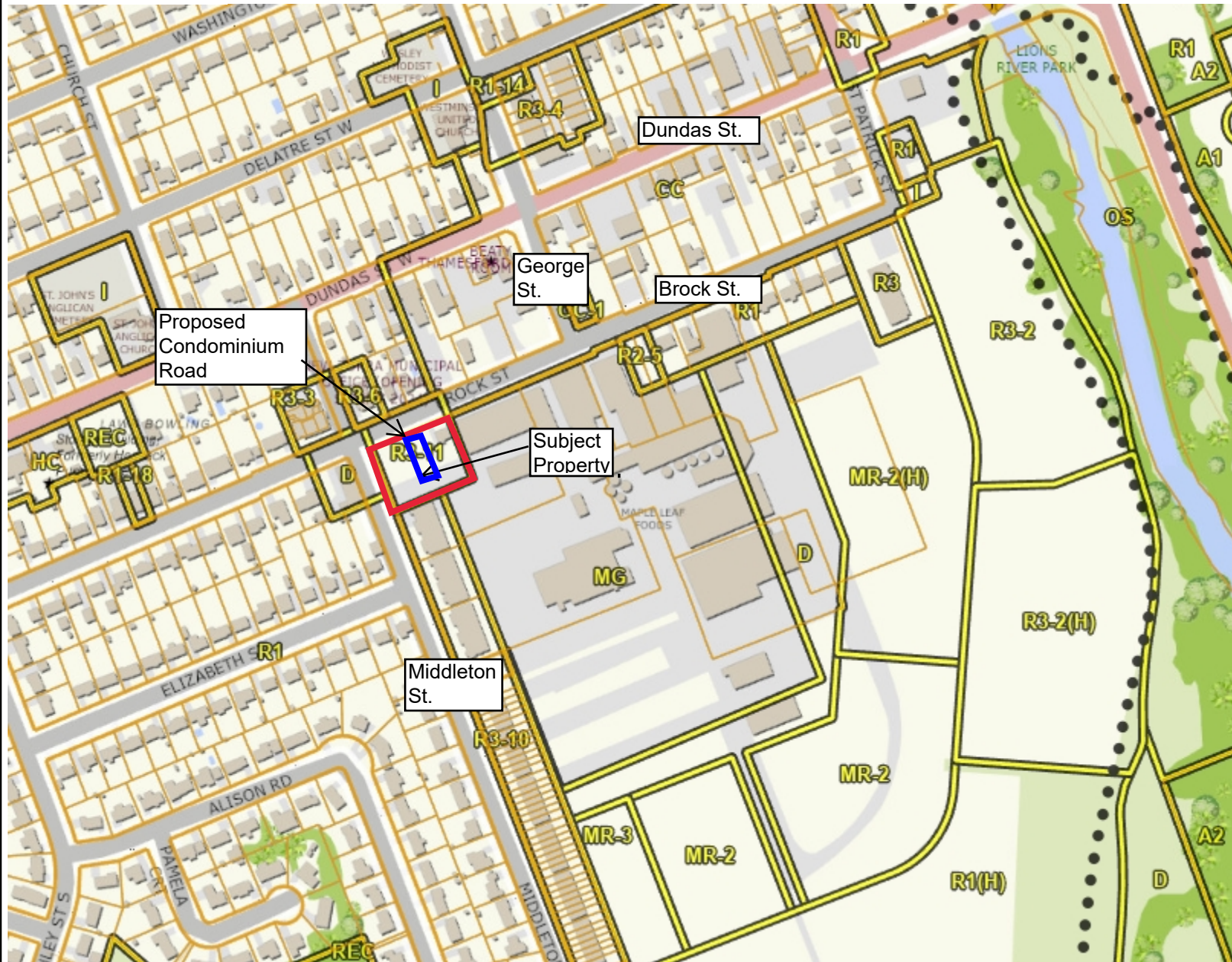




Plate 1a - Location Map & Existing Zoning
 File Nos - CD24-01-5; SB24-01-5; ZN5-24-04 - Hogg Excavating & Construction Ltd.
 183 Brock Street, Thamesford, Township of Zorra



