

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

**Applications for Consent
B25-74-8, B25-75-8, B25-76-8 and B25-77-8
– Oxford Builders Inc.**

REPORT HIGHLIGHTS

- The applications for consent are proposing to sever five townhouse dwelling units (that are currently under construction) into separately conveyable lots. Access easements are proposed between lots 4 and 3 and between lots 2 and 1 to provide each owner with access to their rear yards.
- Planning staff are recommending approval of the applications as they are consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan respecting residential intensification.

DISCUSSION

Background

OWNER/APPLICANT: Oxford Builders Inc. c/o George Geerlinks
504875 Old Stage Road, Woodstock ON N4S 7V8

AGENT: Nesbitt Coulter LLP c/o Derek Truelove
35 Perry Street, Woodstock ON N4S 3C4

LOCATION:

The subject lands are described as Part Lot 9 and 10, South Side of Park Row, Plan 86, Parts 1 and 3, 41R-10604 in the City of Woodstock. The lands are located on the south side of Park Row, between Ingersoll Road and Canrobert Street, and are municipally known as 52 and 58 Park Row.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1”	City of Woodstock Land Use Plan	Residential
Schedule “W-3”	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Special Residential Zone 3 (R3-58)'

SERVICES: municipal sanitary sewer and water.

ROAD ACCESS: paved, municipal road (Park Row)

PROPOSAL:

	<u>SEVERED</u> <u>LOT</u>	<u>SEVERED</u> <u>LOT</u>	<u>SEVERED</u> <u>LOT</u>	<u>SEVERED</u> <u>LOT</u>	<u>RETAINED</u> <u>LOT</u>
Area	<u>B25-74-8</u> 236.5 m ² (2,546.1 ft ²)	<u>B25-75-8</u> 235.5 m ² (2,535.4 ft ²)	<u>B25-76-8</u> 234.6 m ² (2,525.2 ft ²)	<u>B25-77-8</u> 302.3 m ² (3,254.5 ft ²)	311.9 m ² (3,357.9 ft ²)
Frontage	6.7 m (22.1 ft)	6.7 m (22.1 ft)	76.8 m (22.2 ft)	8.7 m (28.7 ft)	8.8 m (29 ft)
Depth	35 m (115 ft)	34.9 m (114.5 ft)	34.8 m (114 ft)	34.6 m (113.5 ft)	35.2 m (115.5 ft)

The purpose of the applications for consent is to sever a five-unit townhouse development that is under construction to create five separately conveyable lots. The construction of the townhouse development follows the approval of zone change application ZN8-23-04, which was approved on March 21, 2024 to permit townhouse dwelling units with 1.5 m (4.9 ft) interior side yards.

Surrounding land uses include a mix of low density residential development comprising primarily single detached and semi-detached dwellings, and cluster townhouse development in close proximity to the south.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the lots to be severed and retained.

Application Review

2024 Provincial Planning Statement (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, "shall be consistent with" all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.2.1 of the PPS provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

Official Plan

The subject lands are designated 'Low Density Residential' according to the City of Woodstock Land Use Plan.

According to Section 7.2.3.1 of the Official Plan, the objective for all residential designations within the City is to provide a supply of residential lands for a broad range of dwelling types through residential intensification. Additionally, the policies state that a choice of dwelling types is to be provided by designating lands throughout the City to satisfy a broad range of housing requirements for existing and future residents.

According to Section 7.2.4, Low Density Residential (LDR) Districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex and converted dwellings, street-fronting townhouses, quadrplexes, low density cluster development and low rise apartments. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended however that the full range of housing will be permitted in every individual neighbourhood or development and Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law.

The maximum net residential density for an individual development in the LDR district is 30 units per hectare (12 units per acre) and no building shall exceed three storeys in height at street elevation. Within newly developing LDR areas, the overall net residential density shall be 22 units per hectare (9 units per acre).

