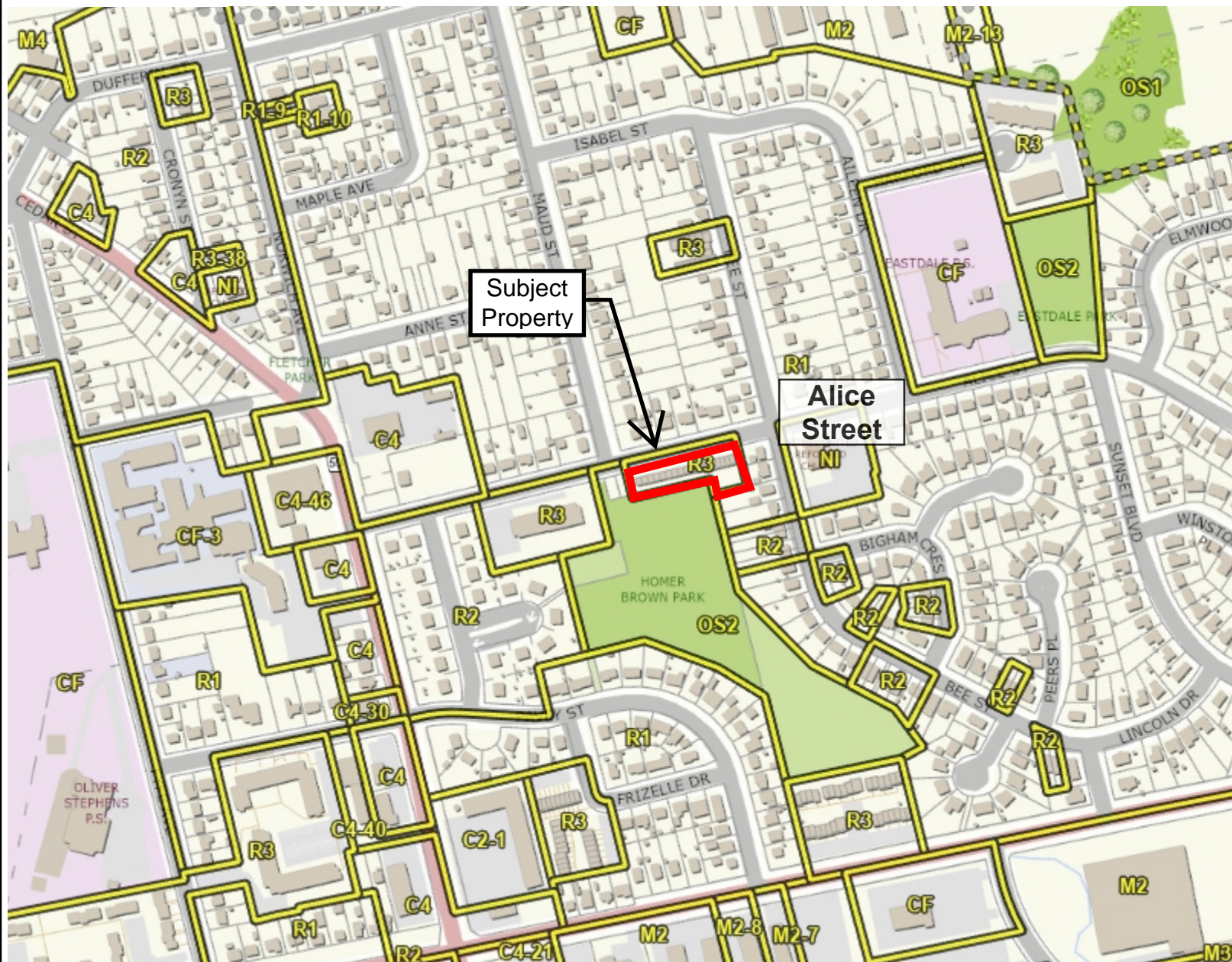


Plate 1: Existing Zoning & Location Map

File No. CD 24-02-8 - 1000641111 Ont Inc & Oxford Standard Condominium Plan No. 109- 820-852 Alice Street, Woodstock



