



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 51 102 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

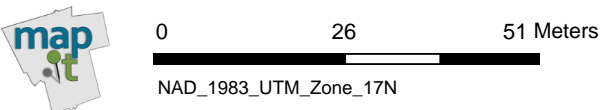
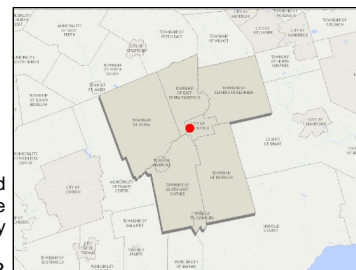
February 23, 2023



Legend

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



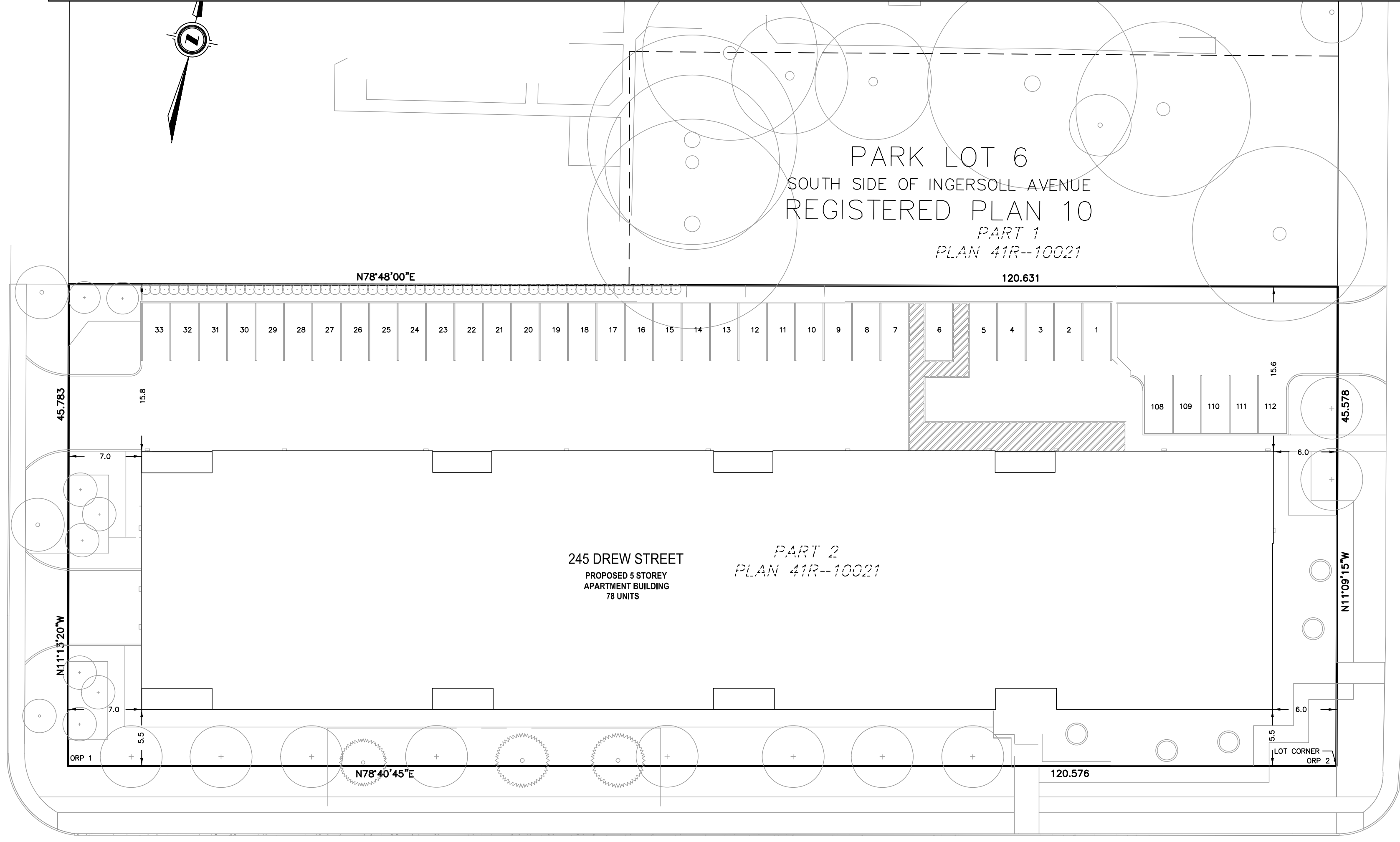
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February 23, 2023