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



0 121 242 Meters

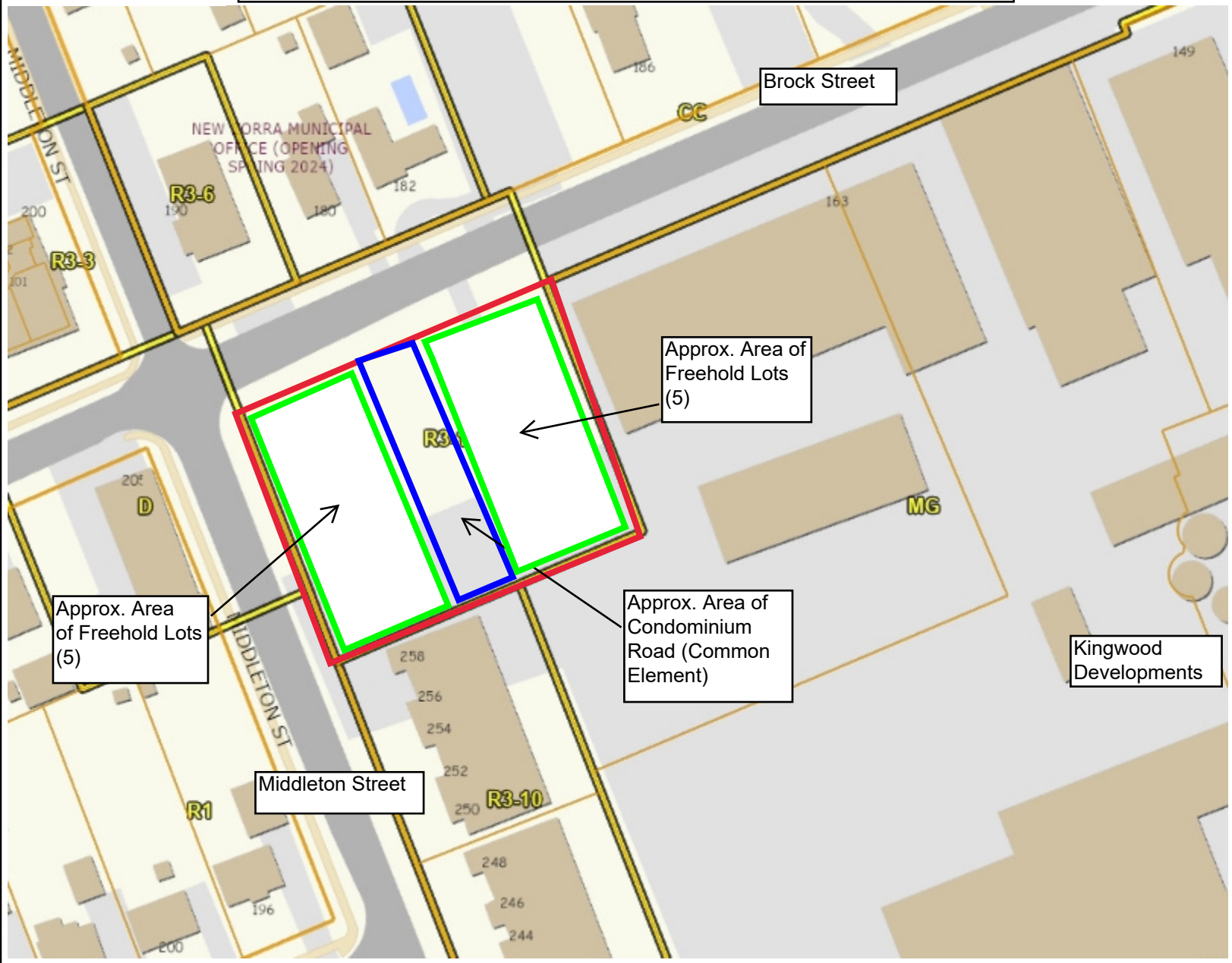
NAD_1983_UTM_Zone_17N



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

March 1, 2024

Plate 1b - Approx. Development Plan
 File Nos. CD24-01-5; SB24-01-5; ZN5-24-04 - Hogg Excavating & Construction Ltd.
 183 Brock Street, Thamesford, Township of Zorra