Legend

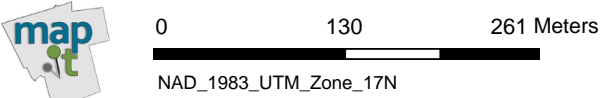
- Zoning Floodlines
- Regulation Limit
- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



Subject Property

Alice Street



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

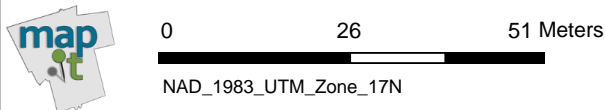
June 10, 2024



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)

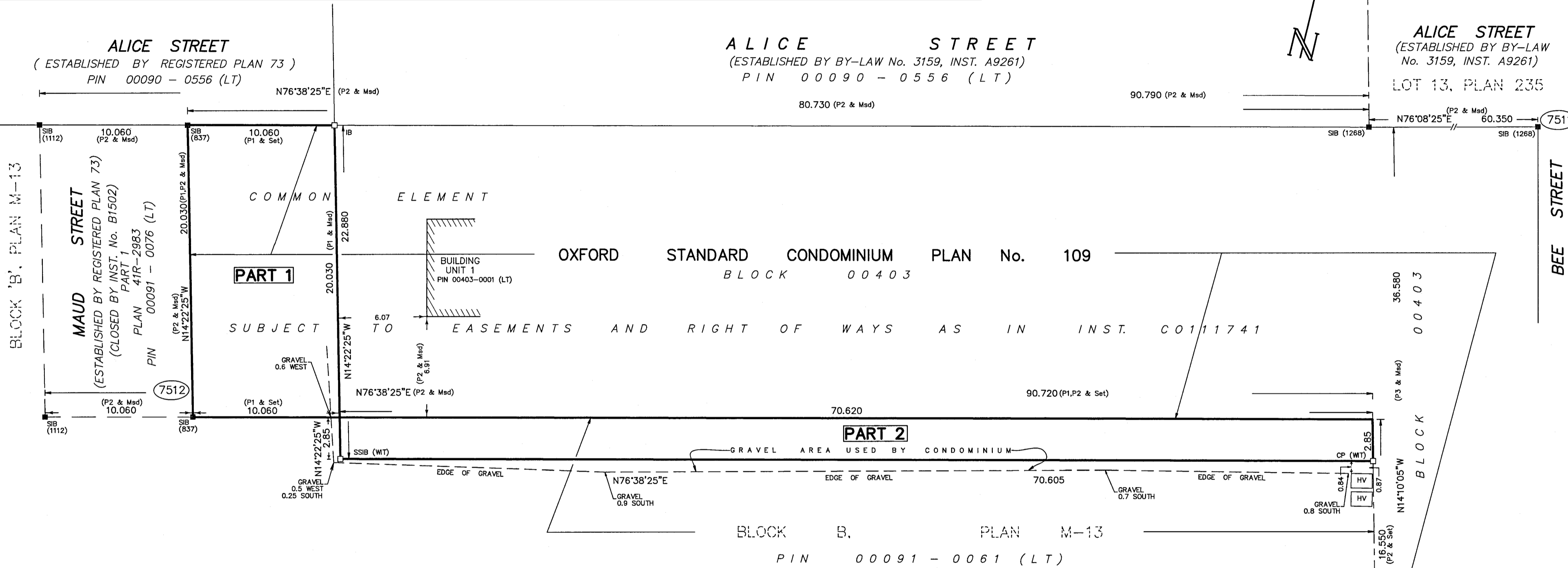
Notes



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

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

Plate 3: Property Re-Alignment
File No. CD 24-02-8 - 1000641111 Ontario Inc & Oxford Standard Condominium Plan No. 109
820-852 Alice Street, Woodstock