SITE DATA		
REGULATION	R4 ZONE (R4-13)	PROPOSED DEVELOPMENT
Permitted Use	Apartment Dwelling	Apartment Dwelling
Lot Area (Minimum)	5,507 m ²	5,507 m ²
Units per Hectare	N/A	142 Units per 1 Hectare
Lot Coverage (Maximum for all main buildings and accessory buildings)	48% of lot area (2,640 m ²)	48% (2,640 m ²)
Lot Frontage (Minimum) (Winnett Street)	45.8 m	45.8 m
Lot Depth (Minimum)	No Provision	120.7 m
Front Yard Depth (Minimum) (Winnett Street)	7.0 m	7.0 m
Rear Yard Depth (Minimum) (Oxford Street)	6.0 m	6.0 m
Interior Side Yard Width (Minimum)	7.5 m plus 1.5 m for every storey above 3 storeys to a max. of 15 m	7.5 m + 3 m = 10.5 m
Exterior Side Yard Width (Minimum)	5.5 m	5.5 m
Setback Minimum Distance Adjacent to a Front of Exterior Side Yard	Not Applicable	Not Applicable
Landscaped Open Space	22% of lot area (1,212 m ²)	22% (1,212 m ²)
Landscaped Open Space between buildings (Minimum)	Not Applicable	Not Applicable
Amenity Area (Minimum)	1424 m ² (1289 m ² Outdoor Amenity & 135 m ² Indoor Amenity)	1424 m ² (1289 m ² Outdoor Amenity & 135 m ² Indoor Amenity)
Building Height (Maximum)	5 storeys (16.4 m)	5 storeys (16.4 m)
LAND USE	OFF STREET PARKING (S.5.4.2.1)	PROPOSED DEVELOPMENT
Total Parking	112 Parking Spaces Provided	112 Parking Spaces Provided, 107 below grade including 12 Visitor Spaces & 5 Barrier Free) & 5 above grade
Apartment Dwelling House	112 Parking Spaces Provided	112 Parking Spaces Provided (107 below grade including 12 Visitor Parking Spaces & 5 Barrier Free) & 5 above grade
Visitor Parking	12 Visitor Spaces Provided Below Grade	12 Visitor Spaces Provided Below Grade
Accessible Parking	5 Accessible Parking Spaces Provided (Type A = 2, Type B = 3)	5 Accessible Parking Spaces Provided (Type A = 2, Type B = 3)
LAND USE	YARDS WHERE PARKING IS PERMITTED	PROPOSED DEVELOPMENT
Other Residential Uses	Interior Side Yard & Rear Yard	Interior Side Yard
OTHER RESIDENTIAL USES	PARKING AREA SETBACK	PROPOSED DEVELOPMENT
Street Line	5.5m	7.0m
Interior Side Lot Line	3.5m	1.5m
Rear Lot Line	3.5m	Not Applicable
Main Building	1.5m	1.5m