Legend

Parcel Lines

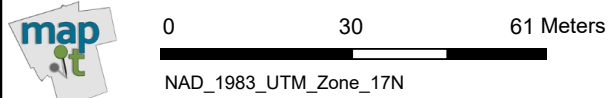
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

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)

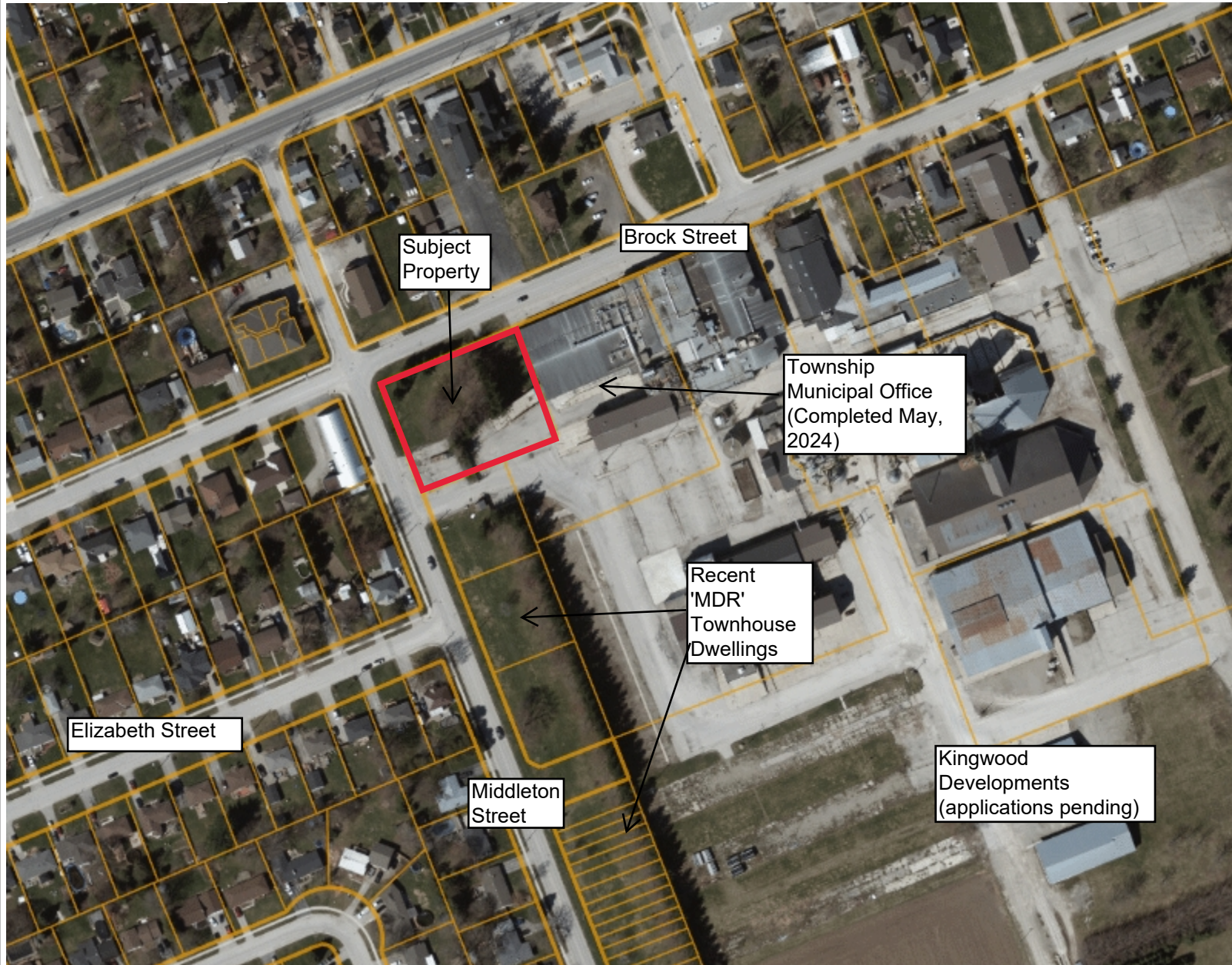
Notes



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

March 1, 2024

Plate 2 - Aerial Map (2020)
