
Tribute Lindsay



1.

Introduction

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Tribute Communities

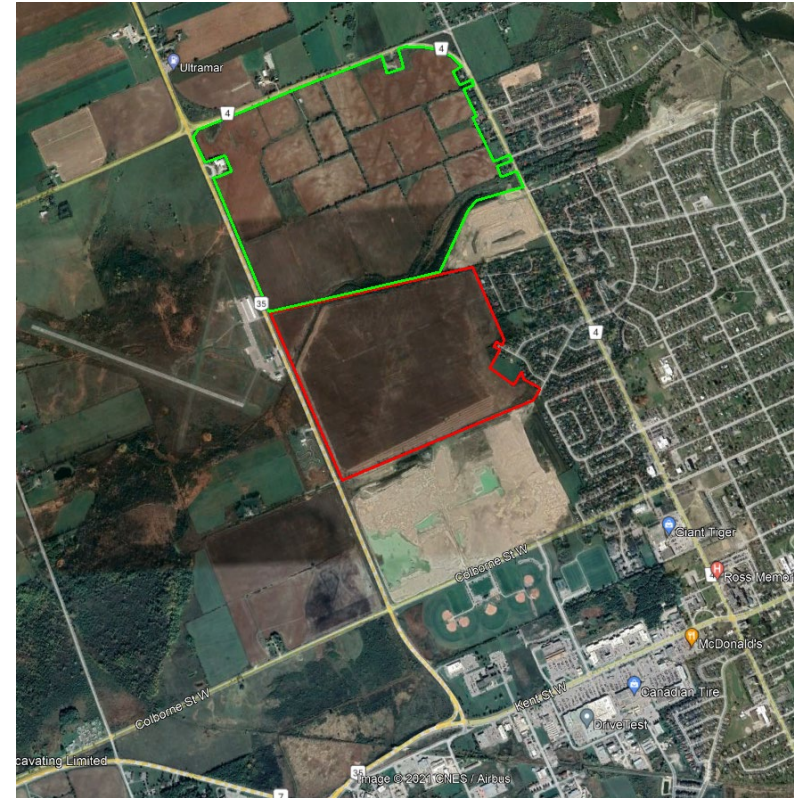
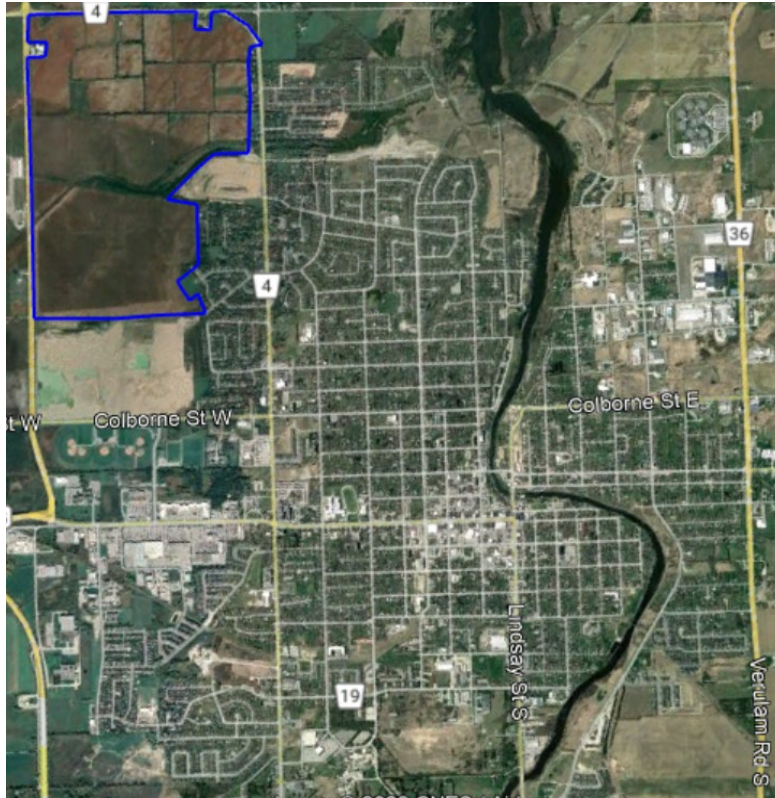
- ▶ 35,000+ homes over 35 years
- ▶ Awarded for design excellence, customer satisfaction, and community building throughout Ontario
- ▶ Variety of Project Types (Infill, Greenfield, Highrise)
- ▶ Partnerships with Local Community



2.