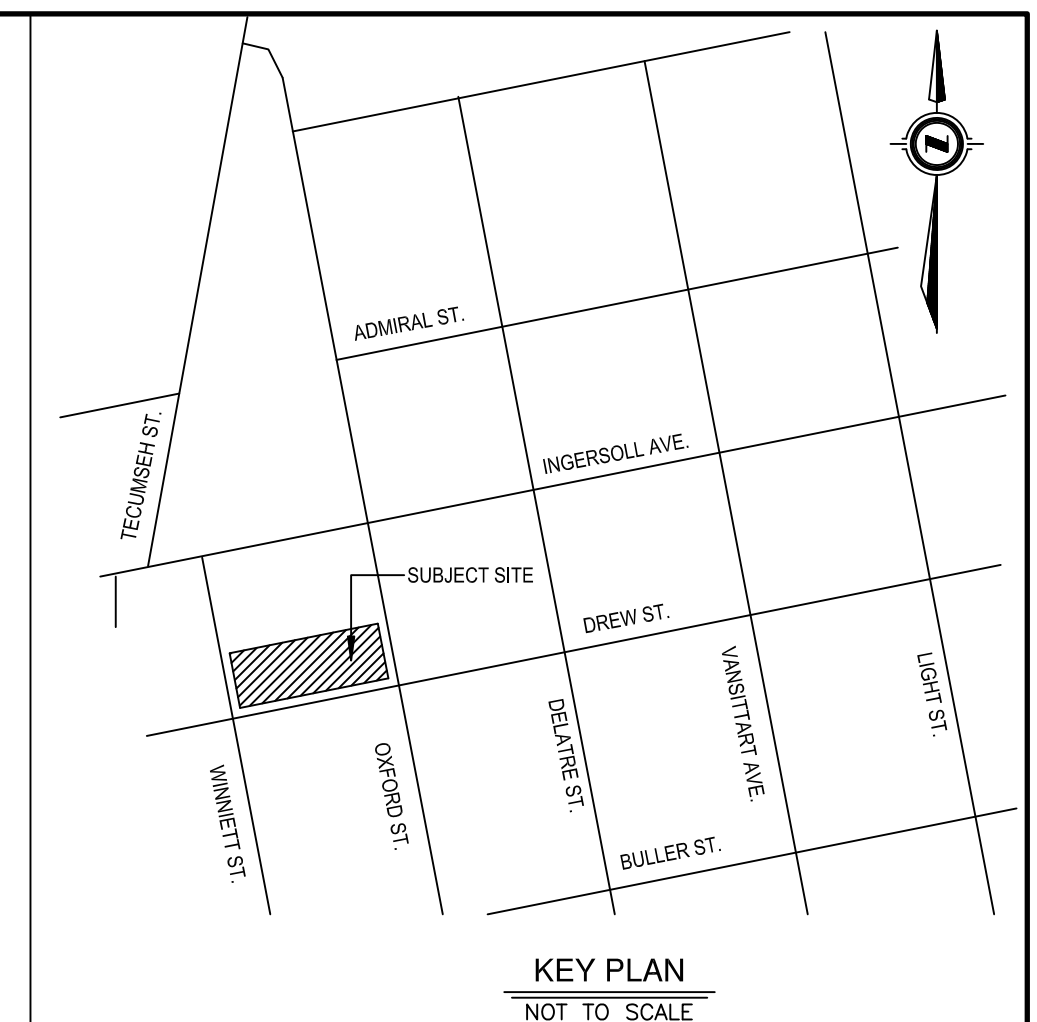
**Plate 3: Proposed Draft Plan of Condominium
CD 22-03-8 - Southside Construction Management Ltd. - 245 Drew Street, Woodstock**

WINNETT STREET
ESTABLISHED BY REGISTERED PLAN 10
(20.117 WIDE)



OXFORD STREET
ESTABLISHED BY REGISTERED PLAN 10
(20.117 WIDE)

ANDREW STREET
ESTABLISHED BY REGISTERED PLAN 10
(20.117 WIDE)