File Nos. SB24-01-5; CD24-01-5; ZN5-24-04 - Hogg Excavating and Consturction Ltd.
183 Brock Street, Thamesford, Township of Zorra



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 69 139 Meters

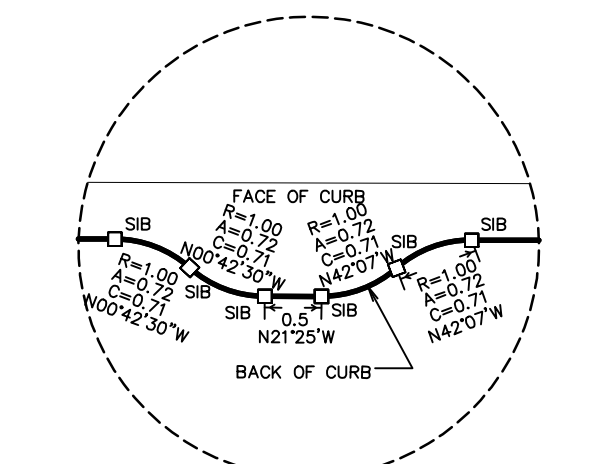
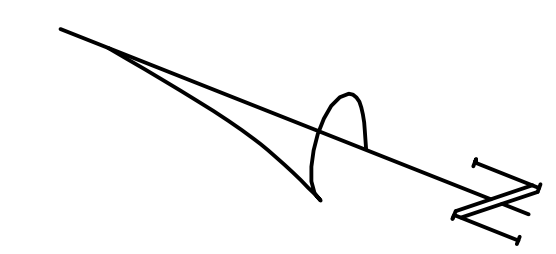
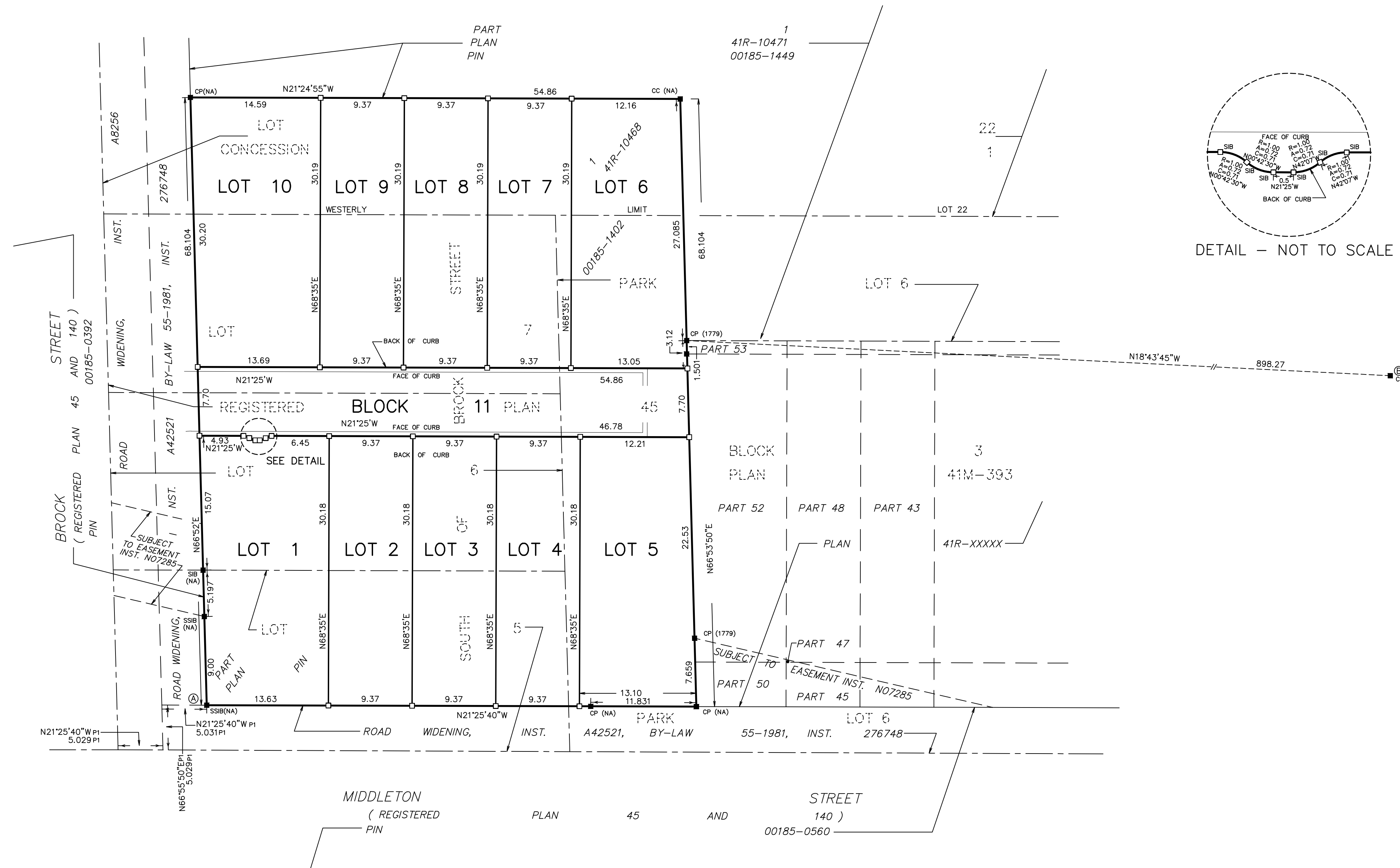
NAD_1983_UTM_Zone_17N