Background & Context

Property Location



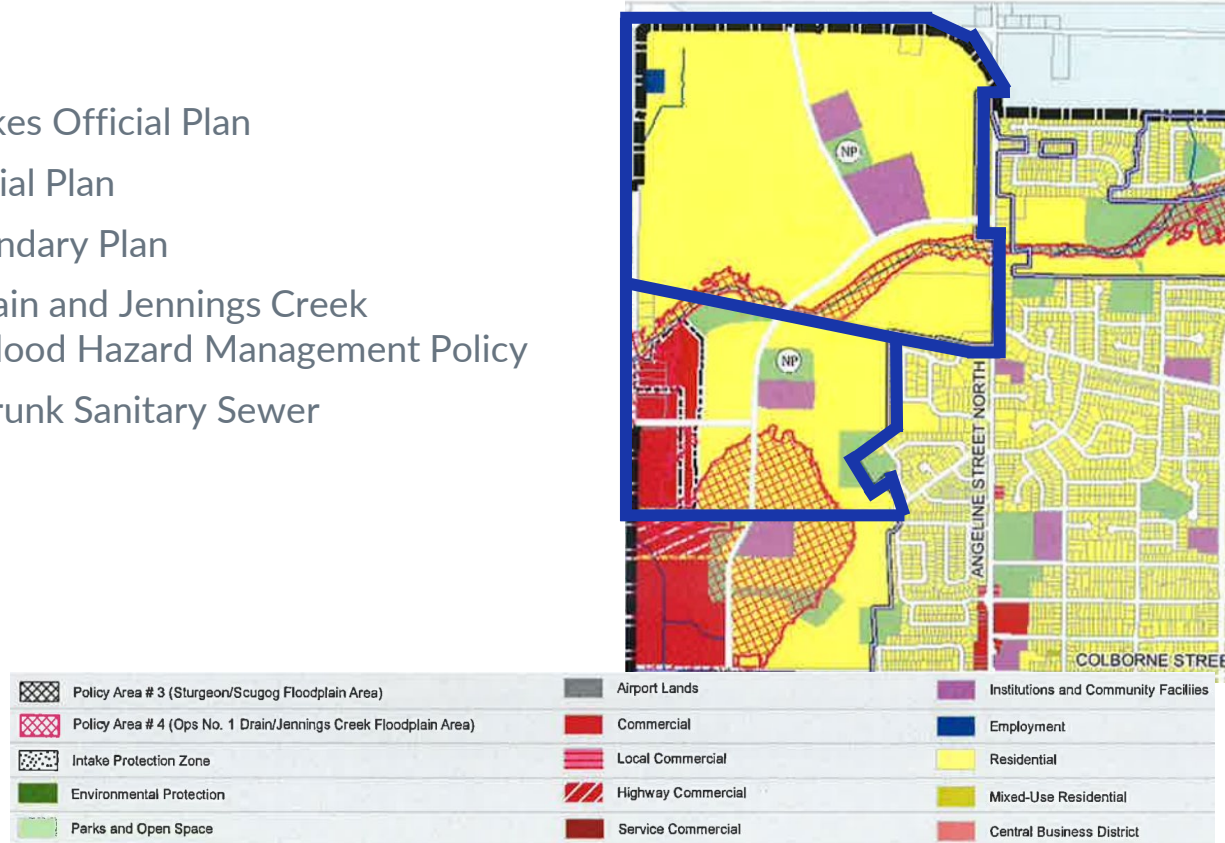
Timeline

- ▷ Original Ibrans (Tribute North) Submission **August 2020**
- ▷ Tribute Communities Purchase - **February 2021**
- ▷ Draft Plan Development **March 2021 – Feb 2022**
- ▷ Formal Resubmission of Tribute North and First Submission of Tribute South – **Friday March 11th 2022**
- ▷ Open House – **May 10th 2022**
- ▷ Statutory Public Meeting – **July 6th 2022**

Policy Context & Community Structure

- ▷ Kawartha Lakes Official Plan
- ▷ Lindsay Official Plan
- ▷ Lindsay Secondary Plan
- ▷ Ops No.1 Drain and Jennings Creek Watershed Flood Hazard Management Policy
- ▷ Northwest Trunk Sanitary Sewer

Lindsay Secondary Plan - Excerpt Schedule F-1, Land Use



3.

