

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

FOR A, B, C, E, F, G, AND J SEE DRAFT PLAN AND KEY PLAN.

D EACH UNIT IS SINGLE RESIDENTIAL. THE OWNER OF WHICH HAS OUTHOUGHT OVERSIGHT. CERTAIN UNITS SHALL HAVE THE EXCLUSIVE USE OF PORTIONS OF THE COMMON ELEMENTS.

H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS.

I SEE SOIL REPORT.

K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.

L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

2430 OLD BRONTE ROAD
PART PLAN OF STANDARD CONDOMINIUM OF PART OF LOT 31 CONCESSION 1 SOUTH OF DUNDAS STREET
 GEOGRAPHIC TOWNSHIP OF TRAFALGAR
 IN THE TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1 : 200

J.D. BARNES LIMITED
 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.999701.
 ALL LAND USE INFORMATION IS PROVIDED BY ARCHITECTURE UNFOUNDED ARCHITECTS, RECEIVED FROM THE CLIENT ON MARCH 30th, 2022.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPS): UTM ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

POINT ID	NORTHING	EASTING
1	4 809 639.08	599 219.87
2	4 809 632.31	599 252.49
3	4 809 657.16	599 278.67
4	4 809 610.21	599 252.56

COORDINATES CANNOT BY THEMSELVES BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

SITE STATISTICS

SITE AREA	= 2,289 sq.m.
NUMBER OF FLOORS	= 8 + M.P.H.
BUILDING HEIGHT	= 32.4m
TOTAL GROSS FLOOR AREA	= 81,521 sq.m.
INDOOR AMENITY SPACE	= 159.7 sq.m.
OUTDOOR AMENITY SPACE	= 546.4 sq.m.

TOTAL NUMBER OF RESIDENTIAL UNITS	= 129
18+1	= 33
28	= 43
TOTAL NUMBER OF PARKING SPACES	= 142
COMBINATION PARKING/LOCKER UNITS	= 84
RESIDENTIAL PARKING UNITS	= 26
VISITOR PARKING SPACES	= 10
RETAL PARKING SPACES	= 12
TOTAL NUMBER OF BICYCLE PARKING:	= 33
RESIDENTIAL SPACES	= 10
VISITOR AND RETAL SPACES	= 10
TOTAL NUMBER OF LOCKER UNITS (INCLUDING PARKING COMBO)	= 108

LEGEND

BALC	DENOTES BALCONY
CLAP	DENOTES CENTRAL ALARM & CONTROL FACILITIES
E.C.	DENOTES ELECTRICAL CLOSET
ELEV	DENOTES ELEVATOR
J.R.	DENOTES JANITOR'S ROOM
GR	DENOTES GARAGE DRIVE
P.S.	DENOTES PIPE SPACE
P	DENOTES RETAL PARKING
VST	DENOTES VESTIBULE
W/B	DENOTES WASHROOM
M.P.H.	DENOTES MECHANICAL PENETRATION

SURVEYOR'S CERTIFICATE

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

MAY 10th, 2022
 FRANCIS BARNES
 ONTARIO LAND SURVEYOR

CERTIFICATE OF DECLARANT

I HEREBY AUTHORIZE J.D. BARNES LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF STANDARD CONDOMINIUM TO THE TOWN OF OAKVILLE FOR APPROVAL.

BRIXEN DEVELOPMENTS (OLD BRONTE) INC.

MAY 10th, 2022
 ALEXANDER TORBATO
 AUTHORIZED SIGNING OFFICER
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

ZONING BY-LAW: H1-MU3-ZONE

THIS DRAFT PLAN OF CONDOMINIUM IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____ 2022, SUBJECT TO THE CONDITIONS, SET FORTH IN LETTER DATED _____