DRAFT PLAN OF CONDOMINIUM
OF PART OF
PARK LOT 6, SOUTH SIDE OF
INGERSOLL STREET
REGISTERED PLAN 10

IN THE
CITY OF WOODSTOCK
COUNTY OF OXFORD
SCALE 1:300
5 4 3 2 1 0 5 10 20
SCALE IN METRES

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

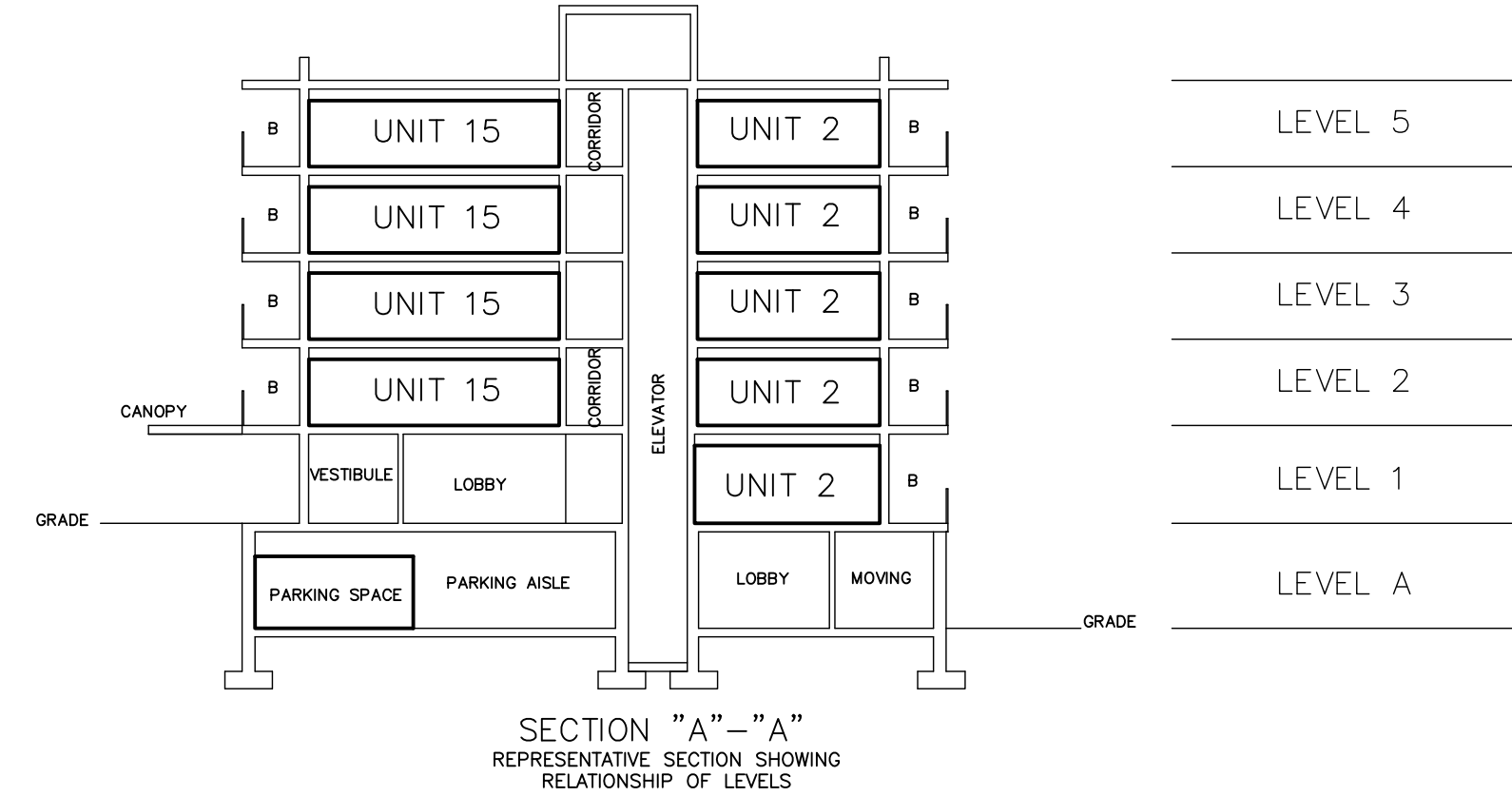
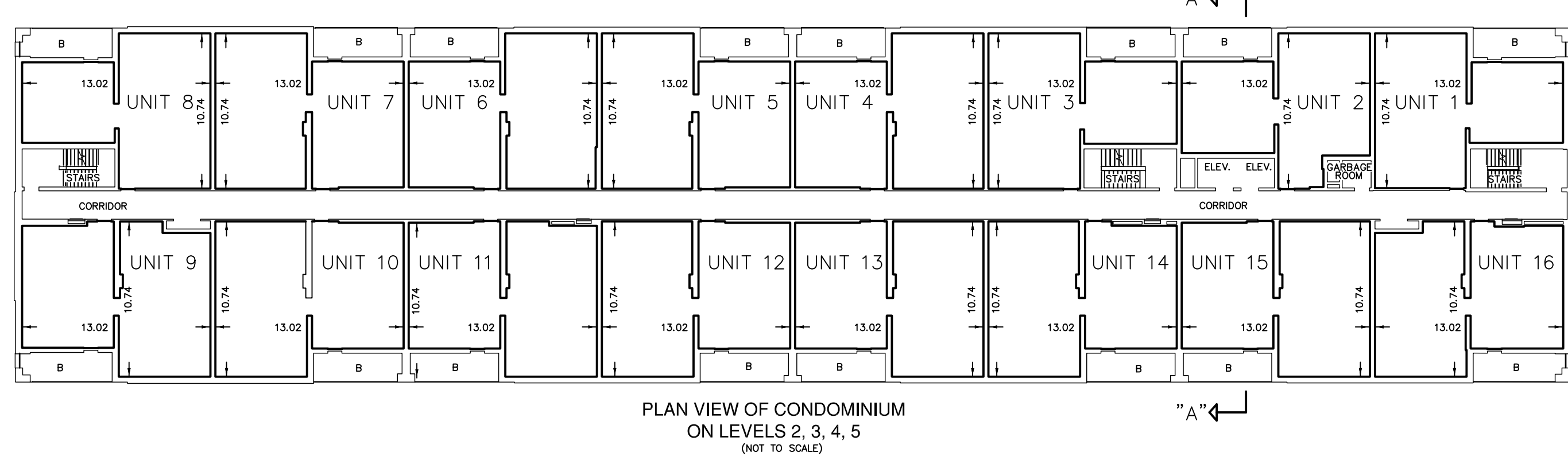
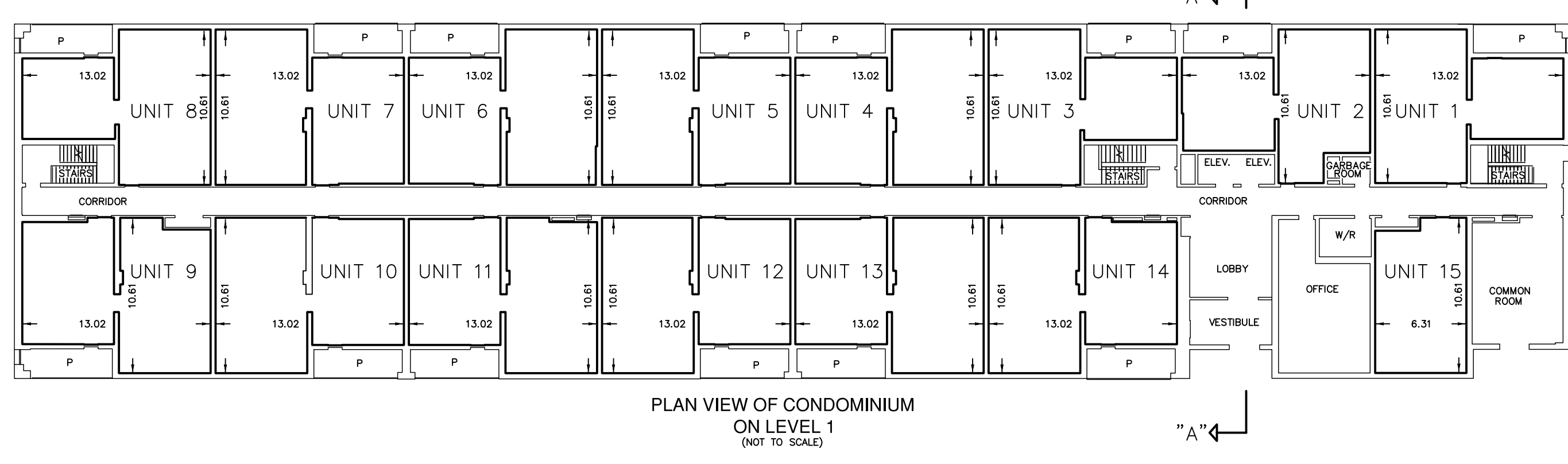
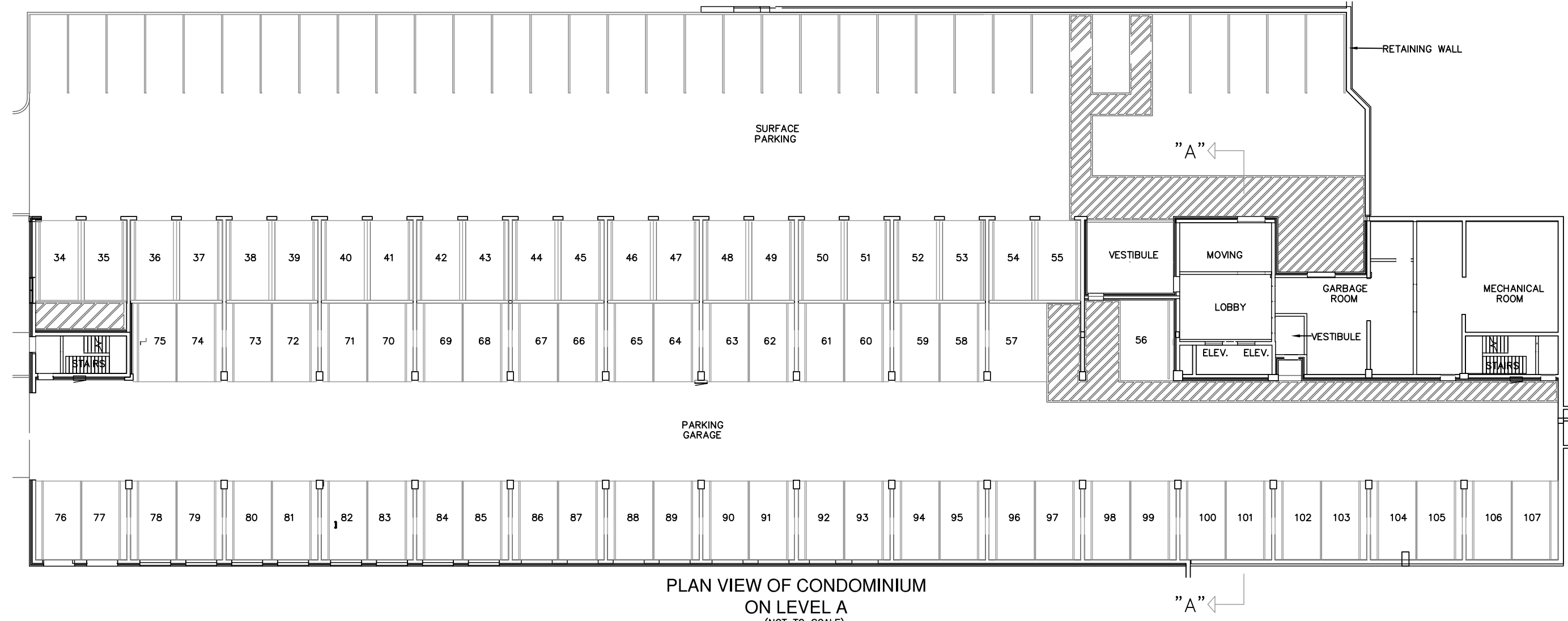
DATE: _____ JASON WILLBAND
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.