Required Planning Approvals

Required Planning Approvals

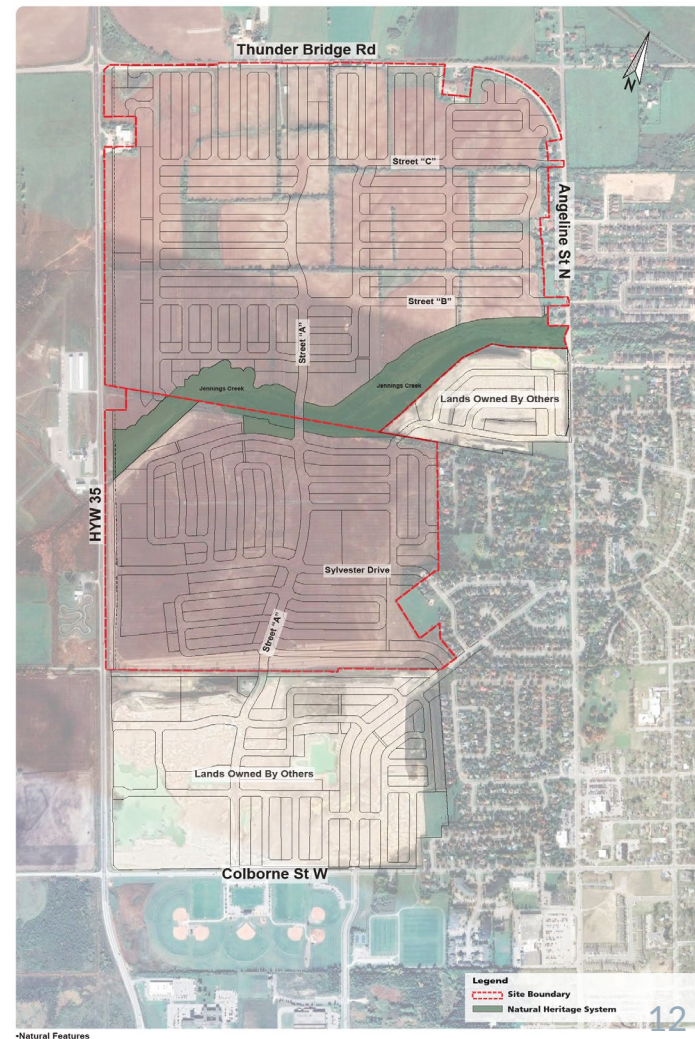
- ▷ Ops Official Plan Amendment
- ▷ Lindsay Official Plan Amendment
- ▷ Zoning By-Law Amendment
- ▷ Draft Plan of Subdivision

4.

