

Tribute Lindsay

SALES OFFICE

Content

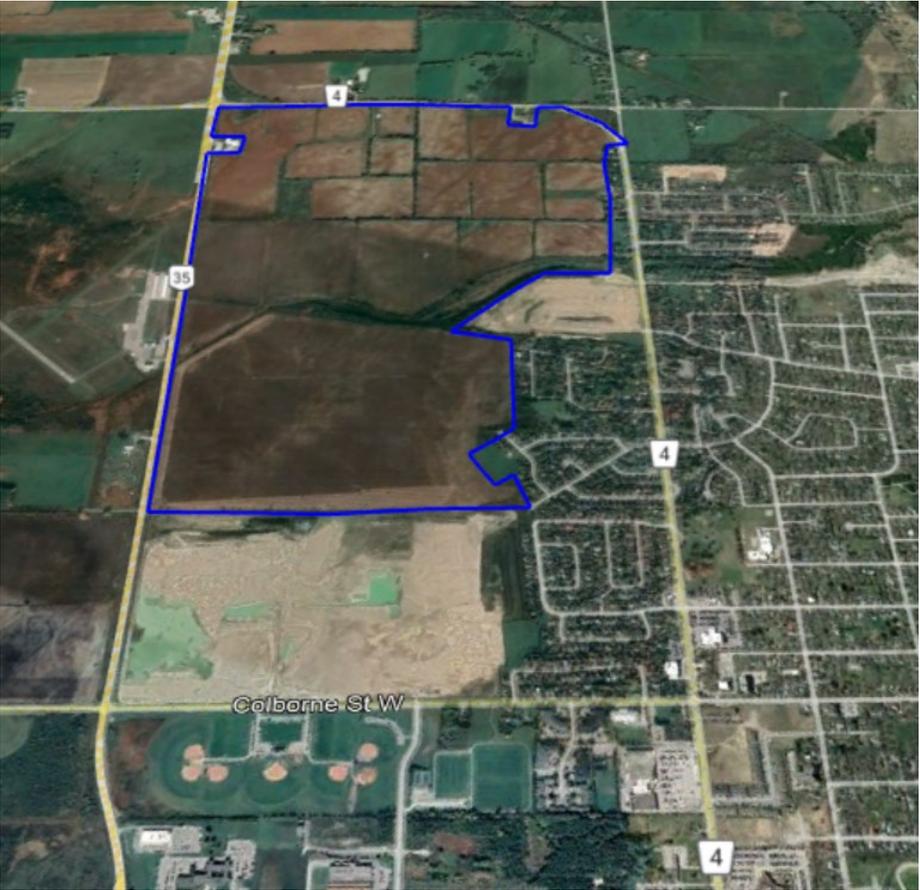
1. Introduction – Tribute Communities
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Tribute Communities

- ▷ 35,000+ homes over 35 years
- ▷ Awarded for design excellence, customer satisfaction, and community building throughout Ontario
- ▷ Variety of Project Types (Infill, Greenfield, Highrise)
- ▷ Partnerships with Local Community