Individual development proposals may be approved at lower net residential densities provided that opportunities are available to achieve the minimum overall density requirement through development elsewhere in the LDR district. To achieve this density target, Council will support a variety of lot sizes and configurations, the development of low rise multiple units and will consider narrower road widths in plans of subdivision and private roads within condominium developments in areas of new LDR development.

Further, multiple unit dwellings, such as cluster units and townhouses, will generally be restricted to sites which abut arterial or collector roads or are situated such that traffic impacts from the site create minimum disturbance on local streets; sites where the topography or other natural features would be best preserved by fewer buildings; and sites which are close to community servicing uses, schools, shopping plazas, day care facilities, churches, arenas and parks.

City of Woodstock Zoning By-law

The subject lands are zoned 'Special Residential Zone 3 (R3-58)' according to the City's Zoning By-law. The R3-58 Zone permits a street row dwelling house and a horizontally attached dwelling house with a special provision to permit an interior side yard width of 1.5 m for the end units of the street row dwelling houses. The proposed severed and retained parcels appear to meet the relevant zone provisions of the R3-58 Zone.

Agency Comments

The Oxford County Public Works Department provided the following comment:

If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County.

The City of Woodstock Engineering Department (Building Division) provided the following comments:

1. The lands are zoned R3-58. Zoning provisions are being complied to for the five street facing townhomes.
2. We are satisfied with the application.

Please include the following conditions for each application.

1. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
3. The owner shall provide a draft copy of the required access easement agreements to be reviewed to the satisfaction of the City of Woodstock.
4. If approved, a condition of severance shall be that the owner shall obtain a letter provided by the Clerk or designate of the City advising the Secretary-Treasurer of the LDC that all requirements of the City have been complied with.

Public Consultation

Notice of the application was circulated to neighbouring property owners on March 19, 2026, in accordance with the provisions of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

Planning Analysis

The purpose of the applications for consent is to sever a five-unit townhouse development that is under construction to create five separately conveyable lots. The construction of the townhouse development follows the approval of zone change application ZN8-23-04 to permit townhouse dwelling units with 1.5 m (4.9 ft) interior side yards.

The applications also propose easements (shown on Plate 3) that are intended to provide access to the rear yards of the interior townhouse units. More commonly, these easements are provided through a proposed side yard and shared rear yards; however, in this case the easements are through small 'breeze-ways' between the townhouse units. Each individual easement area appears to be 0.61 m (2 ft) wide, resulting in two breeze-ways with cumulative widths of 1.2 m (4 ft) that ensure each unit has rear yard access without having to go through the dwelling unit.

With respect to the PPS, the applications are considered to represent an efficient use of land and municipal infrastructure within a serviced settlement area, and to contribute towards the development of an increased number and variety of dwelling types.

With respect to the Official Plan policies for Low Density Residential areas, the existing lot fabric in the vicinity is characterized by varying lot frontages, depths and areas and the proposed lots to be severed and retained will not be out of place with the characteristics of the surrounding area;

further, the proposed severances are common for the creation of separately conveyable townhouse lots. Based on this, staff are of the opinion that the proposal meets the intent of the Official Plan with respect to Low Density Residential areas.

Planning staff are of the opinion that the proposed severances are appropriate and recommend them for approval

RECOMMENDATIONS

B25-74-8

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement and complies with the policies of the County of Oxford Official Plan, we are of the opinion that the application is acceptable from a planning perspective and should be granted, subject to the following conditions:

1. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
3. The Owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford Public Works Department, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
4. The owner shall provide a draft copy of the required access easement agreements to be reviewed to the satisfaction of the City of Woodstock.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

B25-75-8

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement and complies with the policies of the County of Oxford Official Plan, we are of the opinion that the application is acceptable from a planning perspective and should be granted, subject to the following conditions:

1. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.