Structure/Layout of Plan

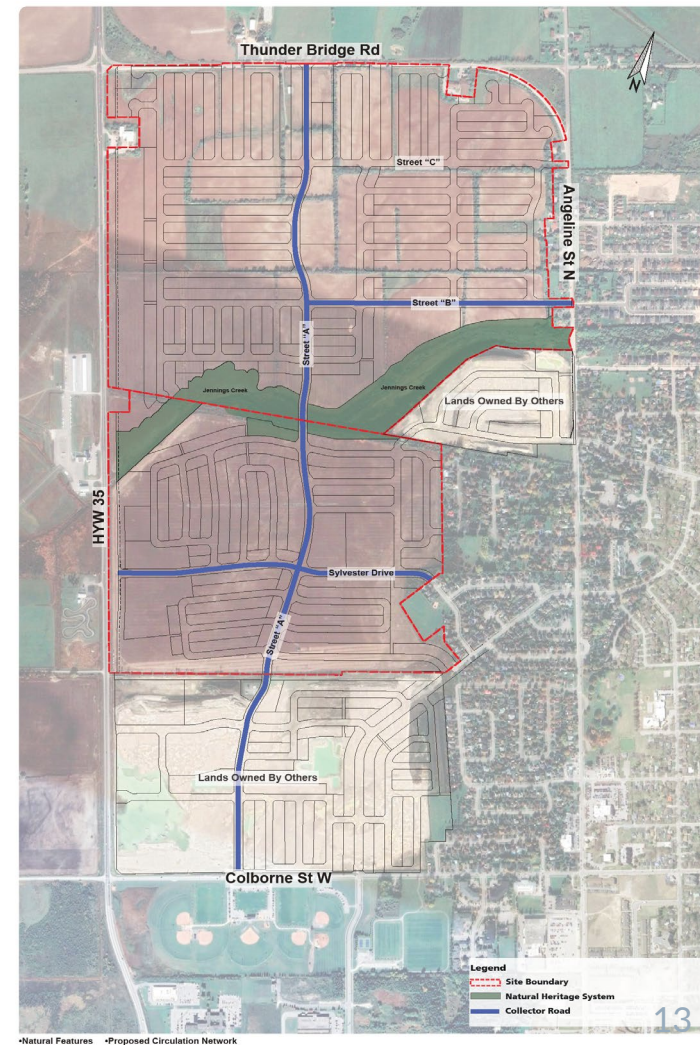
Initial Development Constraints

- ▷ Property boundaries
- ▷ Jennings Creek
- ▷ Wetlands
- ▷ Hwy 35



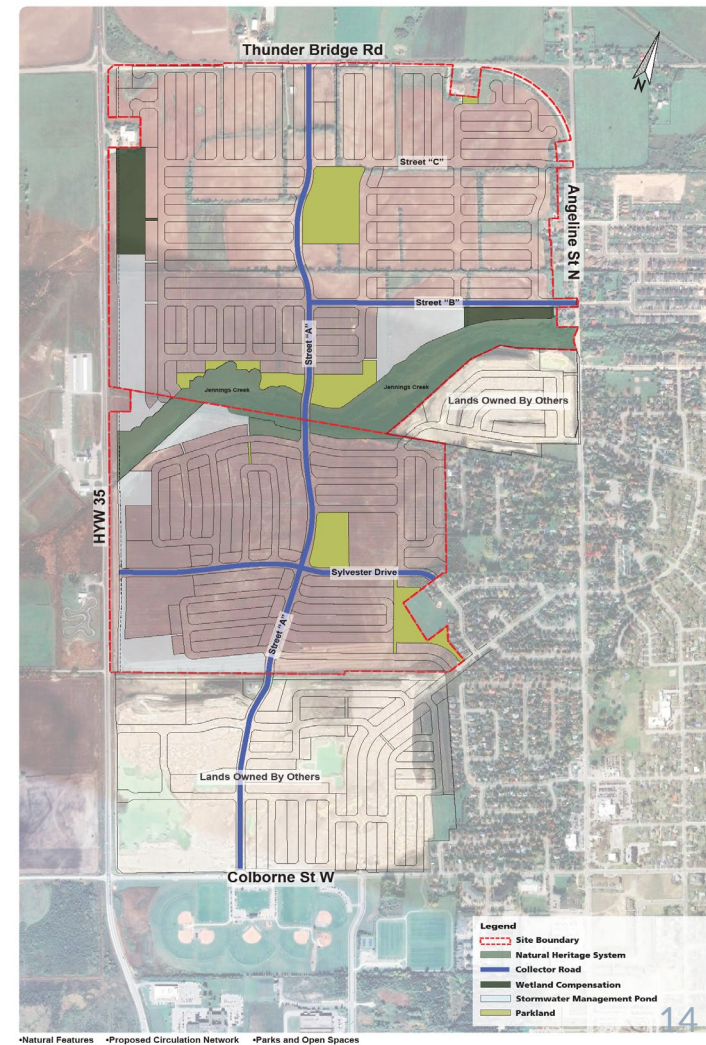
Proposed Circulation Network

- ▷ Collector Streets
- ▷ Links to Existing Community
- ▷ Jennings Creek Crossing