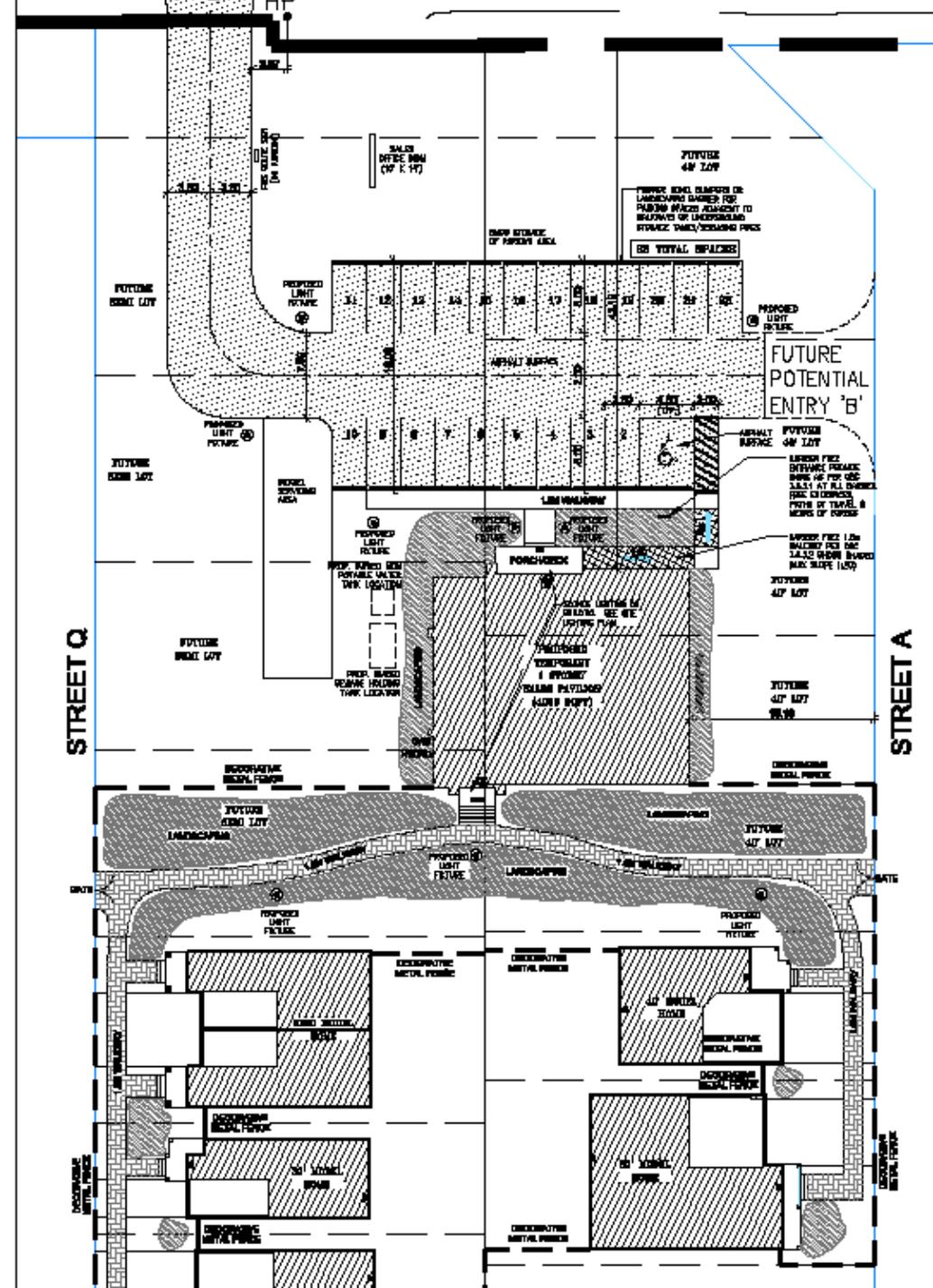


Property Location



Site Plan Details

- ▷ 0.67 Hectare Site
- ▷ Homes Sales Establishment – GFA of 371.6 Sq.M
- ▷ 22 Surface Parking Stalls
- ▷ 5 Model Homes (30' , 36' , 40' , 50' , Semi)
- ▷ Buried Water & Sewage Tank



STREET Q

FUTURE SEMI LOT

FUTURE SEMI LOT

FUTURE SEMI LOT

DECORATIVE METAL FENCE

FIRE ROUTE SIGN (NO PARKING)

SALES OFFICE SIGN (10' X 14')

SNOW STORAGE OF PARKING AREA

FUTURE 40' LOT

PROVIDE CONC. BUMPERS OR LANDSCAPING BARRIER FOR PARKING SPACES ADJACENT TO WALKWAYS OR UNDERGROUND STORAGE TANKS/SERVICING PIPES

22 TOTAL SPACES

PROPOSED LIGHT FIXTURE

FUTURE POTENTIAL ENTRY 'B'

PROPOSED LIGHT FIXTURE

GRAVEL SERVICING AREA

PROPOSED LIGHT FIXTURE

PROP. BURIED NON POTABLE WATER TANK LOCATION

PROP. BURIED SEWAGE HOLDING TANK LOCATION

PROPOSED LIGHT FIXTURE

PROPOSED LIGHT FIXTURE

PORCH/DECK

SCONCE LIGHTING ON BUILDING. SEE SITE LIGHTING PLAN

PROPOSED TEMPORARY 1 STOREY SALES PAVILION (4000 SQFT)

LANDSCAPING

ASPHALT SURFACE

FUTURE 40' LOT

BARRIER FREE ENTRANCE PROVIDE SIGNS AS PER OBC 3.8.3.1 AT ALL BARRIER FREE ENTRANCES, PATHS OF TRAVEL & MEANS OF EGRESS

BARRIER FREE 1.8m WALKWAY PER OBC 3.8.3.2 SHOWN SHADED (MAX SLOPE 1:20)

