



Plate 1: Location Map with Existing Zoning
 SB 10-08-8 & ZN 8-10-17 - 1212949 Ontario Inc.
 Part Lot 13, Concession 2 (Blandford), 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



0 205 409 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

January 5, 2023



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January 5, 2023

Gordon Hough

From: Reta Horan <rhoran@cityofwoodstock.ca>
Sent: January 25, 2023 5:09 PM
To: Filippo D'Emilio; Gordon Hough; Reuben Davis
Subject: RE: Subdivision File SB10-08-8 - Drago Vukovic (1212949 Ontario inc)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Filippo,

I don't think I need anything added the list of conditions below.

Thank you for putting these together.

Reta

From: Filippo D'Emilio <fdemilio@cityofwoodstock.ca>
Sent: Monday, January 23, 2023 12:37 PM
To: Gordon Hough <ghough@oxfordcounty.ca>; Reuben Davis <rdavis@oxfordcounty.ca>
Cc: Reta Horan <rhoran@cityofwoodstock.ca>
Subject: RE: Subdivision File SB10-08-8 - Drago Vukovic (1212949 Ontario inc)

Hi Gord,

Apologies for the delay. I believe my latest correspondence on this file dates back to September 19, 2016, when I reviewed the 5th submission of revised material in support of the application. I located a paper copy of my comments and have attached them as a scan to this email.

I also scanned through several previous emails/comments dating back to 2011 and will attempt to summarize all of the Conditions below:

1. The Subdivider agrees in writing to satisfy all the requirements, financial and otherwise, including detailed engineering design, of the City regarding construction of roads, installation of services, including water, sanitary sewer, storm sewer, drainage facility, electrical distribution system, sidewalks, street lights, and other matters pertaining to the development of the subdivision in accordance with City standards.
2. 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 Subdivider to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.
3. 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 Subdivider.
4. 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.
5. 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.
6. The subdivision agreement shall, if required 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 Subdivider further agrees that woodlot/buffer/hazard lands (i.e., Block 3) shall not count towards the dedication of parkland.
7. The road allowance included in the draft plan of subdivision shall be dedicated as public highway.

8. Such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
9. The Subdivider agrees in writing that all necessary 1-foot reserves shall be deeded to the appropriate authority, free of all encumbrances and at no cost to the authority.
10. The Subdivider agrees in writing that turning circles will be provided as necessary to the satisfaction of the City.
11. The Subdivider agrees in writing to pay to the City half of the cost of street lights on Oxford Road 4 and Township Road 3 (Lansdowne Ave.) along the frontage of the subject site.
12. The Subdivider agrees to construct sidewalks on Oxford Road 4 and Township Road 3 as per City requirements.
13. The Subdivider agrees in writing that fencing will be constructed along property lines separating private property from public property to the satisfaction of the City or as directed by the City.
14. The Subdivider agrees in writing that all existing wells on the subject lands will be properly abandoned in accordance with Ontario Regulation 903 and that septic fields will be decommissioned and abandoned to the satisfaction of the City.
15. The Subdivider agrees that all street names must be approved by City Council.
16. The Subdivider agrees that further development will be subject to site plan approval where servicing, grading, SWM, traffic/transportation, landscaping, etc. will be reviewed in further detail.
17. The Subdivider agrees to update the Engineer's Report for the relocation or modifications to the Municipal Drains in accordance with Section 4 of the Drainage Act and to the satisfaction of the City and/or East Zorra Tavistock.
18. The Subdivider agrees to transfer Block 4 to the City as a SWMF, free of all costs and encumbrances, and to the satisfaction of the City.
19. The Subdivider agrees that prior to City assumption of the Block 4 SWMF, the sediment in the SWMF be removed and disposed of in accordance with industry guidelines/requirements and to the satisfaction of the City.
20. The Subdivider agrees to transfer Block 3 to the City as hazard land, free of all costs and encumbrances, and to the satisfaction of the City.
21. The Subdivider agrees to retain ownership of Block 2 as a future, private SWMF.
22. The Subdivider agrees to transfer Blocks 8 and 9 to the City as road widenings.
23. The Subdivider acknowledges that the Stormwater Management section of the report entitled "Functional Servicing and Stormwater Management Report, Lot 13, Concession 12, City of Woodstock, revised July 15, 2016" by Gamsby and Mannerow Limited shall be accepted by the City but that the City continues to have concerns with various details presented in the Report. The Subdivider agrees that during the detailed engineering design of the stormwater management facility (SWMF), all City's concerns, including those submitted as comments from Development Engineering Limited (DEL) in an email dated September 17, 2016, be addressed by the owner's engineer to the satisfaction of the City. The Subdivider further agrees that the detailed engineering design of the SWMF be peer reviewed by a consultant selected by the City at the owner's expense.
24. The Subdivider agrees to prepare an arborist report/ tree preservation plan to the satisfaction of the City and provide compensation to the City as required.
25. The Subdivider agrees to plan street trees, including the preparation of a detailed landscape/tree planting plan, to the satisfaction of the City.
26. The Subdivider agrees to landscape the Block 4 SWMF, including preparation of a detailed landscape plan, to the satisfaction of the City.
27. The Subdivider agrees to work with the City to develop a trail system within the subject lands.
28. The Subdivider agrees that any improvements required to Township Road 3 as a result of development shall be at the Subdivider's cost (e.g., the TIS recommends turning and storage lanes).

