

Plate 1 - Existing Zoning and Location Map

File No.: CD 20-03-6, Oak Country Homes Ltd., 28 Minler Street, Town of Ingersoll



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 65 130 Meters

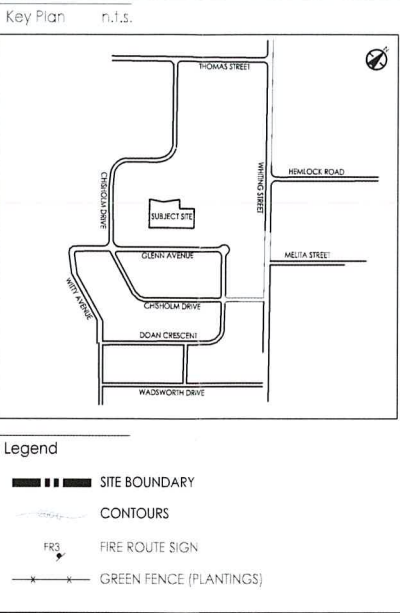
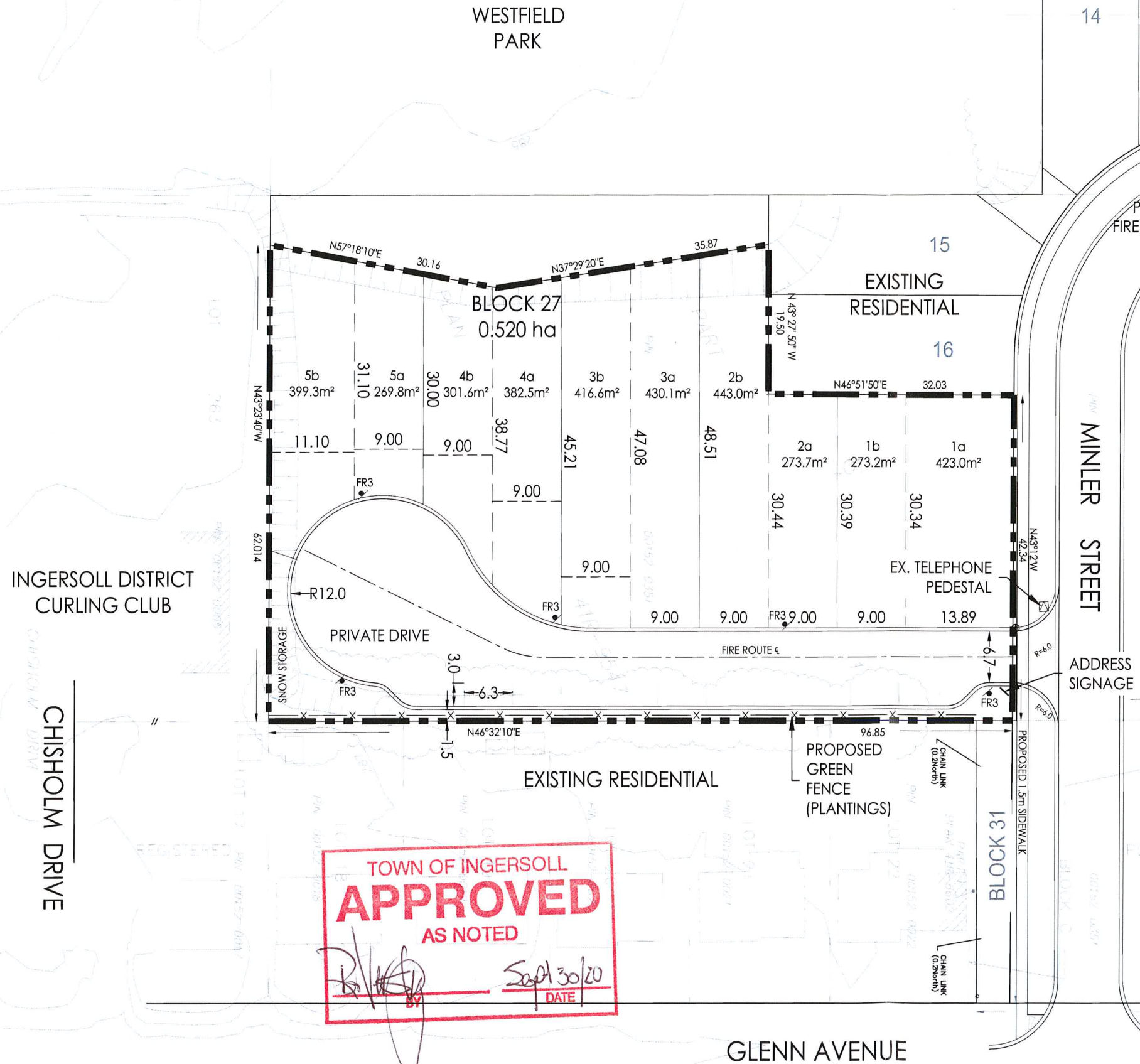
NAD_1983_UTM_Zone_17N



