high density residential block will be limited to right-of-way located within the subdivision lands. Direct access to Oxford Road 17 will not be permitted for the high density residential block.
39. The Owner agrees in writing that a road widening will be conveyed to the County of Oxford along the entire frontage of Oxford Road 17 to provide for a 15 meter right-of-way from the centreline of the road, free of all encumbrances and costs to the satisfaction of the County of Oxford.
40. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Noise and Vibration Feasibility Study prepared by HGC Engineering. These recommendations include (but not limited to): the installation of a 2.0 m acoustic barrier for all properties backing on to Oxford Road 17; Warning clauses shall be included in the property and tenancy agreements and offers of purchase and sale for the dwelling units to inform the future owners/occupants of the noise issues and the presence of the roadway and railway. The acoustical barrier shall be located on private property.



41. The owner agrees to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans in accordance with Oxford County Design Guidelines.
42. 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 Public Works Department.
43. Prior to the final approval of the subdivision plan, the owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Woodstock water and sanitary sewer systems to service the plan of subdivision.
44. 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.
45. The owner agrees in writing to satisfy all 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.
46. 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 the County of Oxford Public Works Department and City of Woodstock.
47. The owner shall agree in the Subdivision Agreement, with wording to the satisfaction of Oxford County Public Works, in all offers of purchase and sale for lots abutting the Sewage Pumping Station (SPS), prospective purchasers be advised that odour and other emissions from the nearby SPS may, from time to time, interfere with residential activities.
48. The Owner shall be required to construct all geometric modifications to County Road 17 as warranted in the Traffic Impact Study, including but not limited to: a westbound left-turn lane with 50 meters of storage at the intersection of Oxford Road 17 and future Street A; a westbound left-turn lane with 40 meters of storage at the intersection of Oxford Road 17 and 15<sup>th</sup> Line; an eastbound auxiliary right turn lane at the intersections of Oxford Road 17 at Street A and at 15<sup>th</sup> Line.
49. The Applicant shall submit a Final Environmental Impact Study Report which addresses the outstanding comments and concerns to the satisfaction of the UTRCA and County of Oxford.
50. The Applicant shall provide a Final Hydrogeological Study which addresses the outstanding comments and concerns to the satisfaction of the UTRCA and County of Oxford.
51. The Applicant shall provide a Final Functional Servicing Report and Stormwater Management Report which addresses the outstanding comments and concerns to the satisfaction of the UTRCA.



52. In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
53. Prior to the approval of the final plan by the County, 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.
54. Prior to final approval by the County, the County of Oxford shall be advised by the City of Woodstock that conditions 2 to 10 (inclusive) & 12-31 (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.
55. Prior to final approval by the County, the owner shall secure clearance from the County of Oxford Public Works Department that conditions 32 to 47 (inclusive), have been met to the satisfaction of Oxford County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
56. Prior to final approval 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.
57. The plan of subdivision shall be registered on or before January 11, 2026, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.