2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
3. The Owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford Public Works Department, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
4. The owner shall provide a draft copy of the required access easement agreements to be reviewed to the satisfaction of the City of Woodstock.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with

B25-76-8

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement and complies with the policies of the County of Oxford Official Plan, we are of the opinion that the application is acceptable from a planning perspective and should be granted, subject to the following conditions:

1. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
3. The Owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford Public Works Department, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
4. The owner shall provide a draft copy of the required access easement agreements to be reviewed to the satisfaction of the City of Woodstock.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with

B25-77-8

1. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.

2. **The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.**
3. **The Owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford Public Works Department, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.**
4. **The owner shall provide a draft copy of the required access easement agreements to be reviewed to the satisfaction of the City of Woodstock.**
5. **The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with**

SIGNATURES

Authored by:

“Original signed by”

Justin Miller
Development Planner

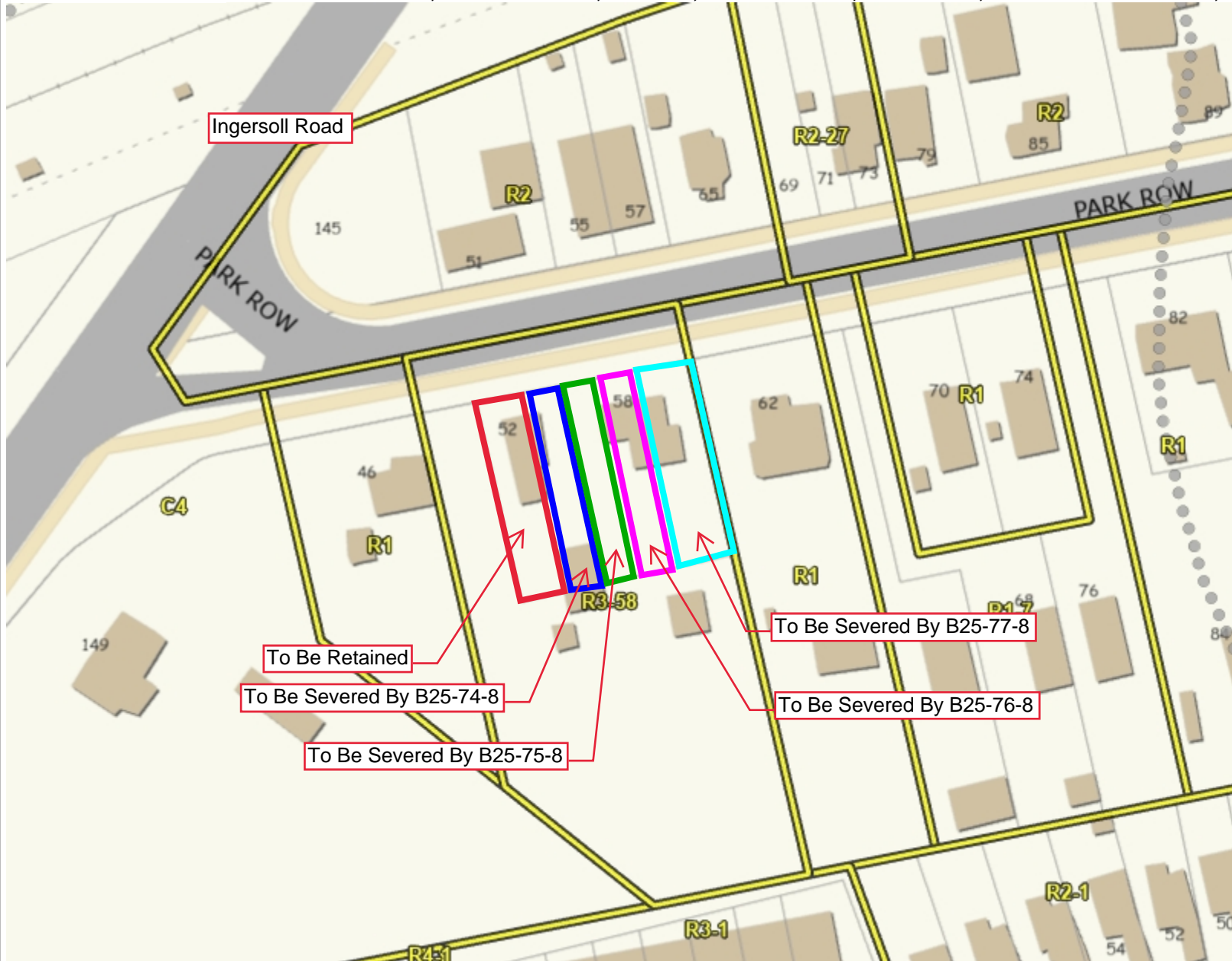
Approved for submission: *“Original signed by”*

