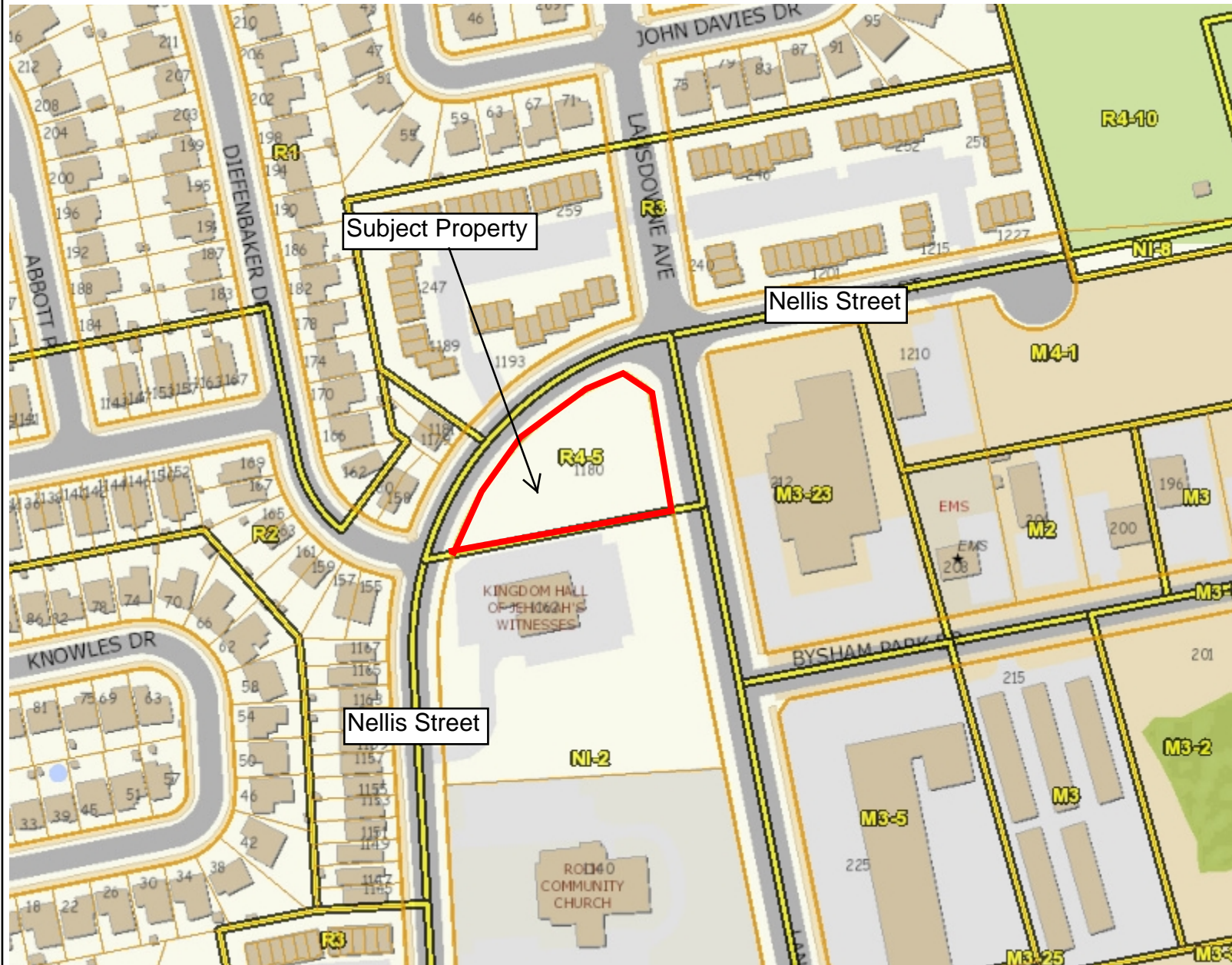


Plate 1: Existing Zoning & Location Map
CD 21-01-8 - Escalade Property Corporation - 1180 Nellis Street, Woodstock



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 61 121 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