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

June 6, 2024

Plate 3 - Applicant's Sketch
 File Nos - CD24-01-5; SB24-01-5; ZN5-24-04 - Hogg Excavating & Construction Ltd
 183 Brock Street, Thamesford, Township of Zorra



PLAN 41M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OXFORD (No. 41) AT O'CLOCK ON THE DAY OF , 2024 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 00185-1402 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.

REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE LAND
 TITLES DIVISION OF OXFORD (No. 41)

THIS PLAN COMPRISES

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
 1. BLOCKS 1 TO 10, INCLUSIVE AND BLOCK 11
 HAS BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
 DATED THE XX DAY OF XXXX, 2024.

HOGG CONSTRUCTION

 GREGORY HAROLD HOGG
 I HAVE THE AUTHORITY TO BIND THE CORPORATION.

 GREGORY ALAN DUNCAN HOGG
 I HAVE THE AUTHORITY TO BIND THE CORPORATION.

**PLAN OF SUBDIVISION OF
 PART OF LOTS 5, 6 AND 7
 SOUTH OF BROCK STREET
 AND PART OF PARK LOT 6
 REGISTERED PLAN 45
 AND PART OF LOT 22
 CONCESSION 1**
 (GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
 (FORMERLY THE TOWNSHIP OF NORTH OXFORD)
 NOW IN THE
**TOWNSHIP OF ZORRA
 COUNTY OF OXFORD**
 SCALE 1:300
 METRES
MacAULAY, WHITE & MUIR LTD.

