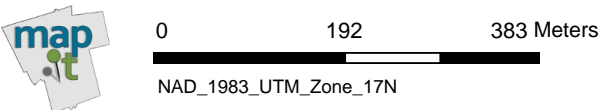


Legend

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

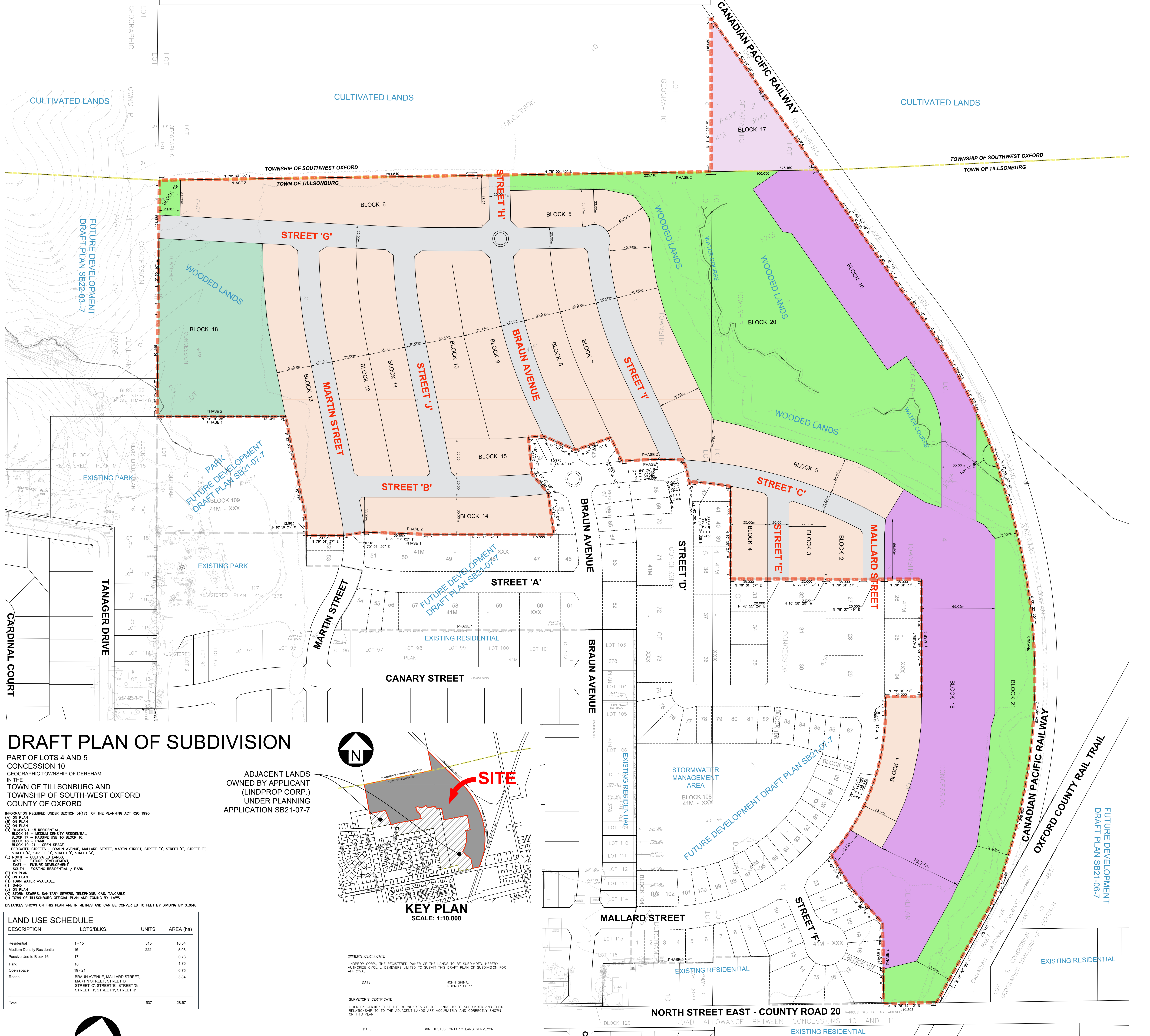
Notes



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

November 26, 2025

Plate 2: Draft Approved Plan
File Nos. SB 22-07-7 (DAE) - Lindprop Corp
Part Lots 4 & 5, Concession 10 (Dereham) - 112 North Street East, Town of Tillsonburg