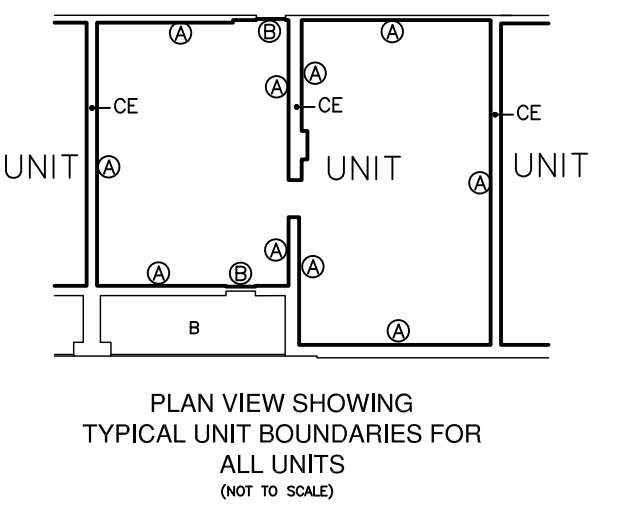
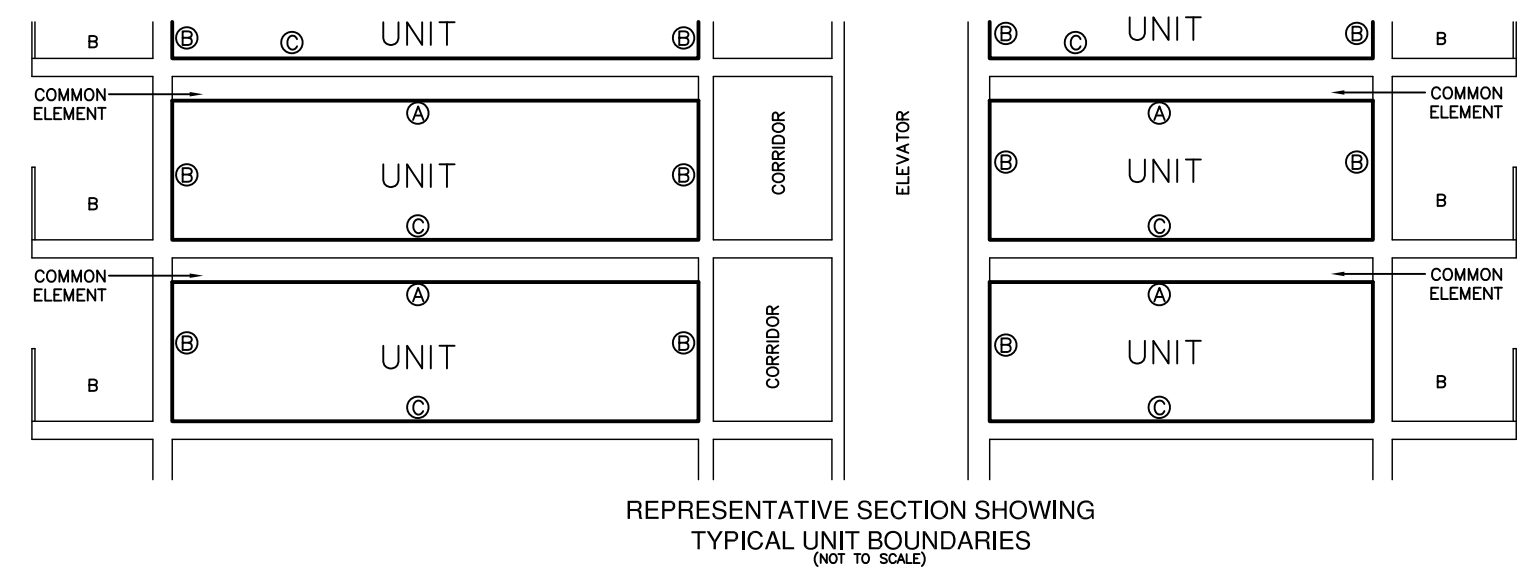
DATE: _____ VITO FRUJA
PRESIDENT