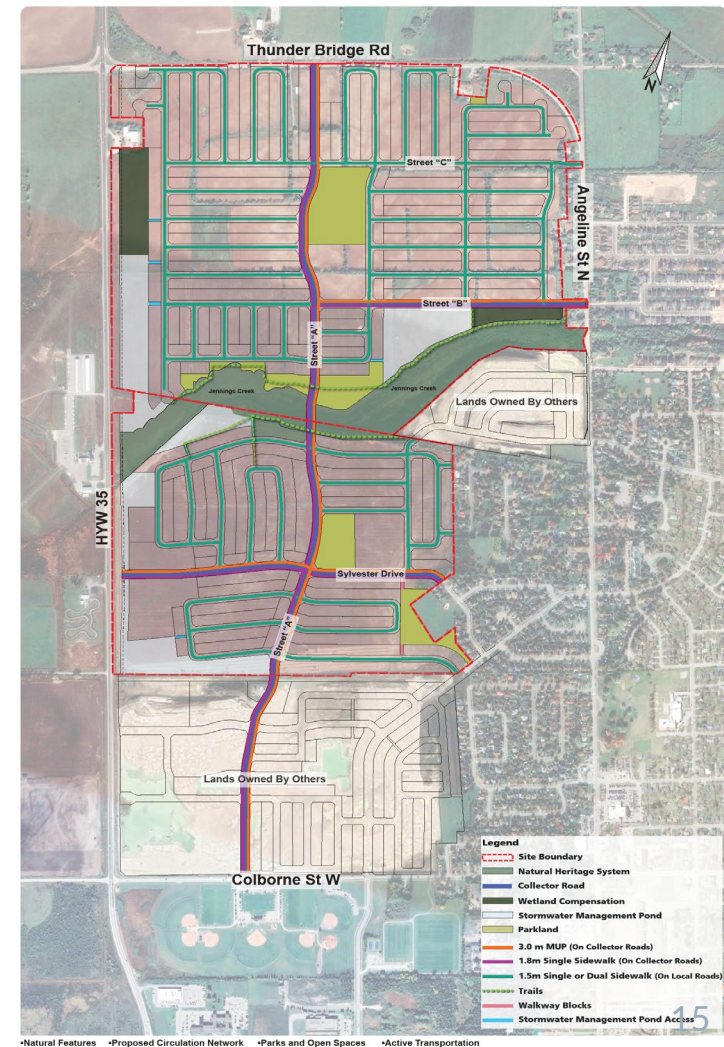
Parks and Open Spaces

- ▷ Stormwater Management Ponds
- ▷ New Wetlands
- ▷ Parks and Open Spaces



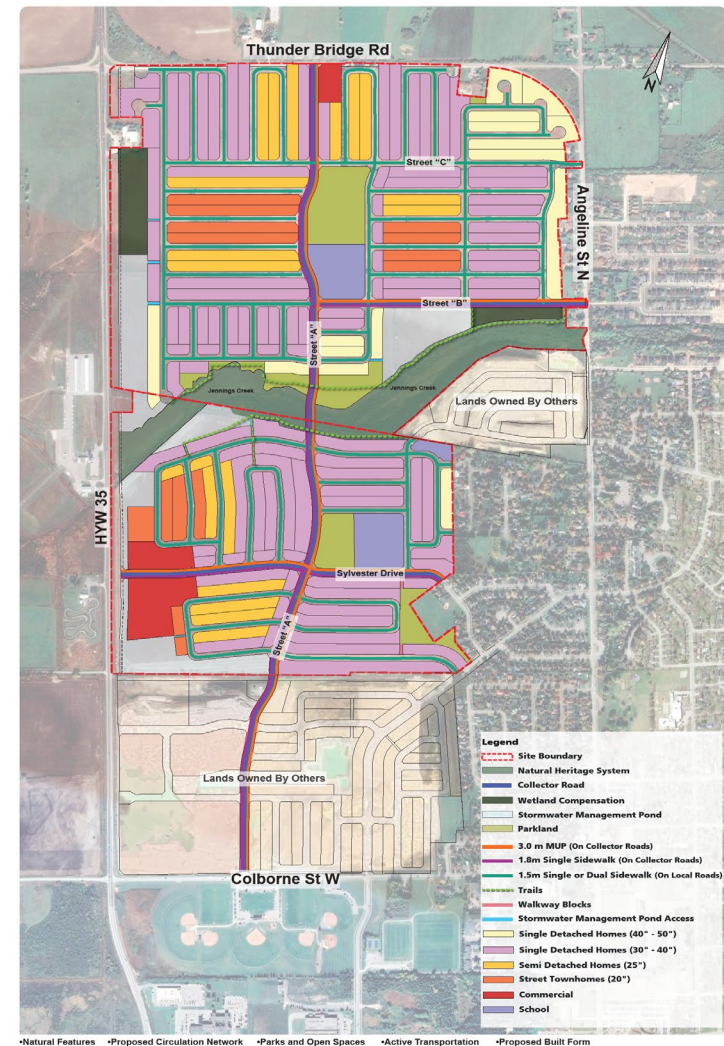
Active Transportation + Local Connections

- ▷ Multi Use Paths
- ▷ Walkway Blocks
- ▷ Trails
- ▷ Stormwater Management Pond Access