Other comments:

1. Have you received final comments/conditions from UTRCA?
2. You may already have Reta's comments in your file but in case you don't they are attached (I took a shot at drafting these conditions – 24 to 27 above).

August 20, 2013

Gord Hough
Corporate Manager of
Community and Strategic Planning
City of Woodstock
21 Reeve St PO Box 1614
Woodstock ON N4S 7Y3

Reference: **Revised Comments SB 10-08-8**

Dear Gord

Further to our comments of May 31, 2013 for this development proposal, this letter is to inform you that Canada Post and the Canadian Home Builders Association (CHBA) have been in discussions regarding the Community Mail Box Set-Up Fee. As a result of those discussions, Canada Post has agreed to suspend the fee until January 1, 2014.

As such, please note the revised comments for the above noted plan. Although the fee no longer applies to this draft plan, we still require the developer to meet the standard conditions regarding the identification of the CMB locations and the installation of concrete pads.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
3. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
4. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
5. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box

locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

6. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - i. Any required walkway across the boulevard, per municipal standards
 - ii. Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - iii. A Community Mailbox concrete base pad per Canada Post specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s) pads.

Regards,
Elaine Pullen
Delivery Services Officer | Delivery Planning
9558 Highbury Ave
London ON N5Y 1A3
519-457-5320
elaine.pullen@sympatico.ca

c.c.: Ashley Oak Homes 1212949 Ont Inc – Drago Dockovic



Growing stronger together

Public Works

P.O. Box 1614, 21 Reeve Street

Woodstock, Ontario N4S 7Y3

Phone: 519-539-9800

www.oxfordcounty.ca

MEMO

DATE: January 25, 2023

FROM: Public Works

TO: Community Planning

CC: Eric Gilbert; Haylee Hallema; Filippo D'Emilio

RE: SB10-08-8, ZN8-10-17 1212949 Ontario Inc.
Part Lot 13, Concession 2, and former Township of Blandford
City of Woodstock

Oxford County Public Works has reviewed the above noted applications and has the following comments:

ZN 8-10-17:

Oxford County Public Works has no comment

SB 10-08-8:

As acknowledged in submitted documents, detailed design and construction of two (2) onsite trunk sanitary sewers (including sewers to subject property limits) will be required to provide/accommodate sanitary servicing on both the subject lands and tributary lands identified in East Woodstock Secondary Plan.

The following fees will be required throughout the subdivision application:

- Fee for Watermain Review and Regulatory approval – Form 1, \$1,200
- Fee for Sanitary review, CLI process, \$1,200
- Inspection fees 1.5% required at time of execution of subdivision agreement
- Fee for County hydraulic modelling review, \$500
- Fee for County PW clearance of draft plan conditions, \$100 / per lot or block

The draft plan conditions shall contain the following provisions:

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, construction of roads, sewage pumping station and other matters pertaining to the development of the subdivision.