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) PIPED WATER
(c) AS SHOWN ON KEY PLAN	(i) SANDY
(d) APARTMENT CONDOMINIUMS	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) FULL SERVICES
(f) AS SHOWN ON PLAN	(l) NONE



LEGEND:
B DENOTES BALCONY
C DENOTES CORRIDOR
CE DENOTES COMMON ELEMENT
P DENOTES PARKING
⊙ DENOTES UNIT BACKSIDE OF DRYWALL
⊙ DENOTES UNIT INTERIOR FINISHED SURFACE OF DOORS, WINDOW FRAMES AND WINDOW PANELS
⊙ DENOTES UPPER SURFACE OF CONCRETE FLOOR



Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 20____, this draft plan is approved under Section 51 of the *Planning Act* this _____ day of _____, 20____.

UTM GRID NOTE:

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999564479.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM G.N.S.S. OBSERVATIONS USING REAL TIME NETWORK (RTN), U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4775697.826	518824.631
ORP 2	4775721.461	518942.817

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM ARCHIBALD, GRAY & MCKAY LTD.
PLAN + SURVEY + ENGINEER
3814 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-885-5300 FAX 519-885-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: CRC	DIGITAL FILE: WC2201DP1C13	PLAN No:
CHECKED BY:	DATE: SEPT. 16, 2022	OFFICE FILE: WC-0010-01-1
DATE: SEPT. 16, 2022	CAD PROJECTS: WC-0010-01-1	Drew St, Woodstock, ON N6E 2Z9
NO. REVISIONS	DATE	BY

9-L-5936