Residential + Commercial

- ▷ Singles
- ▷ Semis
- ▷ Townhouses
- ▷ Condo towns
- ▷ Commercial
- ▷ School





SCHEDULE OF LAND USE						
USE	BLOCKS	UNITS (MIN-MAX)	AREA (HA)	DENSITY (MIN-MAX)	%	
1. RESIDENTIAL, HIGH DENSITY	1-27, 29-31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 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Tire Cuts				
Index	1st Cut (mm/sec)	2nd Cut (mm/sec)	3rd Cut (mm/sec)	4th Cut (mm/sec)
1	0.30 m/s 2.0	2	1	1
2	0.30 m/s 2.0	2	1	1
3	0.30 m/s 2.0	2	1	1
4	0.30 m/s 2.0	2	1	1
5	0.30 m/s 2.0	2	1	1
6	0.30 m/s 2.0	2	1	1
7	0.30 m/s 2.0	2	1	1
8	0.30 m/s 2.0	2	1	1
9	0.30 m/s 2.0	2	1	1
10	0.30 m/s 2.0	2	1	1
11	0.30 m/s 2.0	2	1	1
12	0.30 m/s 2.0	2	1	1
13	0.30 m/s 2.0	2	1	1
14	0.30 m/s 2.0	2	1	1
15	0.30 m/s 2.0	2	1	1
16	0.30 m/s 2.0	2	1	1
17	0.30 m/s 2.0	2	1	1
18	0.30 m/s 2.0	2	1	1
19	0.30 m/s 2.0	2	1	1
20	0.30 m/s 2.0	2	1	1
21	0.30 m/s 2.0	2	1	1
22	0.30 m/s 2.0	2	1	1
23	0.30 m/s 2.0	2	1	1
24	0.30 m/s 2.0	2	1	1
25	0.30 m/s 2.0	2	1	1
26	0.30 m/s 2.0	2	1	1
27	0.30 m/s 2.0	2	1	1
28	0.30 m/s 2.0	2	1	1
29	0.30 m/s 2.0	2	1	1
30	0.30 m/s 2.0	2	1	1
31	0.30 m/s 2.0	2	1	1
32	0.30 m/s 2.0	2	1	1
33	0.30 m/s 2.0	2	1	1
34	0.30 m/s 2.0	2	1	1
35	0.30 m/s 2.0	2	1	1
36	0.30 m/s 2.0	2	1	1
37	0.30 m/s 2.0	2	1	1
38	0.30 m/s 2.0	2	1	1
39	0.30 m/s 2.0	2	1	1
40	0.30 m/s 2.0	2	1	1
41	0.30 m/s 2.0	2	1	1
42	0.30 m/s 2.0	2	1	1
43	0.30 m/s 2.0	2	1	1
44	0.30 m/s 2.0	2	1	1
45	0.30 m/s 2.0	2	1	1
46	0.30 m/s 2.0	2	1	1
47	0.30 m/s 2.0	2	1	1
48	0.30 m/s 2.0	2	1	1
49	0.30 m/s 2.0	2	1	1
50	0.30 m/s 2.0	2	1	1
51	0.30 m/s 2.0	2	1	1
52	0.30 m/s 2.0	2	1	1
53	0.30 m/s 2.0	2	1	1
54	0.30 m/s 2.0	2	1	1
55	0.30 m/s 2.0	2	1	1
56	0.30 m/s 2.0	2	1	1
57	0.30 m/s 2.0	2	1	1
58	0.30 m/s 2.0	2	1	1
59	0.30 m/s 2.0	2	1	1
60	0.30 m/s 2.0	2	1	1
61	0.30 m/s 2.0	2	1	1
62	0.30 m/s 2.0	2	1	1
63	0.30 m/s 2.0	2	1	1
64	0.30 m/s 2.0	2	1	1
65	0.30 m/s 2.0	2	1	1
66	0.30 m/s 2.0	2	1	1
67	0.30 m/s 2.0	2	1	1
68	0.30 m/s 2.0	2	1	1
69	0.30 m/s 2.0	2	1	1
70	0.30 m/s 2.0	2	1	1
71	0.30 m/s 2.0	2	1	1
72	0.30 m/s 2.0	2	1	1
73	0.30 m/s 2.0	2	1	1
74	0.30 m/s 2.0	2	1	1
75	0.30 m/s 2.0	2	1	1
76	0.30 m/s 2.0	2	1	1
77	0.30 m/s 2.0	2	1	1
78	0.30 m/s 2.0	2	1	1
79	0.30 m/s 2.0	2	1	1
80	0.30 m/s 2.0	2	1	1
81	0.30 m/s 2.0	2	1	1
82	0.30 m/s 2.0	2	1	1
83	0.30 m/s 2.0	2	1	1
84	0.30 m/s 2.0	2	1	1
85	0.30 m/s 2.0	2	1	1
86	0.30 m/s 2.0	2	1	1
87	0.30 m/s 2.0	2	1	1
88	0.30 m/s 2.0	2	1	1
89	0.30 m/s 2.0	2	1	1
90	0.30 m/s 2.0	2	1	1
91	0.30 m/s 2.0	2	1	1
92	0.30 m/s 2.0	2	1	1
93	0.30 m/s 2.0	2	1	1
94	0.30 m/s 2.0	2	1	1
95	0.30 m/s 2.0	2	1	1
96	0.30 m/s 2.0	2	1	1
97	0.30 m/s 2.0	2	1	1
98	0.30 m/s 2.0	2	1	1
99	0.30 m/s 2.0	2	1	1
100	0.30 m/s 2.0	2	1	1

LEGAL DESCRIPTION:
PART OF LOTS 24 AND 25 CONCESSION # (SIC) SOUTH-10 TOWNSHIP OF CDS

NOW IN THE CITY OF KARRARITHA LAKE



REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 21(7) OF THE PLANNING ACT 1990:

(A) SITE PLAN	(B) SITE PLAN
(C) SITE PLAN	(D) MUNICIPAL SERVICES AVAILABLE
(E) SEE KEY MAP	(F) QUARRY SILT, SAND TILL, SANDY SILT, SILT, SILTY CLAY, SILTY SAND
(G) SEE SCHEDULE OF LAND USE	(H) MUNICIPAL SERVICES AVAILABLE
(I) SEE PLAN	(J) SEE PLAN
(K) N/A	

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I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SURVEYED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY CDE FISHER.