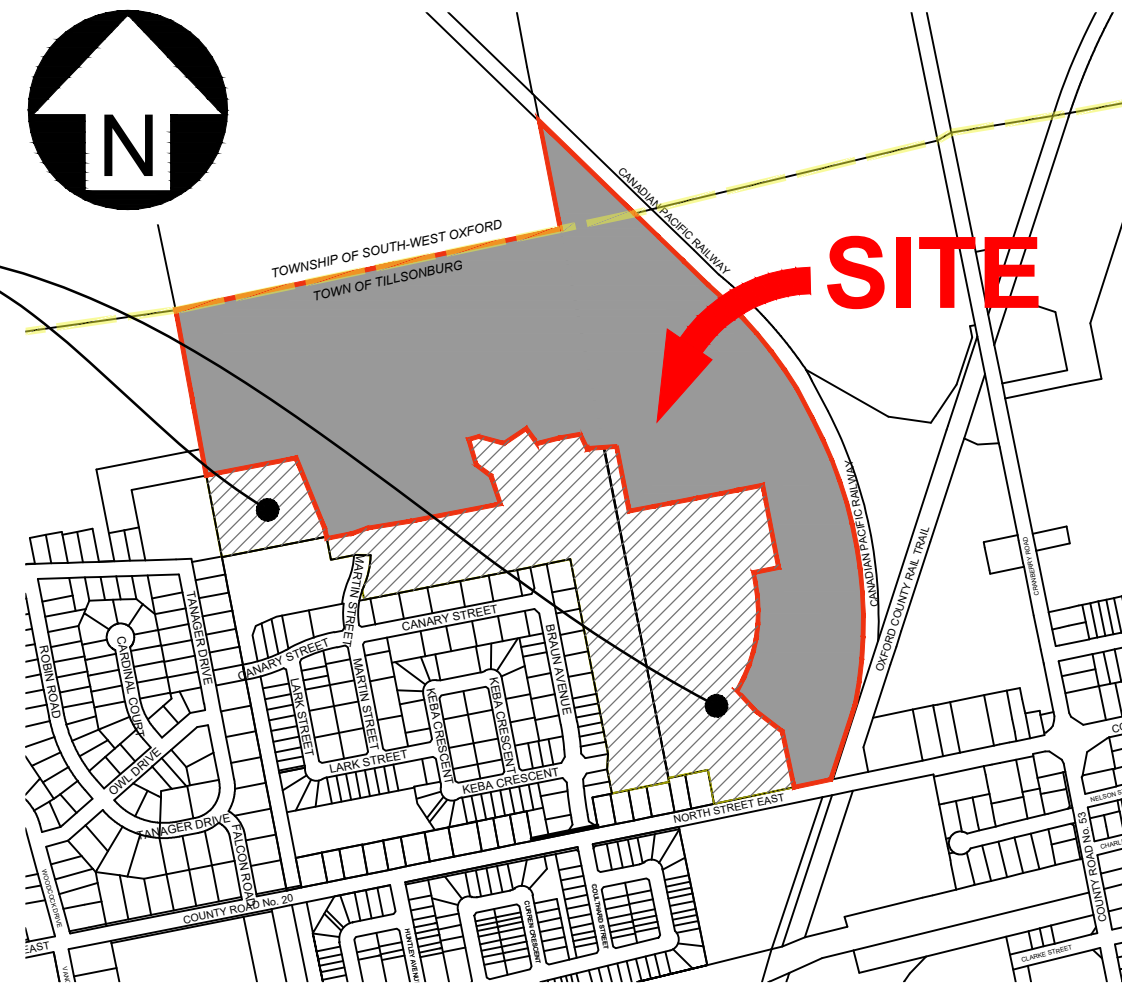
DRAFT PLAN OF SUBDIVISION

PART OF LOTS 4 AND 5
 CONCESSION 10
 GEOGRAPHIC TOWNSHIP OF DEREHAM
 IN THE
 TOWN OF TILLSONBURG AND
 TOWNSHIP OF SOUTH-WEST OXFORD
 COUNTY OF OXFORD

- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
- (A) ON PLAN
 - (B) ON PLAN
 - (C) ON PLAN
 - (D) ON PLAN
 - (E) ON PLAN
 - (F) ON PLAN
 - (G) ON PLAN
 - (H) ON PLAN
 - (I) ON PLAN
 - (J) ON PLAN
 - (K) ON PLAN
 - (L) ON PLAN
 - (M) ON PLAN
 - (N) ON PLAN
 - (O) ON PLAN
 - (P) ON PLAN
 - (Q) ON PLAN
 - (R) ON PLAN
 - (S) ON PLAN
 - (T) ON PLAN
 - (U) ON PLAN
 - (V) ON PLAN
 - (W) ON PLAN
 - (X) ON PLAN
 - (Y) ON PLAN
 - (Z) ON PLAN

LAND USE SCHEDULE	DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha)
Residential	1-15 Residential	1-15	315	10.54
	Medium Density Residential	16	222	5.06
Park	Passive Use to Block 16	17	17	0.73
	Open Space	18	19-21	1.75
Roads	Braun Avenue, Mallard Street, Martin Street, Street 'B', Street 'C', Street 'D', Street 'E', Street 'F', Street 'G', Street 'H', Street 'I', Street 'J', Street 'K', Street 'L', Street 'M', Street 'N', Street 'O', Street 'P', Street 'Q', Street 'R', Street 'S', Street 'T', Street 'U', Street 'V', Street 'W', Street 'X', Street 'Y', Street 'Z'		6-75	6.75
	Other Roads		3-84	3.84
Total			537	28.67

ADJACENT LANDS
 OWNED BY APPLICANT
 (LINDPROP CORP.)
 UNDER PLANNING
 APPLICATION SB21-07-7



KEY PLAN
 SCALE: 1:10,000

OWNER'S CERTIFICATE
 I, the undersigned, the REGISTERED OWNER of the LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZE CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: _____ JOHN SPINA, LINDPROP CORP.

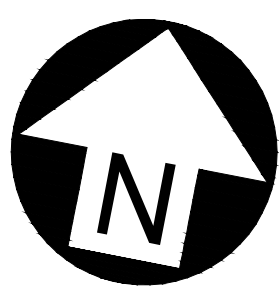
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: _____ KIM HUSTED, ONTARIO LAND SURVEYOR

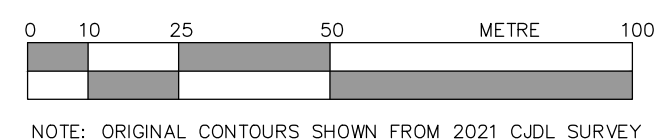
PLAN PREPARED BY:
CJDL
 Consulting Engineers

Cyril J. Demeeyere Limited
 P.O. Box 460, 261 Broadway
 Tillsonburg, Ontario, N4G 4H8
 Tel: 519-688-1000
 866-302-9886
 Fax: 519-682-2235
 cjdl@cjdleng.com

JOB No. 23043 DATE: 29 AUG 2022



SCALE: 1:1250



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