Eric Gilbert, RPP, MCIP
Manager of Development Planning

Plate 1: Location Map with Existing Zoning

File Nos: B25-74-8; B25-75-8; B25-76-8; B25-77-8

Part Lot 9 and 10, S/S Park Row, Plan 86, Parts 1 and 3, 41R10604, 52 and 58 Park Row, 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



0 26 51 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

January 12, 2026



Legend

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



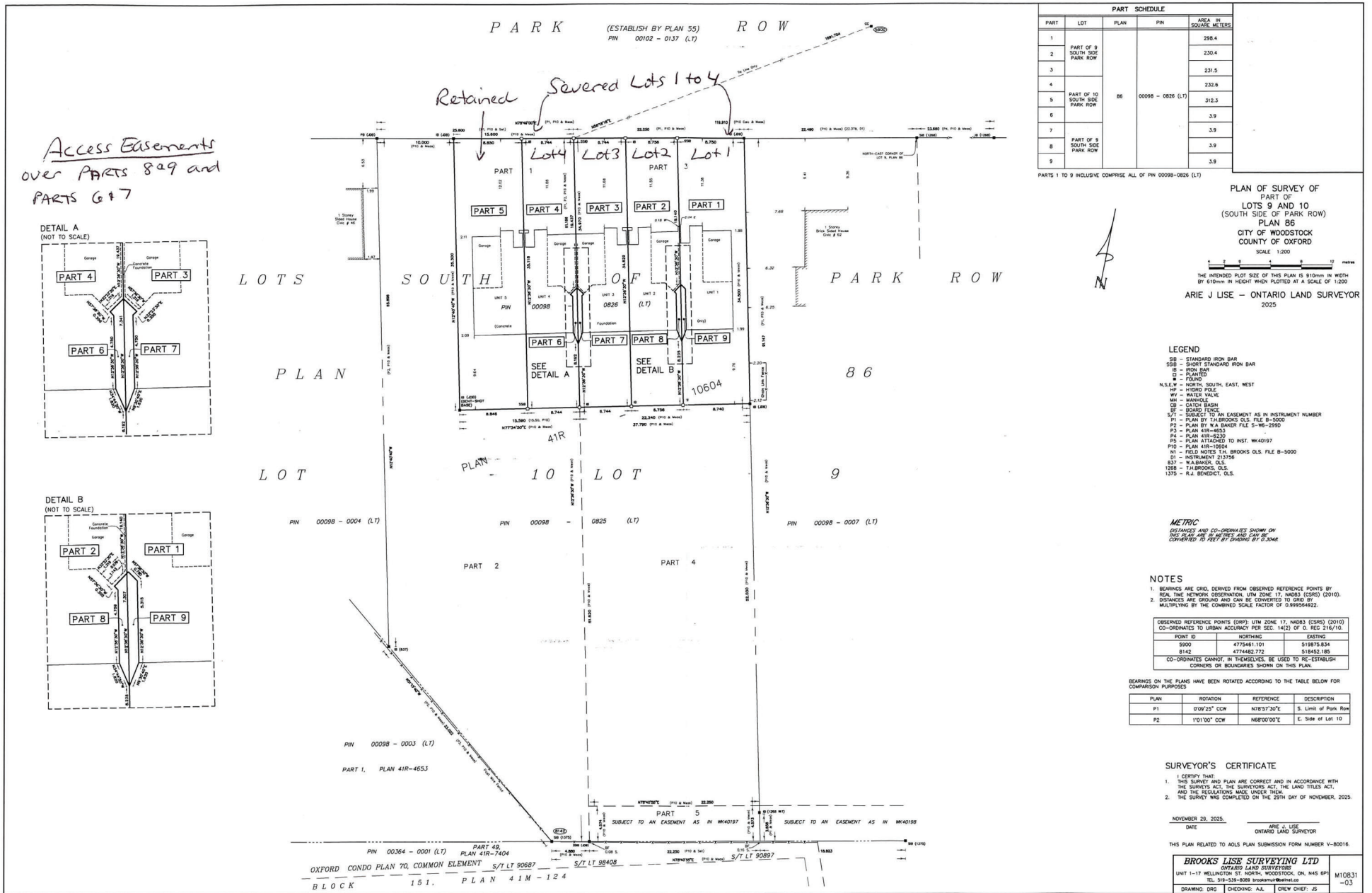
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 12, 2026