CAMPION LAND SURVEYORS
M. A. Harne
MARTHA A. HARNE, P.L.S.

March 8, 2022
DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE ENQUEER GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBMISSION TO THE CITY OF KENNESHA LAWS

TRIMUTE (LINDSAY B) LIMITED

March 9, 2022

APPROVAL STAMP:

REVISIONS			
3			
2			
1			

No.	Description	Date	Int
PROJECT NO.: 21756			
DATE: March 8, 2022			

Scale: 1 : 2500	
DRAWN BY: JS	CHECKED BY: MP

DP-1

BIGLIERI GROUP
Planning | Development | Project Management | Urban Design
26 Leslie Street, Suite 124, Toronto

Key Stats

Tribute North

- ▷ Gross Site Area
126.22 Hectares
- ▷ ~ 1800 Units
- ▷ Parks - 6.45 Hectares
(5.94%)
- ▷ 2 Stormwater
Management Blocks
- ▷ 1 Commercial Block
~16,000sf
- ▷ 2 New Wetlands – 3.66Ha

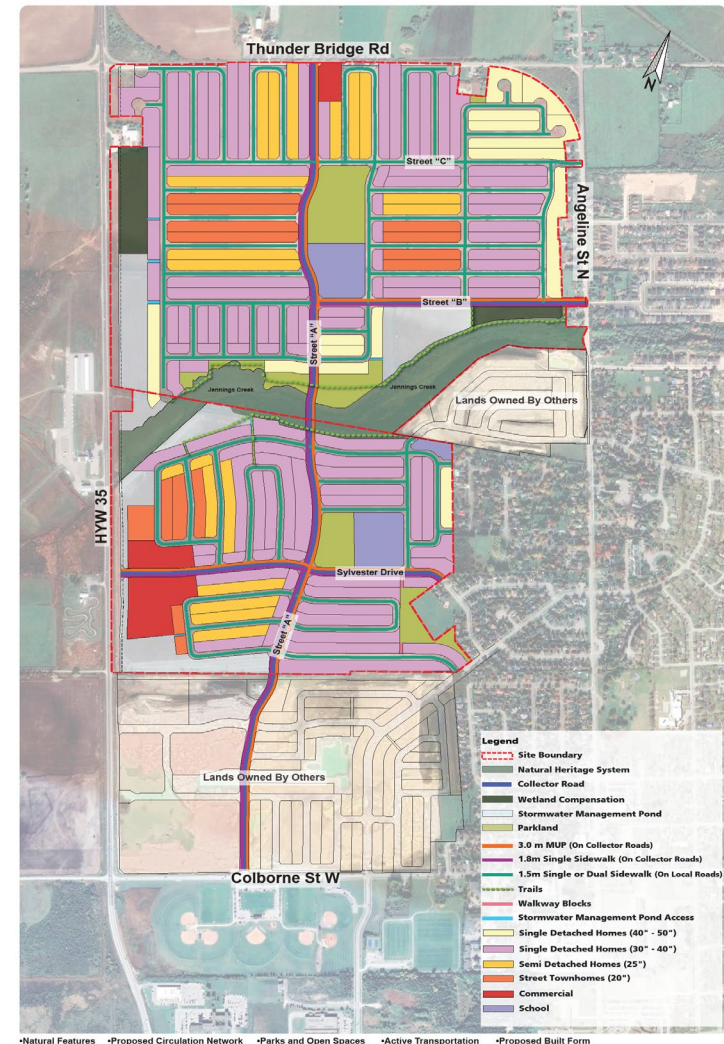
Tribute South

- ▷ Gross Site Area
73.12 Hectares
- ▷ ~ 800 Units
- ▷ Parks - 3.12 Hectares
(4.6%)
- ▷ 3 Stormwater
Management Ponds
- ▷ 2 Commercial Blocks
~61,250sf
~25,700sf