The subdivision agreement shall contain a provision requiring that Block 7 will be conveyed to the County of Oxford, free of all costs and encumbrances, for the location of the Lansdowne Sanitary Pumping Station (SPS) - to service these lands and other tributary lands identified in the East Woodstock Secondary Plan.

The Owner agrees that prior to the issuance of building permits, construction and commissioning of the new Sewage Pumping Station is required.

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.

Prior to the final approval of the subdivision plan, or any phase of development, the owner shall receive confirmation from the County of Oxford Department of Public Works and the City of Woodstock that there is sufficient capacity in the Woodstock water and sewage system to service the plan of subdivision.

Such easements as required for utility, municipal servicing or drainage purposes shall be granted to the appropriate authority; including, a temporary construction easement required for construction of the sanitary pumping station. The construction limits and time frame to be discussed at a later date.

The owner agrees in writing that a 0.3 meter (1 foot) reserve along the Oxford Road 4 frontage of the subject lands will be conveyed to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the City and County Engineer.

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.

Vehicular traffic shall be limited to access on Township Road 3. Prior to consideration of an entrance on to Oxford Road 4 subsequent traffic impact study will be required at the Site Plan Application stage to provide justification in this regard.

The Owner shall provide confirmation to the County of Oxford that the proposed sanitary sewer will be located outside Conservation Authority regulated lands, or that the Conservation Authority is acceptant of the sewer installed within reg. limits.

The Owner shall demonstrate to the satisfaction of the County of Oxford that the entire subdivision shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.

If there are any questions please contact Kevin Lukawiecki, P. Eng., Development Review Engineer, County of Oxford Public Works. (519-539-9800 x 3117, klukawiecki@oxfordcounty.ca)

Kevin Lukawiecki

Kevin Lukawiecki, P. Eng.
Development Review Engineer

Reuben Davis

Reuben Davis, P. Eng.
Supervisor of Engineering Services

"Inspiring a Healthy Environment"

October 2, 2013

County of Oxford
Community and Strategic Planning Office
P. O. Box 1614, 21 Reeve Street
Woodstock, Ontario N4S 7Y3

Attention: Ron Versteegen (via e-mail planning@oxfordcounty.ca)

Re: Revised Circulation Application for Draft Plan of Subdivision SB10-08-8 & ZN 8-10-17
Applicant: 1212949 Ontario Inc.
Part Lot 13, Concession 2, (Blanshard Township) City of Woodstock, County of Oxford, ON

Further to our comments provided on March 9, 2011 the UTRCA has reviewed the following to support the Draft Plan of Subdivision and Zone Change Application for the above noted property.

TECHNICAL REVIEW:

We have reviewed the following submissions:

- *Revised Environmental Impact Statement for Proposed Industrial Subdivision; Former Part Lot 13, Concession 2 Blandford-Blenheim Township, now City of Woodstock, prepared for 1212949 Ontario Inc., by Dance Environmental Inc., dated November 26, 2012;*
- *Functional Servicing and Stormwater Management Report Lot 13, Concession 12, City of Woodstock, prepared by Gamsby and Mannerow Limited, Revised December 10, 2012;*
 - i. Drawing No. 1, titled "Existing Conditions Plan, Lot 13, Concession 13" by Gamsby and Mannerow Limited dated July 2009, revised December 10, 2012;
 - ii. Drawing No. 2, titled "Preliminary Grading Plan, Lot 13, Concession 13" by Gamsby and Mannerow Limited dated July 2009, revised December 10, 2012;
 - iii. Drawing No. 3, titled "Sections Plan, Lot 13, Concession 13" by Gamsby and Mannerow Limited, dated July 2009, revised December 10, 2012; and
 - iv. Drawing No. 4, titled "Draft Plan of Subdivision, Lot 13, Concession 13" by Gamsby and Mannerow Limited, dated July 2009, revised December 10, 2012;