Plate 3: Applicant's Sketch

File Nos: B25-74-8; B25-75-8; B25-76-8; B25-77-8

Part Lot 9 and 10, S/S Park Row, Plan 86, Parts 1 and 3, 41R10604, 52 and 58 Park Row, Woodstock



PART SCHEDULE			
PART	LOT	PLAN	AREA IN SQUARE METERS
1			295.4
2	PART OF 9 SOUTH SIDE PARK ROW		230.4
3			231.5
4			232.6
5	PART OF 10 SOUTH SIDE PARK ROW	86	212.5
6			3.9
7			3.9
8	PART OF 9 SOUTH SIDE PARK ROW		3.9
9			3.9

PARTS 1 TO 9 INCLUSIVE COMPRISE ALL OF PIN 00098-0826 (L/T)

PLAN OF SURVEY OF PART OF LOTS 9 AND 10 (SOUTH SIDE OF PARK ROW) PLAN 86 CITY OF WOODSTOCK COUNTY OF OXFORD SCALE 1:200

THE INTENDED PLOT SIZE OF THIS PLAN IS 910mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

ARIE J USE - ONTARIO LAND SURVEYOR 2025

- LEGEND**
- SSB - STANDARD IRON BAR
 - SSB - SHORT STANDARD IRON BAR
 - IRB - IRON BAR
 - P - PLANTED
 - F - FENCE
 - N, S, E, W - NORTH, SOUTH, EAST, WEST
 - H - HYDRO POLE
 - WV - WATER VALVE
 - M - MANHOLE
 - CB - CATCH BASIN
 - ST - SOUND TRENCH
 - E - EASEMENT AS IN INSTRUMENT NUMBER
 - P1 - PLAN BY T.H. BROOKS OLS. FILE B-5000
 - P2 - PLAN BY W.A. BAKER FILE S-95-2990
 - P3 - PLAN 41R-4653
 - P4 - PLAN 41R-4653
 - P5 - PLAN ATTACHED TO INST. WK40197
 - P10 - PLAN 41R-10604
 - M1 - FIELD NOTES T.H. BROOKS OLS. FILE B-5000
 - O1 - INSTRUMENT 23378
 - 837 - W. BAKER, OLS.
 - 1288 - T.H. BROOKS, OLS.
 - 1375 - R.J. BENEDICT, OLS.

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

- NOTES**
- BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION UTM ZONE 17, NAD83 (GSD) (2010).
 - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994822.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (GSD) (2010)		
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(3) OF R. REG. 216/10		
POINT ID	NORTHING	EASTING
5900	4775481.101	519875.834
8142	4774482.772	519452.185

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

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

PLAN	ROTATION	REFERENCE	DESCRIPTION
P1	020°25' CCW	N78°37'30"E	S. LINE OF PARK ROW
P2	101°00' CCW	N69°00'00"E	E. SIDE OF LOT 10

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 28TH DAY OF NOVEMBER, 2025.