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 1ST DAY OF FEBRUARY, 2024.

_____ FEBRUARY 1, 2024 _____
 JOHN W. MUIR
 ONTARIO LAND SURVEYOR

MUNICIPAL APPROVAL

APPROVED BY THE CORPORATION OF THE COUNTY OF OXFORD.
 UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990
 THIS DAY OF 2024.

 GORDON K. HOGG
 DIRECTOR OF COMMUNITY PLANNING
 COUNTY OF OXFORD

- LEGEND**
- SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - BP - PLASTIC BAR
 - CP - CONCRETE PIN
 - - PLANTED
 - - FOUND
 - - ROUND
 - WT - WITNESS
 - S - SET
 - 1779 - JOHN W. MUIR OLS
 - NA - N.A. ENGINEERING
 - P1 - PLAN 41M-393

NOTE:
 BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY 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 0.999560.
 ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
 ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN. ALL PINS ARE LT UNLESS NOTED (R).

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010)
 CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.

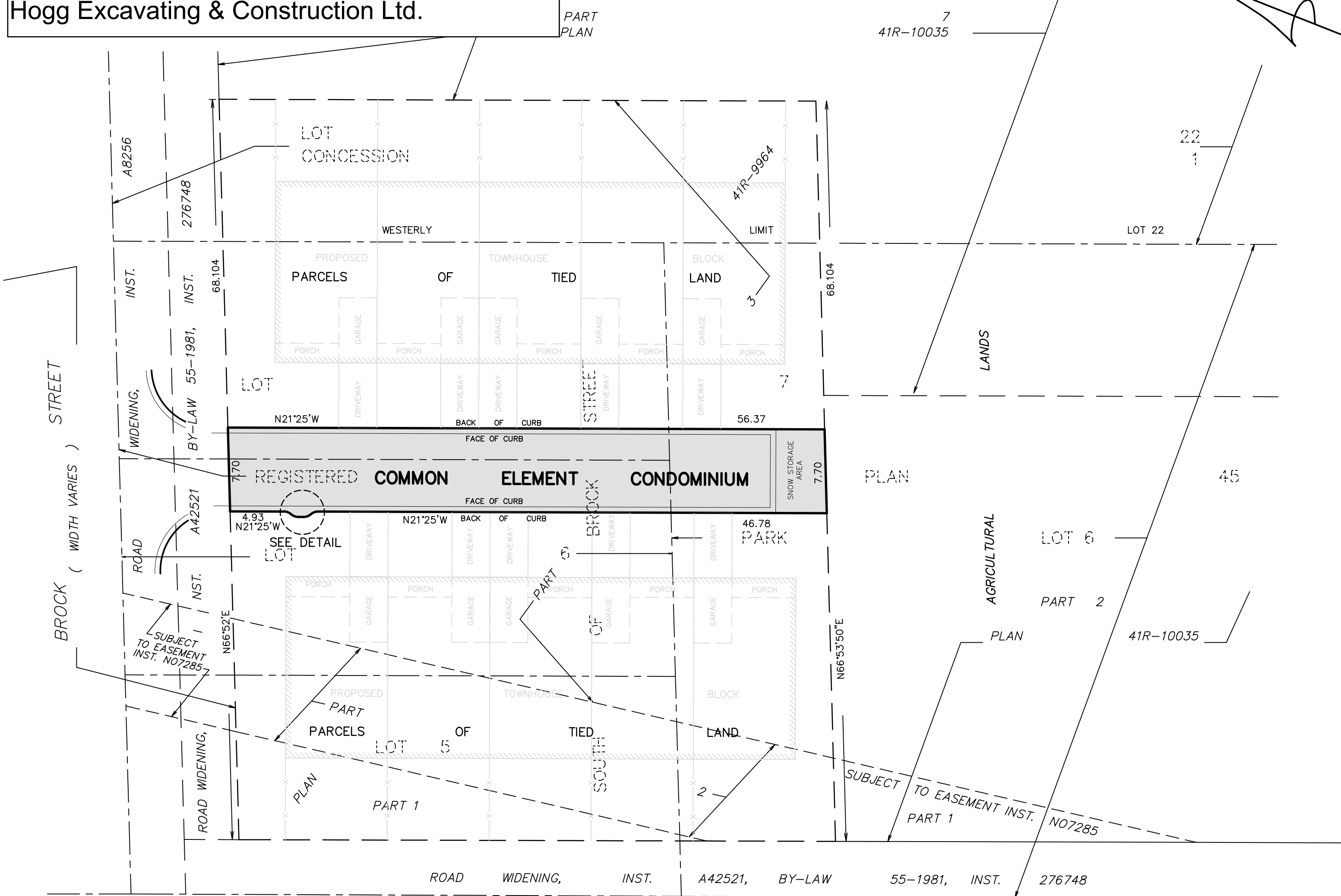
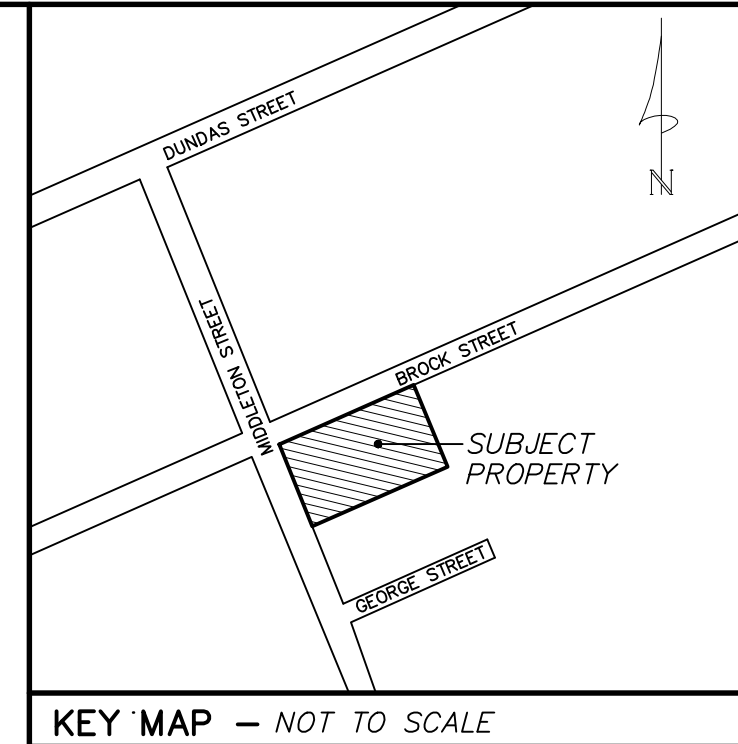
POINT ID	NORTHING	EASTING
A	4767050.23	499914.22
B	4766164.98	500260.26