The UTRCA has reviewed the background reports provided and have sufficient information to support the development concept. We have no objection to the above noted application for draft plan approval. We offer the following comments to be addressed through the final report submissions:

Stormwater Management Report:

1. The water budget calculations shows a decrease of 62% in annual infiltration volume which may have a negative impact on the local groundwater and base flow to Lampman – lock Drain. The UTRCA suggest to reduce the deficit in infiltration under the proposed conditions;
2. Infiltration calculations for lot level will be required at the detail design stage of the project for the proposed lot level infiltration system;
3. Please provide an updated digital copy of the HEC-RAS model; and

4. Please provide a copy of Figure 3 titled 'HEC-RAS' showing cross sections supported by contour information showing tie in as mentioned in your December 10, 2012 letter to County of Oxford. The floodplain widths and elevations shown on the drawing shall match with HEC-RAS.

It is anticipated that the final stormwater management report can address the above and include detail cross sections of the proposed SWM facilities showing water surface elevations under each storm frequency. Final grading plans, and erosion and siltation control plans are also expected.

Environmental Impact Study:

The UTRCA has reviewed the November 26, 2012 Revised EIS as noted above. Comments raised in our March 9, 2011 letter are shown in *italics*, followed by our Response.

To ensure that all natural area lands are protected, the following items must be undertaken:

1. *MAS 2 and SWD 4-1 must be protected in their entirety and appropriate buffers from these vegetation communities must be determined (and rationale for the buffer sizes provided).*

Figure 5 shows an upslope limit of natural vegetation and a hydrophytic vegetation limit. Please describe how the hydrophytic vegetation limit was defined. The UTRCA requests that a buffer for the upslope limit of natural vegetation be determined that considers the adjacent development to ensure the MAS 2 and the SWD4-1 communities are protected in their entirety (not just the hydrophytic vegetation component). In cases of intrusion, the detailed Planting/Naturalization Plan (as recommended in Section 8.2 of the EIS) must address these instances and provide suitable mitigation.

2. *The locations of the common milkweed patches, any locally or regionally uncommon or rare plant species, or any other species that indicate sensitive wetland habitat (e.g. spotted jewelweed) must be shown. How will these areas be maintained and protected?*

Addressed...but we recommend that the MNR be contacted as soon as possible regarding the butternut to determine if a buffer is needed for the tree, or if they are satisfied with recommendation in the EIS to re-seed butternut as part of the mitigation measures.

3. *Place these features on a map and show the limit of development as well as the proposed buffers. Note that development includes SWM ponds.*

Figure 5 needs to demonstrate the limit of development that respects (i.e. remains upslope of) the greatest boundary of the following:

- 10m buffer of hydrophytic vegetation
- Buffer from the upslope limit of natural vegetation (see point 1 above)
- Buffer from butternut tree (depending on MNR recommendations)
- 30m setback from the top of bank

The 30 metre water quality setback is identified in the Natural Heritage Background Study (EarthTech, May 2007) which was prepared as part of the East Woodstock Secondary Plan and is measured from the top of bank. The 30 metre setback applies to those areas where there is Type 1 Fish Habitat.

Note that since development includes the limit of the SWM ponds, the down slope edge of the SWM facility should remain outside of this boundary. In cases of intrusion, the detailed Planting/Naturalization Plan (as recommended in Section 8.2 of the EIS) must address these instances and provide suitable mitigation.

In addition, the following items need to be addressed:

- *What is the justification for changing the band of Environmental Protection Zoning to Business Park and Industrial land uses? Where is this band of Environmental Protection Zoning located?*

Addressed. Thank you.

- *Will the loss of the cool water flows from the agricultural drains impact the plant communities / species that have developed around these drains or the water quality of the stream?*

Section 5.3.1 states that only the downstream reach of Lampman Drain is inundated when the Pittock Reservoir is filled. In addition, the downstream reach is considered sensitive warm water according to the

municipal drain classification, while the upstream reach exhibits marginal coldwater conditions with the presence of top predators (currently the Drain Classification shows this reach as a Class D). This reach supplies nursery habitat for Pittock fish, primarily largemouth bass and possibly pike, although none have been confirmed in our records. Drawing 3, Sections Plan prepared by Gamsby and Mannerow identifies the *Approximate Limit of the Seasonally High Ground Water Table*, these inputs to the stream become very important to maintaining stream quality (including temperature) and quantity. How will thermal impacts from the SWM discharge be mitigated?