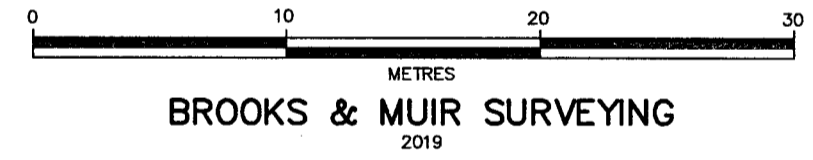
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE NOVEMBER 13, 2019
Arie J. Lise
ARIE J. LISE
ONTARIO LAND SURVEYOR

PLAN 41R-9910
RECEIVED AND DEPOSITED.
DATE 2019-NOV-15
Maria McInnes
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF OXFORD (No. 41).

PARTS SCHEDULE				
PART	LOT/BLOCK	PLAN	PIN/BLOCK	AREA IN SQUARE METRES
1	PART OF THE COMMON ELEMENT	OXFORD STANDARD CONDOMINIUM PLAN No. 109	PART OF 00403-0001 TO 00403-0017 BOTH INCLUSIVE	201
2	PART OF B	M-13	PART OF 00091-0061 (LT)	201

PART 1 COMPRISES PART OF BLOCK 00403.
PART 2 COMPRISES PART OF PIN 00091-0061 (LT).
PART 1 IS SUBJECT TO EASEMENTS AND RIGHT OF WAYS AS IN C0111741.

PLAN OF SURVEY OF
PART OF
THE COMMON ELEMENT
OXFORD STANDARD CONDOMINIUM
PLAN No. 109
AND PART OF
BLOCK B
PLAN M-13
CITY OF WOODSTOCK
COUNTY OF OXFORD
SCALE 1:200



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF OCTOBER, 2019
NOVEMBER 13, 2019
Arie J. Lise
ARIE J. LISE
ONTARIO LAND SURVEYOR

- LEGEND**
- SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - CP - CONCRETE PIN
 - - PLANTED
 - - FOUND
 - - ROUND
 - WIT - WITNESS
 - S - SET
 - P1 - PLAN 41R-2983
 - P2 - OXFORD CONDOMINIUM PLAN No. 109
 - P3 - PLAN 41R-8750
 - HV - HYDRO VAULT

BEARINGS ON PLANS HAVE BEEN ROTATED ACCORDING TO THE TABLE BELOW FOR COMPARISON PURPOSES:

PLAN	ROTATION	REFERENCE
P1	00°04'05" CCW	SOUTH LIMIT OF ALICE STREET N76°42'30"E
P2,P3	00°02'25" CW	SOUTH LIMIT OF ALICE STREET N76°36'00"E

NOTE:
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY CANSEL REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995644.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010) CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.		
POINT ID	NORTHING	EASTING
7511	4774647.52	521476.43
7512	4774595.05	521344.36

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

CAD drawing: Z:\Drawings\10415\CAD\10415.dwg Nov 14/19 11:25am

BROOKS & MUIR SURVEYING
ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS
Unit 120-514 PRINCESS STREET, WOODSTOCK, ON N4S 4G9
TEL 519-539-8089 FAX 519-539-8089 brooksmuir@bellnet.ca

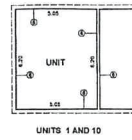
10415

FIELD: JS DRAFT: LD CHECK: AJL

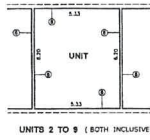
Plate 4: Proposed Draft Plan of Condominium

File No. CD 24-02-8 - 1000641111 Ontario Inc & Oxford Standard Condominium Plan No. 109 - 820-852 Alice Street, Woodstock

TYPICAL UNIT DIMENSIONS
BASEMENT
(NOT TO SCALE)

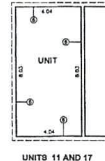


UNITS 1 AND 10

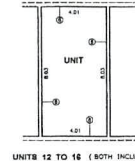


UNITS 2 TO 9 (BOTH INCLUSIVE)