5. Urban Design

Interface with Existing Community

- ▶ Housing
- ▶ Parks and Open Space
- ▶ Road Connections

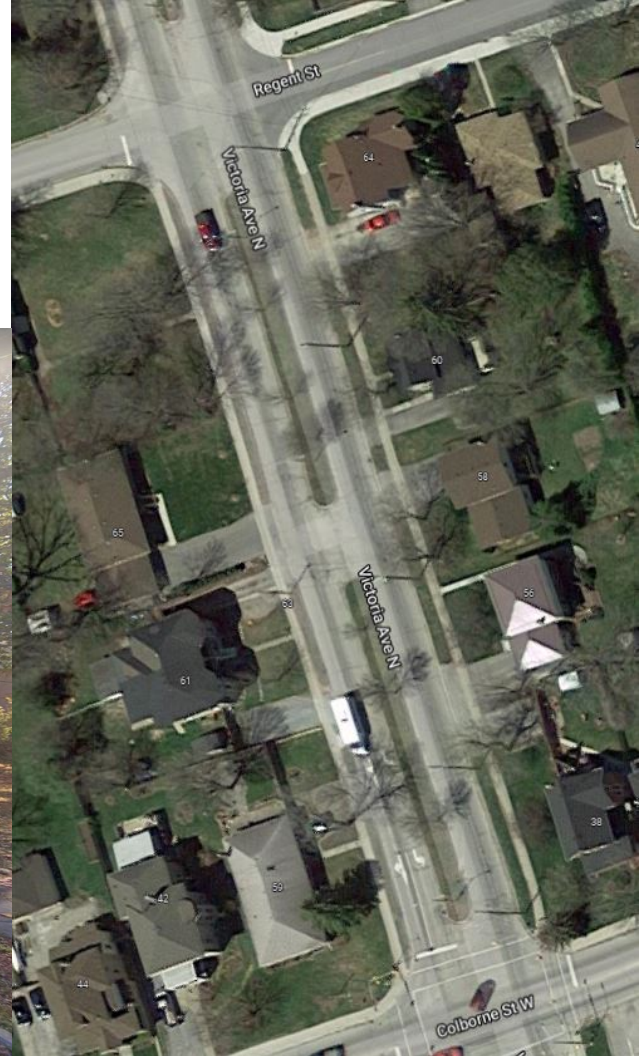


Proposed Built Form



Proposed Right of Way

▷ Victoria Avenue N

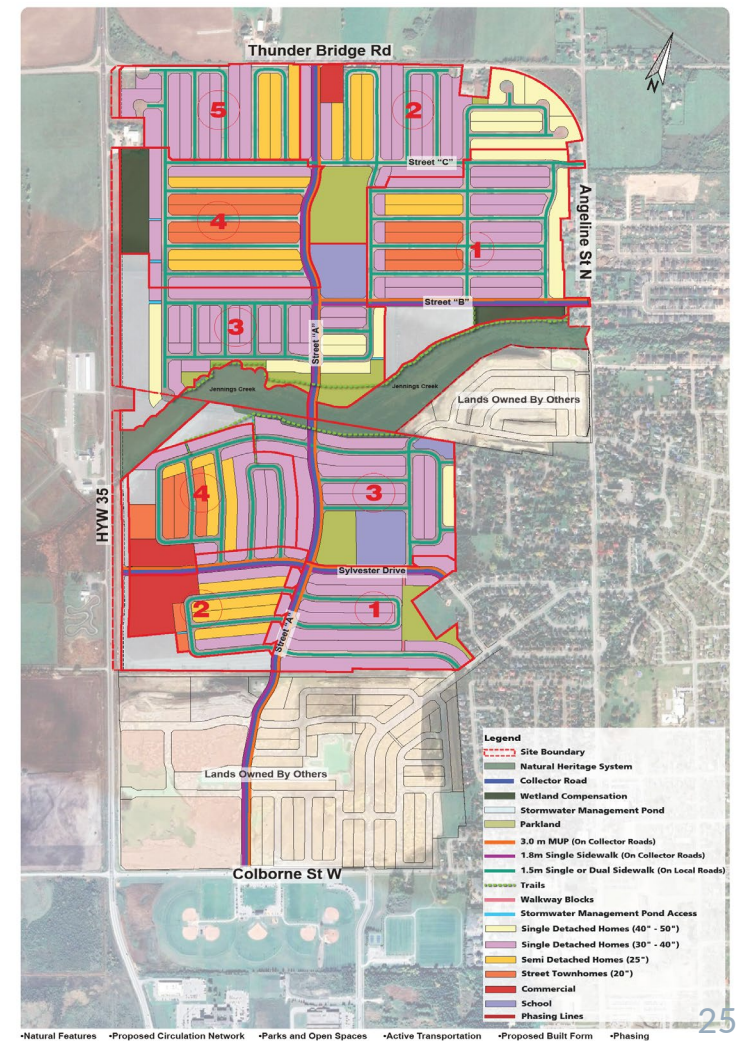


6.

Timing + Phasing

Timing + Phasing

- Draft Plan Approval
- Sales
- Detailed Engineering Design
- Registration by Phase
- Construction
- Grading
- Servicing (Roads and Sewers)
- House Construction



7.

Next Steps/Approvals Process

Next Steps / Approvals Process

Tribute North / South

- ▷ Statutory Public Meeting – July 6th
- ▷ Draft Plan Resubmissions – Summer 2022
- ▷ Draft Plan Approval – Fall 2022 – Early 2023

8.

Questions