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

May 14, 2021

Plate 2 - Approved Site Plan
File No.: CD 20-03-6, Oak Country Homes Ltd., 28 Minler Street, Town of Ingersoll



Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel: 519-645-2007
www.stantec.com

Liability Note
The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Design Data		
Existing Zone:	R2-22	
Proposed Use:	Vacant Land Condominium	
Regulation	Required	Provided
Lot Area, Minimum	345 m² or 450 m² in the case of a corner lot	Varies: As shown on plan.
Lot Frontage, Minimum	11.5 m or 15.0 m in the case of a corner lot	42.34 m (Minler Street)
Lot Depth, Minimum	30.0 m	30.0 m (40/50)
Front Yard, Minimum Depth	6.0 m	6.0 m
Exterior Side Yard, Minimum Width	7.5 m	7.5 m
Rear Yard, Minimum Depth	3.0 m on one side and 1.2 m on the narrow side, provided that where a garage or carport is attached to or is within the main building or the lot is a corner lot, the minimum width shall be 1.2 m.	1.2 m
Interior Side Yard, Minimum Width	19.0 m	N/A
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of the By-Law.	40% of the lot area	1 b.d.*
Lot Coverage, Maximum	30% of the lot area	1 b.d.*
Landscape Open Space, Minimum	75.0 m²	1 b.d.*
Gross Floor Area, Minimum	11.0 m	1 b.d.*
Height of Building, Maximum	In accordance with the provisions of Section 5	2 spaces per unit + 11 visitor parking
Parking and Accessory Buildings, Etc.		

*Lot Coverage, Landscape Open Space, Gross Floor Area and Building Height to conform at time of building permit application.
**Garbage to be stored internally and brought to curbside on collection day.

3	PER CITY COMMENTS	RT	DH	20.08.27
2	PER CITY COMMENTS	RT	DH	20.06.08
1	PER CITY COMMENTS	RT	DH	20.03.11
Revision		By	Appd	YY.MM.DD
4	FOR SITE PLAN APPROVAL	RT	DH	20.08.27
3	FOR SITE PLAN APPROVAL	RT	DH	20.06.08
2	FOR SITE PLAN APPROVAL	DRP	DH	20.03.11
1	FOR SITE PLAN APPROVAL	RT	DH	19.10.28
Issued		By	Appd	YY.MM.DD

File Name:	161413895_1.sp	RT	DH	RT	19.10.10
		Dwn	Chkd	Dgn	YY.MM.DD

Permit-Seal



Client/Project
OAK COUNTRY HOMES

WESTFIELD HEIGHTS
BLOCK 27
Ingersoll ON, Canada

Title
SITE PLAN

Project No.
1614013895

Drawing No.
Sheet

Scale
Revision

1 1 of 1 3

TO BE
THE LAND

PLAN 41R-10159
RECEIVED AND DEPOSITED.

DATE May 26, 2021

DATE 2021/06/02

ARI E. LISE
ONTARIO LAND SURVEYOR

W. J. L. LISE
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF ONTARIO (No. 41)

BLOCK 26
PLAN 41M-344
TOWN OF INGERSOLL
COUNTY OF OXFORD
SCALE: 1 : 300 METRIC
2021
ARI E. LISE - ONTARIO LAND SURVEYOR

LEGEND

SB - STANDARD IRON BAR
SBB - SHORT STANDARD IRON BAR
IS - IRON BAR
OC - OUT CROSS
CP - CONCRETE PIN
P - PLANTED
F - FOUND
1779 - J.W. MURK, O.L.S.
753 - C.P. CORRETT, O.L.S.
P1 - PLAN 41M-344
B.O.C. - BACK OF CURB
C - CURVE TO CURVE GEOMETRY POINT
P2 - PLAN 41R-10103

NOTE:
SOME MONUMENTS COULD NOT BE PLANTED DUE TO ACTIVE CONSTRUCTION.