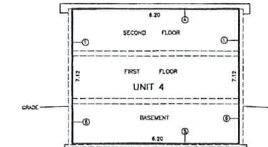
TYPICAL UNIT DIMENSIONS
BASEMENT
(NOT TO SCALE)



UNITS 11 AND 17

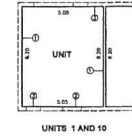


UNITS 12 TO 16 (BOTH INCLUSIVE)

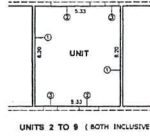


CROSS SECTION A-A (NOT TO SCALE)

TYPICAL UNIT DIMENSIONS
FIRST FLOOR
(NOT TO SCALE)

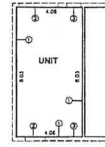


UNITS 1 AND 10

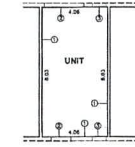


UNITS 2 TO 9 (BOTH INCLUSIVE)

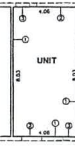
TYPICAL UNIT DIMENSIONS
FIRST FLOOR
(NOT TO SCALE)



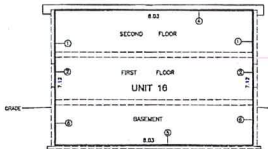
UNIT 11



UNITS 12 TO 16 (BOTH INCLUSIVE)

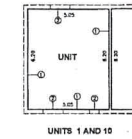


UNIT 17

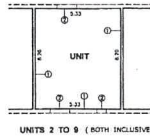


CROSS SECTION B-B (NOT TO SCALE)

TYPICAL UNIT DIMENSIONS
SECOND FLOOR
(NOT TO SCALE)

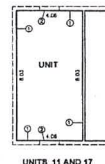


UNITS 1 AND 10

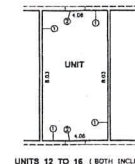


UNITS 2 TO 9 (BOTH INCLUSIVE)

TYPICAL UNIT DIMENSIONS
SECOND FLOOR
(NOT TO SCALE)

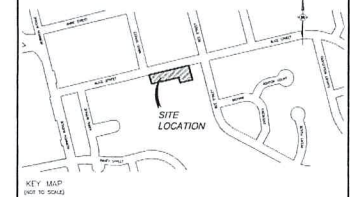


UNITS 11 AND 17



UNITS 12 TO 16 (BOTH INCLUSIVE)

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 AND SECTION 9 OF THE CONDOMINIUM ACT 1998. THIS _____ DAY OF _____ 20____.



KEY MAP
(NOT TO SCALE)

DRAFT PLAN OF STANDARD CONDOMINIUM OF PART OF OXFORD CONDOMINIUM PLAN No. 109 AND PART OF BLOCK B, PLAN M-13 IN THE CITY OF WOODSTOCK COUNTY OF OXFORD
SCALE 1 : 200 (METRIC)
TERRY P. DIETZ
ONTARIO LAND SURVEYOR

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

a) AS SHOWN	h) MUNICIPAL WATER AVAILABLE
b) AS SHOWN	i) SANDY CLAY LOAM
c) AS SHOWN	j) AS SHOWN
d) RESIDENTIAL	k) STORM & SANITARY SEWERS, HYDRO, GAS
e) AS SHOWN	l) AS SHOWN
f) AS SHOWN	

LAND USE SCHEDULE

SITE AREA: 0.273 ha (273.41 sq.m.)
TOTAL NUMBER OF UNITS: 17 RESIDENTIAL
PARKING SPACES: 7 OUTSIDE
BUILDING COVERAGE: 615.49 sq.m. (22.7%)
DENSITY: 62 RESIDENTIAL UNITS / ha.

NOTES
ALL SUBJECT LAND AREAS SHOWN HEREON, WITH THE EXCEPTION OF UNITS, COMPRISE THE COMMON ELEMENTS. ALL BALCONIES AND PATIOS SHOWN HEREON ARE DESIGNATED FOR EXCLUSIVE USE.