- *Include the complete plant species list so that it can be reviewed*
Addressed. Thank you.
- *Wet pond SWM facilities are not a good habitat for aquatic or semi aquatic animals and this should not be provided as rational for improving the natural heritage features. Remove these comments on pages 20 and 22.*
Addressed. Thank you.
- *No fill should be placed within the buffer (developed from the three points below) of the natural features.*
Addressed...but please define the size of the stone piles in Mitigation Concept #9 (Section 8.2). We agree that they could be habitat for snakes and small mammals, but do not wish to see large piles of stones along the stream buffer.
- *The UTRCA wants to be provided with the wild native plant species that will be planted on the site as part of the rehabilitation.*
Addressed. Thank you.

The above noted comments are provided to be incorporated into the Planting/Naturalization Plan and the Final EIS document.

CONDITIONS OF DRAFT PLAN APPROVAL

The above noted comments can be addressed through Conditions of Draft Plan Approval;

- a) That a final storm water management report, grading plan and an erosion and siltation control plan be reviewed and approved by the City of Woodstock and the Upper Thames River Conservation Authority and further, the subdivision agreement 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.
- b) That the final Floodplain Analysis be plan reviewed and approved by the Upper Thames River Conservation Authority and further, the subdivision agreement 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.
- c) That a final Environmental Impact Study be reviewed and approved by the Upper Thames River Conservation Authority and further, the subdivision agreement include provisions for the owner to carry out or cause to be carried out the mitigation recommendations listed in Chapter 8.0 and monitoring recommendations in Chapter 10.0 of the November 26, 2012 EIS prepared by Dance Environmental Inc. be implemented in accordance with the approved plans and reports.
- d) That a Planting/Naturalization Plan be prepared that implements the recommendations of the November 26, 2012 EIS prepared by Dance Environmental Inc. The Plan is to be to the satisfaction of the Upper Thames River Conservation Authority. 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 Planting/Naturalization plan.

- e) That prior to any filling, grading, or construction occurring within the Regulated Area, that a permit pursuant to Section 28 of the Conservation Authorities Act be obtained from the UTRCA.

If you have any questions please contact Imtiaz Shah, Environmental Engineer at extension 287 or the undersigned at extension 253.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Tracy Annett, MCIP, RPP
Land Use Planner
TA/ta

- c.c. Gamsby and Mannerow Limited, Angela Kroetsch, P.Eng (sent via e-mail akroetsch@gamsby.com)
Dance Environmental Inc, Ken Dance (via e-mail dancenv@sentex.net)
Applicant, Ruth Victor, (via e-mail ruth@rvassociates.ca)
UTRCA, Imtiaz Shah (via e-mail shahi@thamesriver.on.ca)
UTRCA, Tara Tchir(via e-mail tchirt@thamesriver.on.ca)

Schedule "A"
To Report No. CP 2023-74

CONDITIONS OF DRAFT APPROVAL –
SB 10-08-8 – 1212949 Ontario Inc.