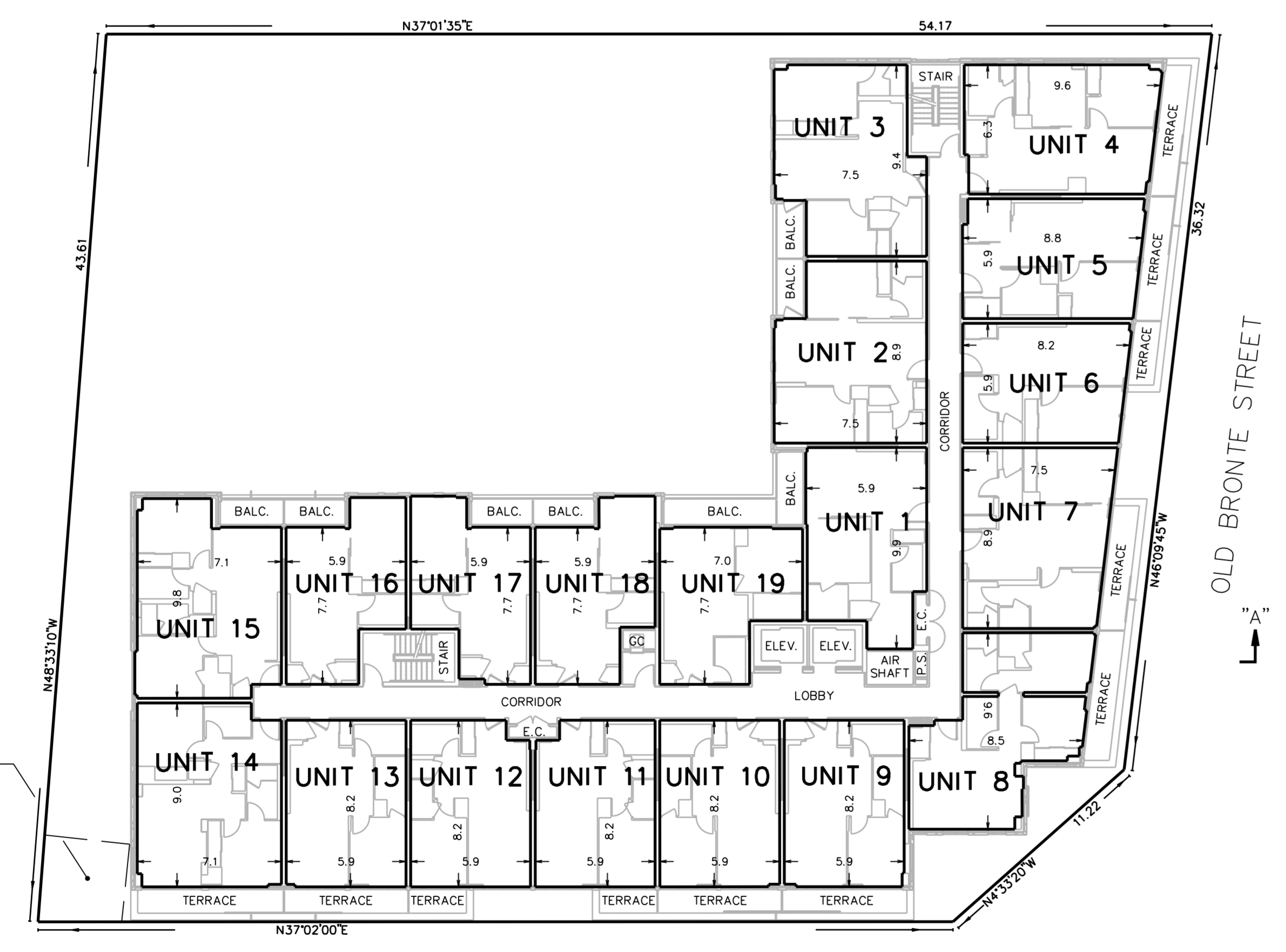
CHIEF PLANNER & EXECUTIVE DIRECTOR
 CITY PLANNING DIVISION, CITY OF TORONTO

J.D. BARNES SURVEYING & PLANNING
 LAND INFORMATION SPECIALISTS
 4110 BURNHAMTHORPE AVE. SUITE 101, TORONTO, ON M6A 1N6
 T: (416) 366-1737 F: (416) 366-5338 www.jdbarnes.com