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

MacAulay, White & Muir Ltd.
 ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS
 A Vitruvius Group Company of J.D. Byrne Limited
 440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8
 T: (519) 753-0600 www.jdburns.com

DRAWN: LD
 CHECKED: JM
 Ref. No. 24-50-007-00

Plate 4 - Proposed Draft Plan of Condominium
 File Nos. SB24-01-5; CD24-01-5; ZN5-24-04 -
 Hogg Excavating & Construction Ltd.



DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM
 PART OF LOTS 6 AND 7
 SOUTH OF BROCK STREET
 AND PART OF PARK LOT 6
 REGISTERED PLAN 45
 (GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
 (FORMERLY THE TOWNSHIP OF NORTH OXFORD)
 NOW THE
 TOWNSHIP OF ZORRA
 COUNTY OF OXFORD
 SCALE 1:300



MacAULAY, WHITE & MUIR LTD.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACAULAY, WHITE AND MUIR LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF CONDOMINIUM TO THE CORPORATION OF THE CITY OF BRANTFORD FOR APPROVAL.

DATE _____ GREG HOGG

SURVEYOR'S CERTIFICATE

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

DATE _____ JOHN MUIR, O.L.S.
 MacAULAY, WHITE & MUIR LTD.

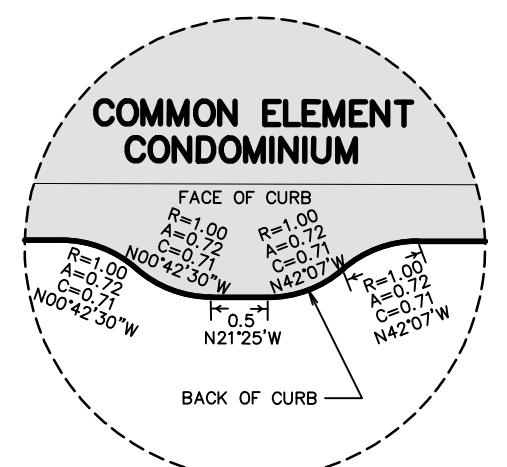
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- A - SEE PLAN
- B - SEE PLAN
- C - SEE PLAN
- D - RESIDENTIAL
- E - SEE PLAN
- F - SEE PLAN
- G - SEE PLAN
- H - MUNICIPAL WATER
- I - GRAVEL
- J - SEE PLAN
- K - SANITARY & STORM SEWERS
- L - SEE PLAN

SCHEDULE	
COMMON ELEMENT AREA	423 Sq.m
PARCELS OF TIED LAND	10
CONSTRUCTION COMMENCEMENT DATE	2024

MacAulay, White & Muir Ltd.
 ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS
 A Wholly Owned Subsidiary of J.D. Barnes Limited
 440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8
 T: (519) 752-0040 www.jdbarnes.com

DRAWN: LD
 CHECKED: JM
 Ref. No. 23-50-125-00



DETAIL - NOT TO SCALE

MIDDLETON STREET (WIDTH VARIES)

Schedule "A"
Attachment No. 6
Report No. CP 2024-228

CONDITIONS OF DRAFT APPROVAL – SB 24-01-5 – Hogg Excavating & Construction Ltd.

1. This approval applies to the draft plan of subdivision, submitted by Hogg Excavating & Construction Ltd. (File SB 24-01-5) as prepared by MacAulay, White & Muir Ltd. (dated February 1, 2024), as shown on Attachment No. 1 to Report No. CP 2024-228, comprising land described as Pt. Lots 5, 6 & 7, Park Lot 6, Registered Plan 45, Part of Lot 22, Concession 1 (North Dorchester), Township of Zorra and showing 10 lots for street-fronting townhouse dwellings and one block for a private condominium road.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Zorra regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Zorra.
3. The subdivision agreement shall be registered to the satisfaction of the Township of Zorra against the lands to which it applies at the owner's expense.
4. The private street included in the draft plan shall be named to the satisfaction of the Township of Zorra.
5. Prior to the approval of the final plan by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the Township of Zorra Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the owner.
6. Prior to the approval of the final plan by the County of Oxford, the owner agrees in writing to satisfy all the requirements of the Erie Thames Powerlines Corporation regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
7. The owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of water and wastewater distribution systems, and other matters pertaining to the development of the subdivision.
8. The owner shall submit a street lighting plan as per Township servicing standards, to the satisfaction of the Township of Zorra and Erie Thames Powerlines.
9. The owner shall construct a sidewalk around the entire perimeter of the subject lands to the satisfaction of the Township of Zorra.

10. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the Township of Zorra that Conditions 2 to 5, 8 and 9 have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
11. Prior to the approval of the final plan by the County of Oxford, the owner shall secure clearance from the County of Oxford Public Works Department that Condition 7 has been met to their satisfaction. The clearance letter shall include a brief statement for the condition detailing how it has been satisfied.
12. This plan of subdivision shall be registered by July 10, 2027, after which this draft approval shall lapse, unless an extension is authorized by the County of Oxford.