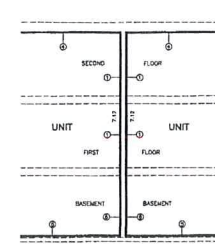
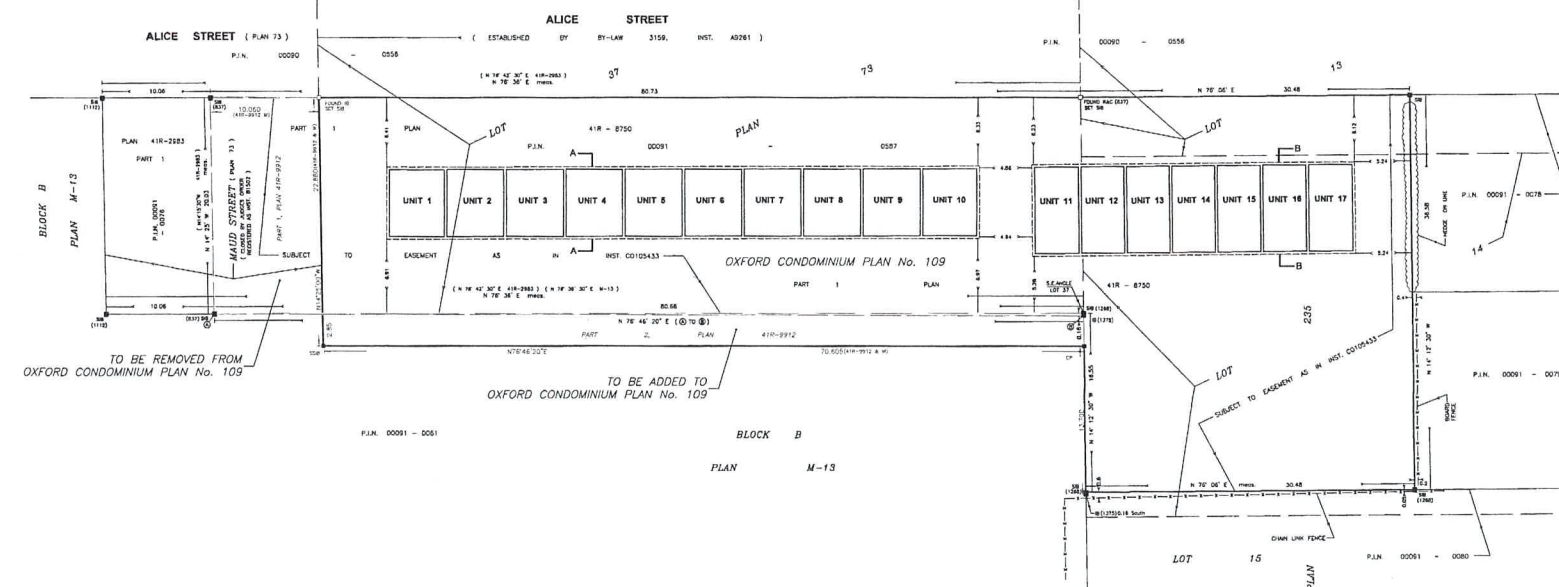
OWNER'S CERTIFICATE
I HEREBY SUBMIT THIS PLAN OF PROPOSED CONDOMINIUM TO THE CORPORATION OF THE CITY OF LONDON FOR APPROVAL.
OXFORD STANDARD CONDOMINIUM CORPORATION No. 109/1000641111 ONTARIO INC.

APR 29/24
DATE
TERRY P. DIETZ
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
APR 29/24
DATE
TERRY P. DIETZ
ONTARIO LAND SURVEYOR

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

Callon & Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callonanddietz.com 519-862-6220
SURVEY REG. # 00001 DESIGN BY REG. # FILE NO. 23-22423 PLAN NO. E-1989



TYPICAL CROSS SECTION
(NOT TO SCALE)