NOVEMBER 28, 2025. _____
DATE: ARIE J. USE, ONTARIO LAND SURVEYOR

THIS PLAN RELATED TO AOLS PLAN SUBMISSION FORM NUMBER V-80016.

BROOKS LISE SURVEYING LTD
ONTARIO LAND SURVEYORS
UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 6P5
TEL: 519-539-8089 brooks@brolise.com
DRAWING: DRG | CHECKING: A.J. | CHECK CHIEF: J.S.

M10B31-03

P A R K (ESTABLISH BY PLAN 55) R O W
PIN 00102 - 0137 (L.T)

PART SCHEDULE			
PART	LOT	PLAN	AREA IN SQUARE METERS
1			298.4
2	PART OF 8 SOUTH SIDE PARK ROW		230.4
3			231.5
4			232.6
5	PART OF 10 SOUTH SIDE PARK ROW	86	312.3
6			3.9
7			3.9
8	PART OF 9 SOUTH SIDE PARK ROW		3.9
9			3.9

PARTS 1 TO 9 INCLUSIVE COMPRISE ALL OF PIN 00098-0026 (L.T)

PLAN OF SURVEY OF PART OF LOTS 9 AND 10 (SOUTH SIDE OF PARK ROW) PLAN 86 CITY OF WOODSTOCK COUNTY OF OXFORD SCALE 1:200

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

ARIE J LISE - ONTARIO LAND SURVEYOR 2025

LEGEND

- SDB - STANDARD IRON BAR
- SDB - SHORT STANDARD IRON BAR
- SB - STAINLESS IRON BAR
- M - FOUND
- N.S.E.W. - NORTH SOUTH EAST WEST
- HP - HYDRO POLE
- WV - WATER VALVE
- WV - WATER VALVE
- CS - CATCH BASIN
- DR - DRAIN FENCE
- S/T - SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER
- P1 - PLAN BY T. BARBOUR OLS. FILE B-5000
- P2 - PLAN BY W.A. BAKER FILE S-96-2900
- P3 - PLAN 418-4653
- P4 - PLAN 418-4653
- P5 - PLAN ATTACHED TO INST. W442197
- P10 - PLAN 418-10084
- NI - FIELD NOTES T.H. BROOKS OLS. FILE B-5000
- D1 - INSTRUMENT 23704
- 837 - W.A. BAKER, OLS.
- 1366 - T. BARBOUR, OLS.
- 1375 - K.L. BENEDICT, OLS.

METRIC DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE METRIC AND SHOULD BE USED BY DIMENSIONS BY 3.2808

NOTES

1. BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010), CO-ORDINATES TO UTM ACCURACY PER SEC. 14(2) OF O. REG. 219/10.
2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99996452.

POINT ID	NORTHING	EASTING
9000	4773481.197	519875.824
8142	4774482.772	518452.185

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

BEARINGS ON THIS PLAN HAVE BEEN ROTATED ACCORDING TO THE TABLE BELOW FOR COMPARISON PURPOSES

PLAN	ROTATION	REFERENCE	DESCRIPTION
P1	0°00'25" CCW	N78°57'30"E	S. Line of Park Row
P2	1°01'00" CCW	N69°00'00"E	E. Side of Lot 10