1. This approval applies to the draft plan of subdivision submitted by 1212949 Ontario Inc. and prepared by Gamsby and Mannerow Engineers, as shown on Plate 3 of Report No. 2023-74 and comprising Lot 13, Concession 2 (Blandford), in the City of Woodstock, showing 3 blocks for business park development, two blocks for stormwater management purposes, one block for open space/environmental protection, a sanitary pumping station block, blocks for road widening and 0.3 m (1.0 ft) reserves and a block for the extension of Springbank Avenue.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding detailed engineering design, the construction of roads, installation of services, including water, sanitary sewer, storm sewer, drainage facilities, electrical distribution system, 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 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.
4. The road allowances included in the draft plan of subdivision shall be dedicated as public highways to the satisfaction of the City of Woodstock.
5. The streets included in the draft plan of subdivision shall be named to the satisfaction of the City of Woodstock.
6. The owner agrees in writing that temporary turning circles and/or emergency access ways will be provided, as necessary, to the satisfaction of the City of Woodstock.
7. 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.
8. The owner agrees in writing that fencing shall be installed along property lines separating private property from public property to the satisfaction of the City of Woodstock or as directed by the City.
9. The subdivision agreement shall, if required 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 (i.e. Block 3) shall not count towards the dedication of parkland.
10. Such easements as may be required for utility or drainage purposes 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 in writing to pay to the City half of the cost of street lights on Oxford Road 4 and Township Road 3 (Lansdowne Avenue) along the frontage of the subject lands.
13. The owner agrees in writing to construct sidewalks on Oxford Road 4 and Township Road 3 (Lansdowne Avenue) as per City requirements.
14. The owner agrees that any road improvements as recommended by the Traffic Impact Study prepared in support of this development, including turning and storage lanes, shall be at the owner's cost, to the satisfaction of the City and/or County.
15. The owner acknowledges and agrees in writing that the Stormwater Management section of the report entitled "Functional Servicing and Stormwater Management Report, Lot 13, Concession 12, City of Woodstock, revised July 15, 2016" by Gamsby and Mannerow Limited shall be accepted by the City, but as the City continues to have concerns with some details presented in the Report, the owner further agrees that during the detailed engineering design of the stormwater management facility (SWMF), all City concerns, including those submitted as comments from Development Engineering Limited (DEL) in an email dated September 17, 2016, be addressed by the owner's engineer to the satisfaction of the City. The owner further agrees that the detailed engineering design of the SWMF shall be peer reviewed by a consultant selected by the City at the sole expense of the owner.
16. The owner agrees in writing to update the Engineer's Report for the relocation or modifications to the Municipal Drains in accordance with Section 4 of the Drainage Act to the satisfaction of the City and/or any affected abutting municipality.
17. The owner agrees to transfer Block 4 to the City for stormwater management purposes, free of all costs and encumbrances, to the satisfaction of the City.
18. The owner agrees that prior to the City assuming Block 4, the sediment in the stormwater management facility shall be removed and disposed of in accordance with industry guidelines/standards to the satisfaction of the City.
19. The owner agrees to transfer Block 3 to the City as hazard land, free of all costs and encumbrances, to the satisfaction of the City.
20. The owner agrees to retain ownership of Block 2 as a future, private stormwater management facility.
21. The owner agrees that further development will be subject to site plan approval where servicing, grading, stormwater management, traffic/transportation, landscaping, etc. will be reviewed in further detail.
22. The owner agrees to transfer Blocks 8 and 9 to the City of Woodstock as road widening.

23. 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, and further, that all existing wells on the subject lands will be properly abandoned in accordance with Ontario Regulation 903 and that septic fields will be decommissioned and abandoned to the satisfaction of the City.
24. The owner agrees to prepare an arborist report/tree preservation plan to the satisfaction of the City and provide compensation to the City as required.
25. The owner agrees to plant street trees, including the preparation of a detailed landscape/street tree planting plan, to the satisfaction of the City.
26. The owner agrees to landscape SWMF Block 4, including preparation of a detailed landscape plan to the satisfaction of the City.
27. The owner agrees to cooperate and work with the City to develop a trail system within the subject lands.
28. The owner shall agree in writing that prior to the final approval of the draft plan by the County of Oxford, all phasing of the plan shall be to the satisfaction of the City of Woodstock and the County of Oxford.
29. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding payment of applicable development charges, the installation of the water distribution system, the installation of the sanitary sewer system, construction of roads, sewage pumping station and other matters pertaining to the development of the subdivision.
30. The owner agrees in writing that Block 7 will be conveyed to the County of Oxford, free of all costs and encumbrances, for the location of the Lansdowne Sanitary Sewer Pumping Station (SPS) to service the subject lands and other tributary lands identified in the East Woodstock Secondary Plan.
31. The owner agrees in writing that prior to the issuance of building permits, construction and commissioning of the new Sewage Pumping Station is required.
32. The subdivision agreement shall make provision for the assumption and operation of the water and sewerage systems within the draft plan by the County of Oxford, subject to the approval of the County.
33. Prior to the final approval of the plan, or any phase of the plan, the owner shall receive confirmation from the County Department of Public Works and the City of Woodstock that there is sufficient capacity in the Woodstock water and sewage treatment systems to service the plan of subdivision.
34. The owner agrees that such easements as required for utility, municipal servicing or drainage purposes shall be granted to the appropriate authority, including a temporary construction easement required for the construction of the sanitary pumping station, the construction limits and time frame of which will be discussed at a later time.