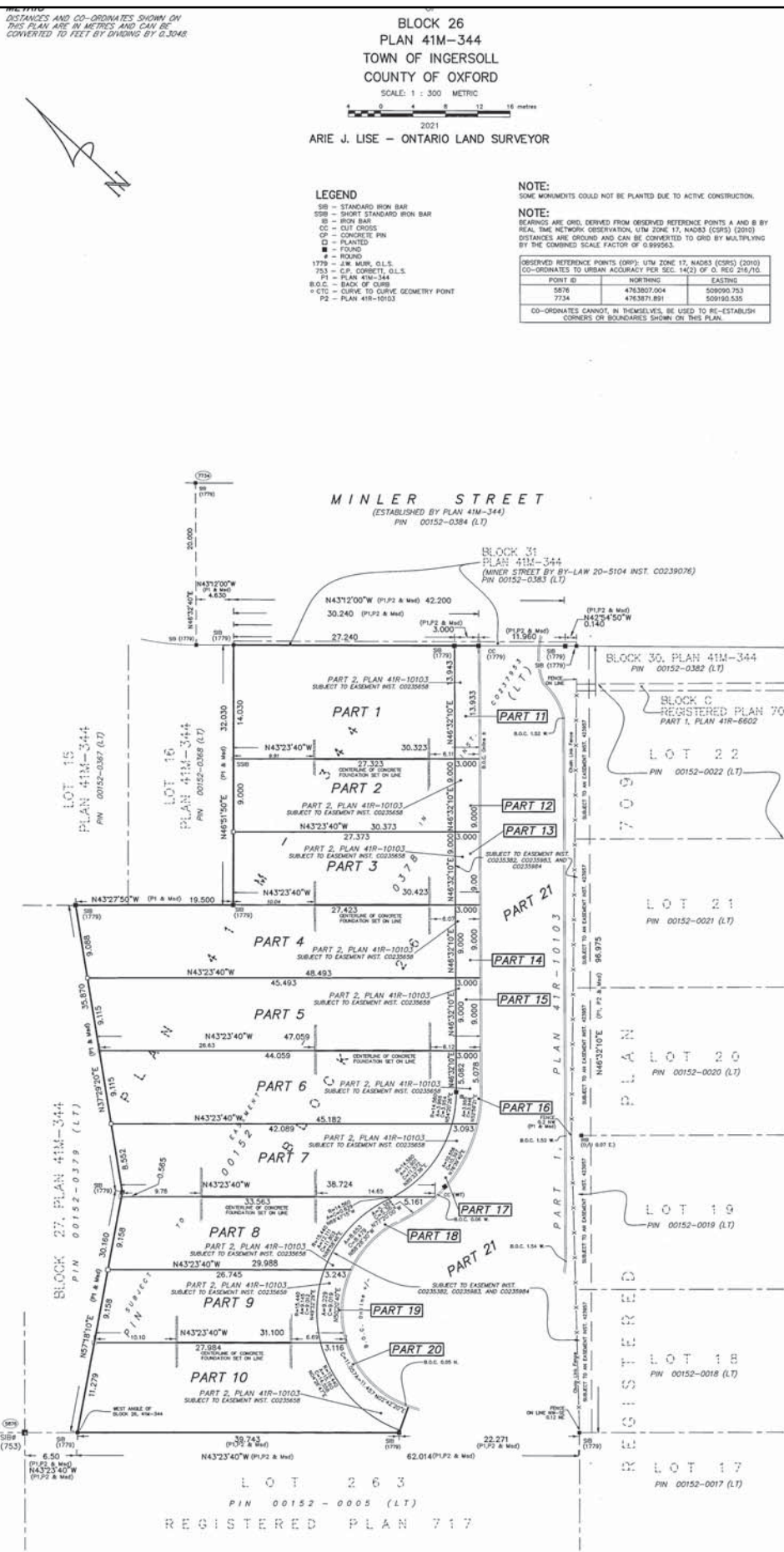
NOTE:
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY
REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CORS) (2010)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999563.

POINT ID	NORTHING	EASTING
5876	4763807.004	508090.753
7734	4763871.891	509190.535

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

PART	BLOCK	PLAN	PIN	AREA IN SQUARE METRES
1				381.6
2				246.1
3				246.6
4				415.6
5				403.0
6				369.4
7				348.3
8				260.7
9				242.2
10				359.4
11	26	41M-344	00152-0378	41.8
12				27.0
13				27.0
14				27.0
15				27.0
16				27.1
17				33.3
18				40.6
19				27.5
20				39.9
21				1597.0

PARTS 1 TO 21 INCLUSIVE COMPRISE ALL OF PIN 00152-0378 (LT).
PARTS 11 TO 20 INCLUSIVE ARE SUBJECT TO AN EASEMENT AS IN INST. C0235658.
PARTS 11 TO 21 INCLUSIVE ARE SUBJECT TO AN EASEMENT AS IN INST. C0235382,
C0235963, AND C0235964.
PARTS 1 TO 21 INCLUSIVE ARE SUBJECT TO AN EASEMENT AS IN INST. C0237953.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 22ND DAY OF APRIL, 2021.

May 26, 2021

ARI E. LISE
ONTARIO LAND SURVEYOR