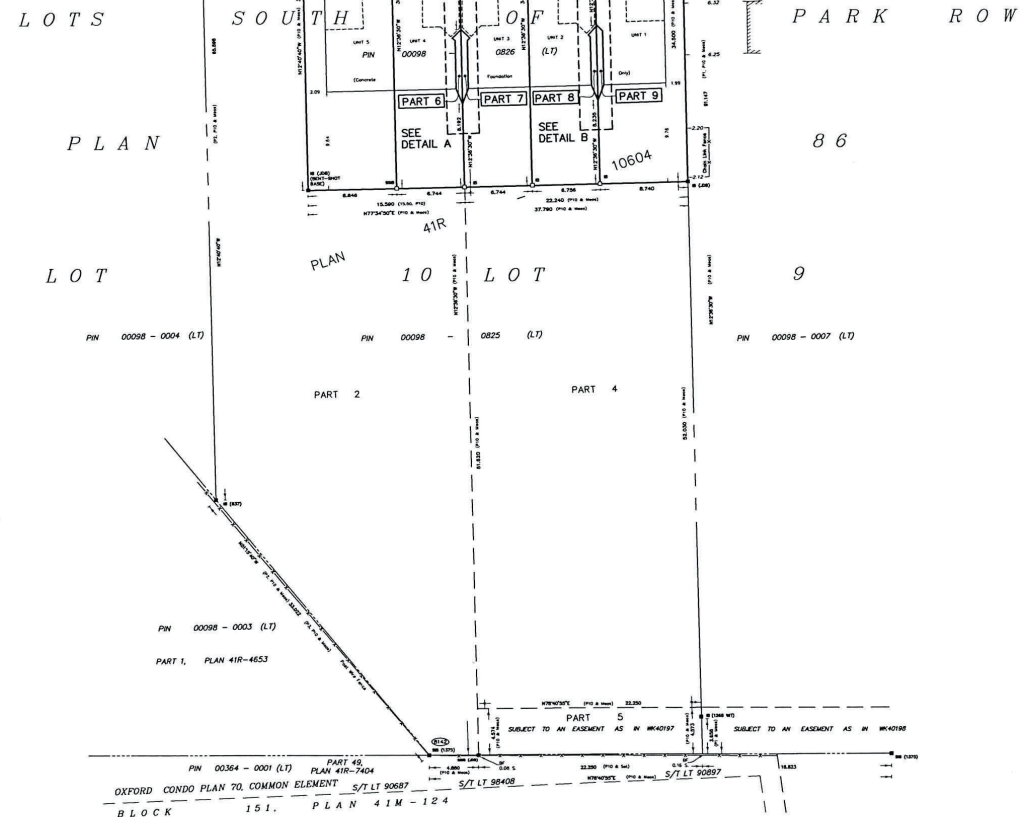
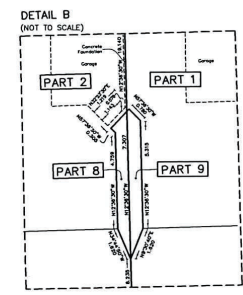
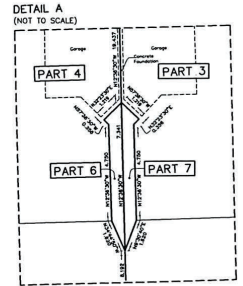
SURVEYOR'S CERTIFICATE

- I, CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF NOVEMBER, 2025.

NOVEMBER 29, 2025. ARIE J. LISE ONTARIO LAND SURVEYOR

THIS PLAN RELATED TO ADS PLAN SUBMISSION FORM NUMBER W-80016.

BROOKS LISE SURVEYING LTD
ONTARIO LAND SURVEYORS, ON. REG. #87
UNIT 1-17 WELLSFORD PL. NORTH, WOODSTOCK, ON. N4S 8P4
TEL. 519-538-2009 brooks@brolise.com
DRAWING DATE: [CHANGING 4.2] CHECK DATE: 25
CAD DRAWING: 2:\Programs\W10831\CAD\W10831-03.dwg Dec 11/25 11:55am



PIN 00098 - 0003 (L.T)
PART 1, PLAN 41R-4653
PART 40, PLAN 41R-7404
OXFORD CONDO PLAN 70, COMMON ELEMENT S/T LT 90887
B L O C K 1 5 1 . P L A N 4 1 M - 1 2 4
PART 5, SURJECT TO AN EASEMENT AS IN W442197
PART 5, SURJECT TO AN EASEMENT AS IN W442197