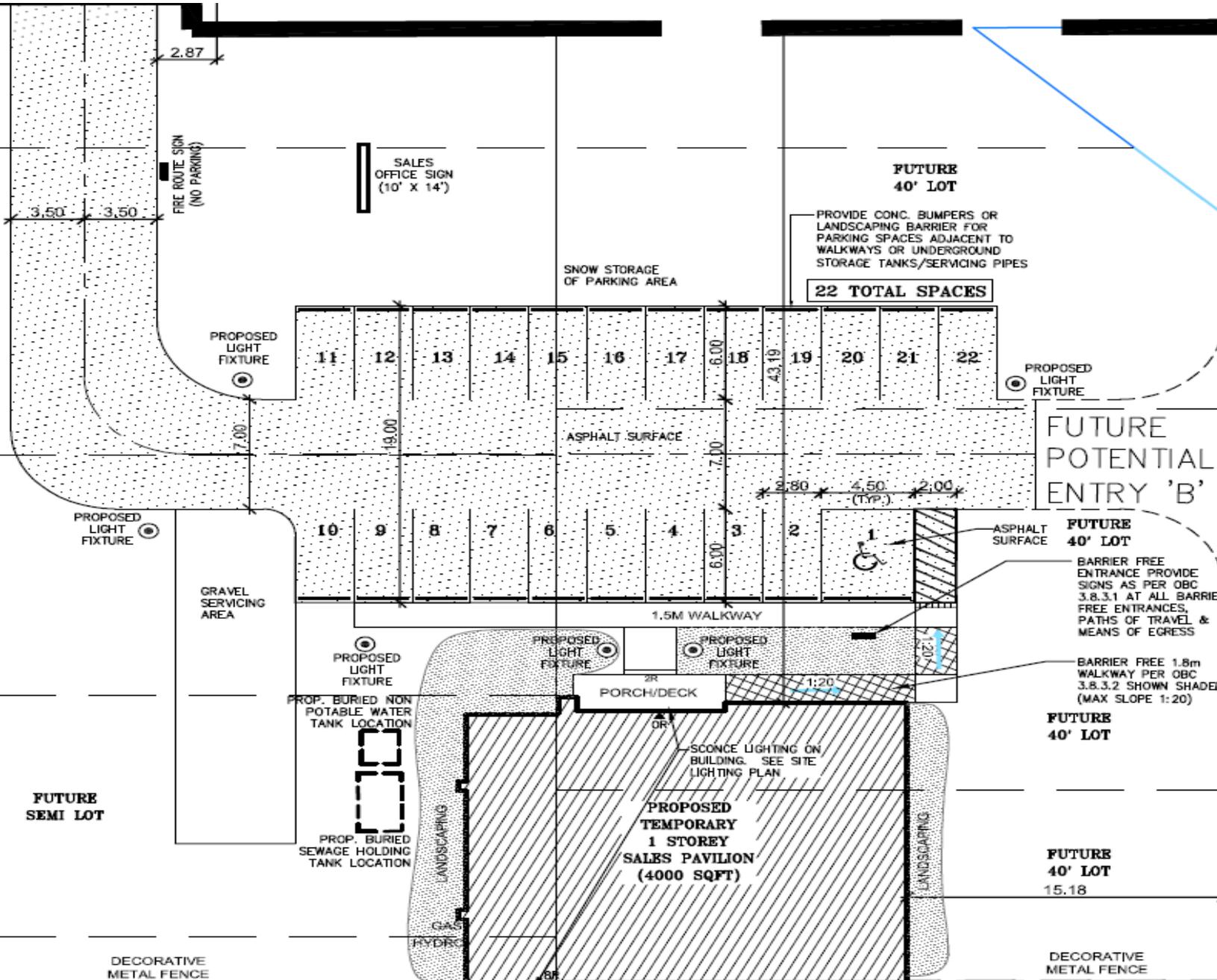
FUTURE 40' LOT

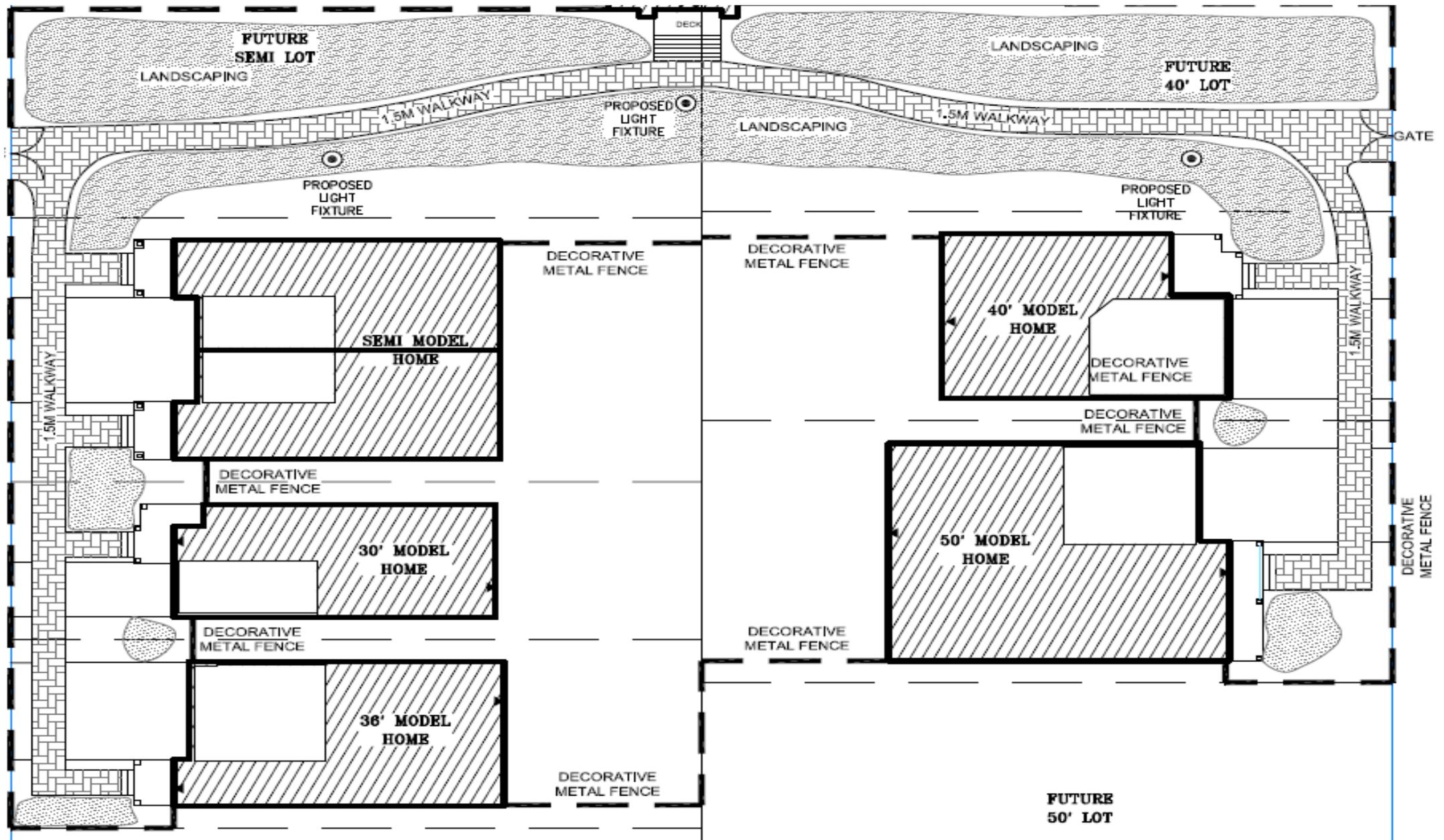
FUTURE 40' LOT

15.18

DECORATIVE METAL FENCE

STREET A





Required Planning Approvals

Amendment to Ops Zoning By-law 93-30 ZBA to Permit:

- ▷ Permission for a Home Sales Establishment and five model homes;
- ▷ Provision of a minimum of 22 parking spaces (including 1 Accessible Spaces and 1 Loading Space)
- ▷ Maximum building height of 11m
- ▷ Notwithstanding future subdivision of the lands, the lot shall be treated as one lot for the purposes of this by-law

Next Steps

- ▷ Statutory Public Meeting – July 6th 2022
- ▷ Site Plan / Building Permit Approvals– Summer 2022
- ▷ Site Grading – Summer 2022
- ▷ Construction Start - Fall 2022
- ▷ Construction Completion – Winter 2023
- ▷ Phase 1 Sales - TBC