35. The owner agrees in writing that a 0.3 m (1.0 ft) reserve along the frontage of Oxford Road 4 of the subject lands shall be conveyed to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the City and County.
36. The owner shall agree in writing to prepare and submit for the approval of the County Public Works Department, detailed servicing plans designed in accordance with the Oxford County Design Guidelines.
37. The owner shall agree that vehicular access shall be limited to access on Township Road 3 (Lansdowne Avenue). Prior to consideration of an entrance on Oxford Road 4, subsequent traffic impact study will be required at the site plan approval stage to provide justification in this regard.
38. The owner shall provide confirmation to the County that the proposed sanitary sewer will be located outside of lands regulated by the Conservation Authority, or that the Conservation Authority is acceptant of the sewer being installed within the regulation limits.
39. The owner shall demonstrate to the satisfaction of the County that the entire subdivision shall be serviced with two, independent water supply points to provide for adequate redundancy and looping for domestic and fire protection purposes.
40. Prior to the final approval of the plan by the County, the final Floodplain Analysis be submitted and reviewed by the UTRCA and further, that the subdivision agreement 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.
41. Prior to the final approval of the plan by the County, the final Environmental Impact Study be submitted and reviewed by the UTRCA and further, that the subdivision agreement include provisions for the owner to carry out or to cause to be carried out the mitigation recommendations listed in Chapter 8.0 and monitoring recommendations in Chapter 10.0 of the EIS prepared by Dance Environmental Inc. dated November 26, 2012 be implemented in accordance with the approved plans and reports.
42. Prior to the final approval of the plan by the County, a Planting/Naturalization Plan be prepared that implements the recommendations of the EIS prepared by Dance Environmental Inc. dated November 26, 2012, to the satisfaction of the UTRCA and that the subdivision agreement include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved Planting/Naturalization Plan.
43. Prior to any filling, grading or construction occurring within the Regulated Area, that a permit pursuant to Section 28 of the Conservation Authorities Act be obtained from the UTRCA.

44. 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.
45. Prior to the approval of the final plan by the County, the owner shall agree in writing, to satisfy the requirements of Enbridge Gas that the owner/developer provide Enbridge Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Enbridge Gas Limited.
46. Prior to the approval of the final plan by the County, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the issuance of a clearance letter by the Ministry of Culture (or subsequent Ministry having jurisdiction) confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
47. 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.
48. Prior to final approval by the County, the County of Oxford shall be advised by the City of Woodstock that conditions 2 to 28 (inclusive), 33 and 34 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.
49. Prior to final approval by the County, the owner shall secure clearance from the County of Oxford Public Works Department or other appropriate County department, that conditions 7, 10, 14, 28 to 39 (inclusive) and 46 have been met to the satisfaction of County Public Works and/or Community Planning. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
50. Prior to final approval by the County, the owner shall secure clearance from the Upper Thames River Conservation Authority that conditions 3 and 40 to 43 (inclusive), have been met to the satisfaction of the UTRCA. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
51. Prior to final approval by the County, the County of Oxford shall be advised by Canada Post Corporation that condition 44 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
52. Prior to final approval by the County, the County of Oxford shall be advised by Enbridge Gas that condition 45 has been met to the satisfaction of Enbridge Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
53. The plan of subdivision shall be registered on or before March 8, 2026, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.