April 5, 2021



Legend

Parcel Lines

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

Notes



0 30 61 Meters

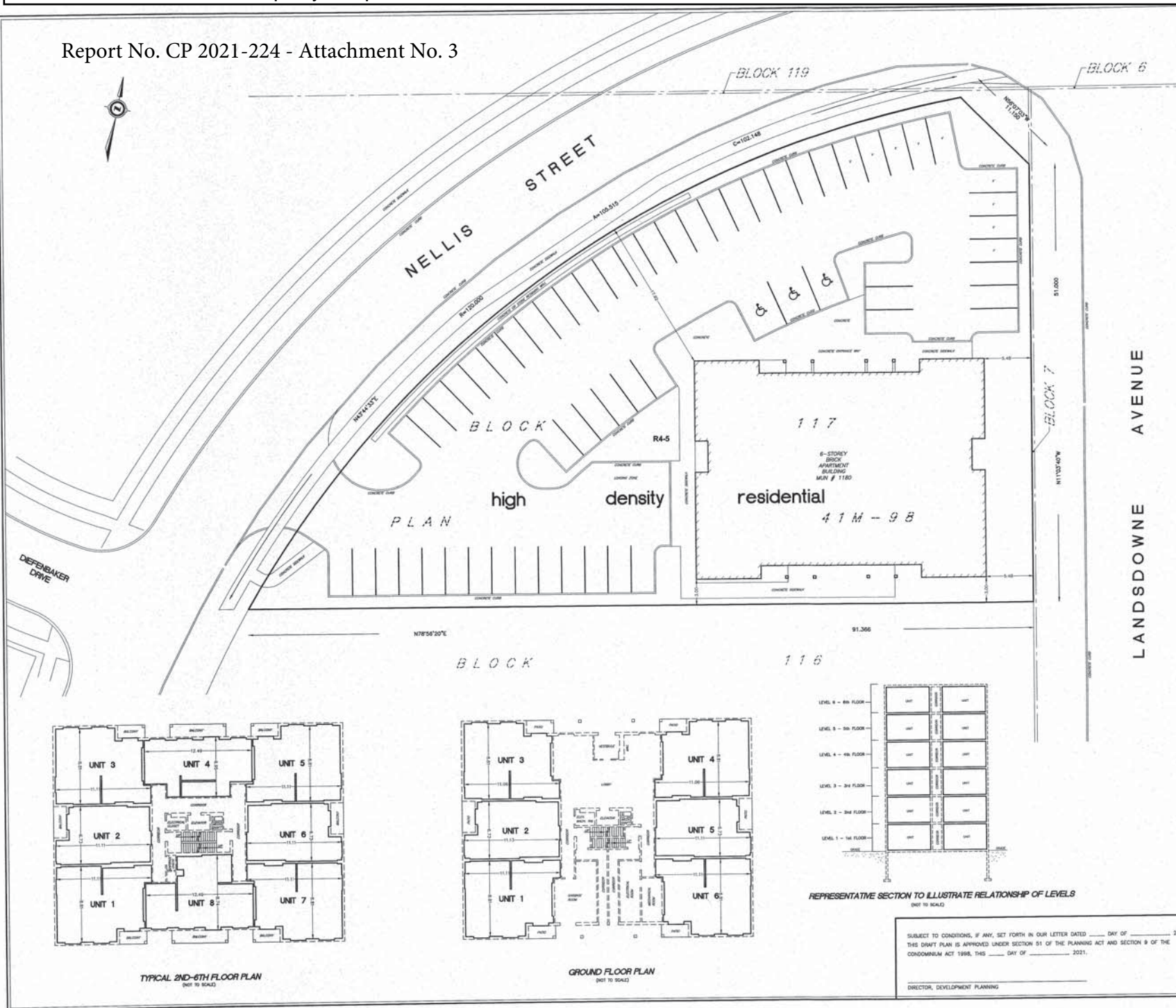
NAD_1983_UTM_Zone_17N



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

April 5, 2021

Report No. CP 2021-224 - Attachment No. 3



DRAFT PLAN OF CONDOMINIUM
of all of
BLOCK 117
PLAN 41M-98
in the
CITY OF WOODSTOCK
COUNTY OF OXFORD

MTE OLS LTD.

scale 1 : 200

METRIC:

AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

owner's certificate

I hereby authorize the firm of MTE OLS LTD., ONTARIO LAND SURVEYORS
to submit this proposed Plan of Condominium.

APR 21 2021

surveyor's certificate

We hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.

P. R. Levac APRIL 21, 2021
P.R. LEVAC, O.E.S. DATE
WTE | OLS LTD.

additional information
requirements 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) SILTY SAND WITH GRAVEL AND LOOSE TO DENSE SAND AND GRAVEL |
| d) MULTIPLE FAMILY (TOWNHOUSE) RESIDENTIAL | j) AS SHOWN ON PLAN |
| e) AS SHOWN ON PLAN | k) FULL SERVICES |
| f) AS SHOWN ON PLAN | l) AS SHOWN ON PLAN |



land use schedule

ZONED RA-5 HIGH DENSITY RESIDENTIAL
 SITE AREA 3675.714 m2
 NUMBER OF RESIDENTIAL UNITS = 46
 GROUND FLOOR AREA 791.589 m2
 BUILDING COVERAGE = 21.53%
 NUMBER OF PARKING SPACES = 60 (INCLUDING 3 HANDICAPPED & 9 VISITOR)
 * ALL PARKING SPACES TO BE COMMON ELEMENT
 EXCLUSIVE USE AREAS = PATIOS ON LEVEL 1
 HEIGHT OF BUILDING = 6 STOREYS
 LANDSCAPED OPEN SPACE 1052.357 m2
 LANDSCAPED COVERAGE = 28.63 %

1180 NELLIS STREET

ESCALADE PROPERTY CORP.

LEGEND:

-  DENOTES HANDICAPPED PARKING SPACE
 DENOTES VISITOR PARKING SPACE



GAD File #: JN [PL48584] 100[48584-100] 240		
Surveyed by: D. Bianchi, O.L.S.		Checked by: P.R. Levac, O.L.S.
Drawn by: R. Crowell	Date: April 21, 2021	File No: 48584-100