

March 19, 2021

Eric Gilbert, MCIP RPP, M Sc., Senior Planner
Community and Strategic Planning / County of Oxford
P.O. Box 1614, 21 Reeve Street Woodstock ON N4S 7Y3

**Re: Northcrest Estates Phase 2 (Draft Plan 32T-07006)
Redline Subdivision Amendment Application**

Dear Mr. Gilbert,

Performance Communities Realty Inc. purchased lands approved by Draft Plan 32T-07006. The Town of Tillsonburg has approved the use of the name Northcrest Phase 2 for this Subdivision File and has approved the Street Names shown on the Redline Plan.

As reviewed at our Consultation meeting and by correspondence during January – March 2021 PCRI has adjusted the Draft Plan based on engineering review and market housing demands. The Draft Plan adjustments have been completed collaboratively with Lindprop Corp. to the ensure the orderly development of the “Keba Farm” consisting of a total of 58 hectares of residential land. CJDL has prepared a joint Functional Servicing Report for both Northcrest Phase 2 and Lindprop Phase 2/3 Subdivision.

Storm Water Management/Parkland & Trail Connections

The Functional Servicing Report for Northcrest Phase 2 as prepared by CJDL recommends that the “Greenway” Blocks and Storm Water Management Pond Block be adjusted to the new sizes and locations as shown on the Redline Application. Block 120 will function as a SWM Pond; Block 118 will function as a Drainage Channel and Walkway. Block 117 (Parkland) to include frontage on Martin Street and connection to the Drainage Channel. Refer to the Functional Servicing Report for additional explanation. Hayhoe Homes is excited to continue to promote trail development and connectivity. The trail walkway on Block 118 aligns with the Trail walkway on the south side of North Street which connects to the Rail Trail.

Housing Types

Recognizing current market demand, PCRI adjusted the mix of residential types to include single-detached dwellings and Street Townhomes. The mix of housing types is like Northcrest Phase 1 which has been well received since market launch in spring 2020.

Commercial Block

Lindprop retains ownership of the lands on the east side of Braun Blvd. within Draft Plan 34T-07006 and Lindprop has decided to remove the Commercial Block recognizing that commercial use is best served in neighboring areas designated as Commercial in the Town of Tillsonburg Official Plan.

Street Alignments

The street alignment of Martin Way, Braun Boulevard and Mallard Crescent has been reviewed by Lindprop Corp. Lindprop agrees with the street alignment as shown on the Redline Plan. The Functioning Servicing Report has additional information on the function of Braun Boulevard as a collector Road proposed to continue north through the Lindprop Phase 2/3 Subdivision.

We appreciate your guidance and assistance throughout the preparation of the Redline Application.



Will Hayhoe
President, Performance Communities Realty Inc.

C.c. Carlos Reyes, Director of Operations, Town of Tillsonburg
Shayne Reitsma, Manager of Engineering, Town of Tillsonburg
Cephas Panschow, Development Commissioner, Town of Tillsonburg
Geno Vanhaelewyn, Chief Building Official, Town of Tillsonburg
Chris Baird, Director of Recreation, Culture and Parks, Town of Tillsonburg
Reuben Davis, Supervisor of Engineering Services, County of Oxford
Andrew Vranckx, Senior Design Technologist, CJDLC Consulting Engineers
Peter Penner, Design Engineer, CJDLC Consulting Engineers
Kim Husted, Kim Husted Surveying Ltd.
John Spina, Lindprop Corp.