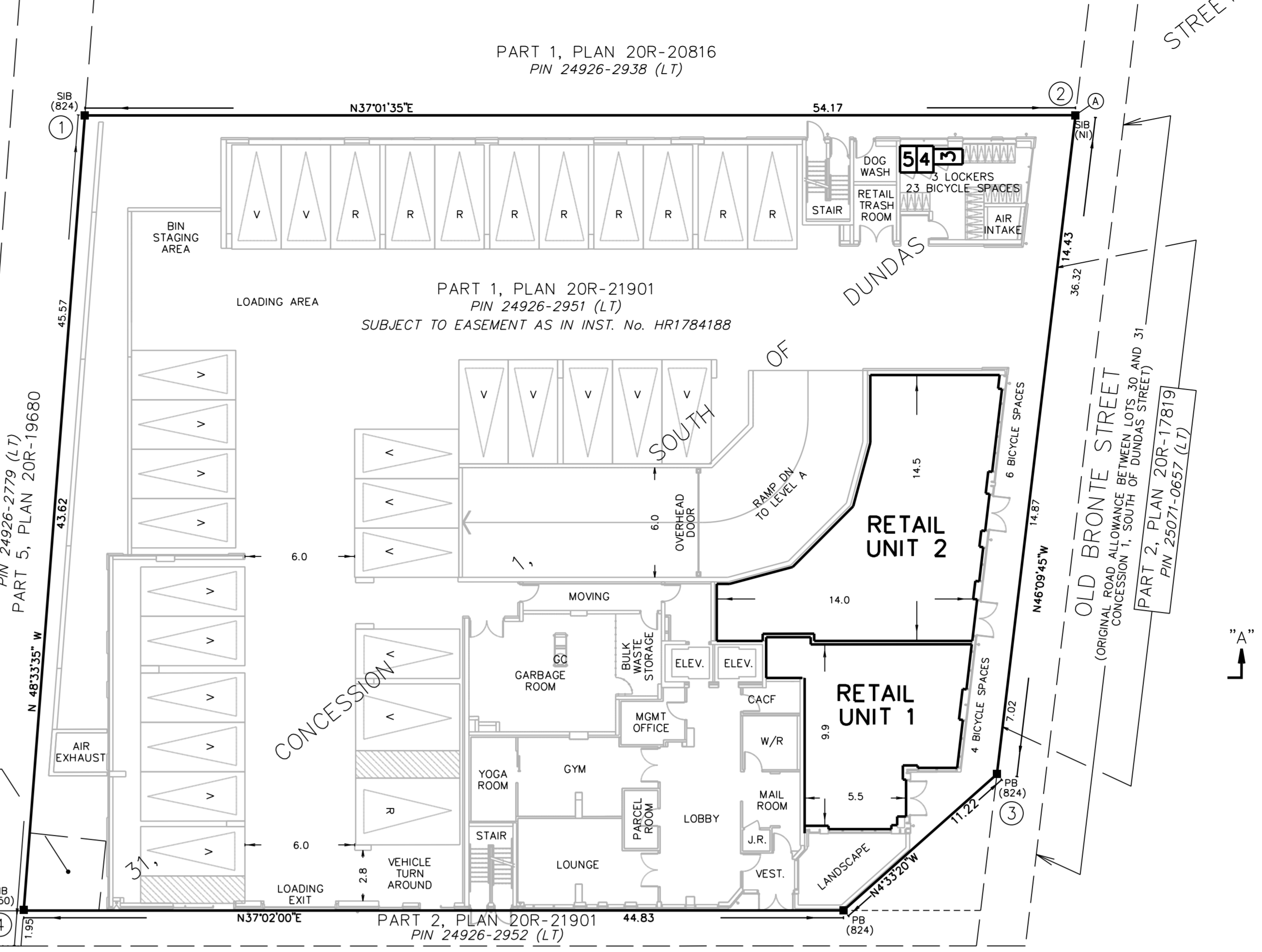
DRAWN BY: _____ CHECKED BY: _____ REFERENCED BY: _____
 DATE: 5/10/2022 DATE: 5/10/2022 DATE: 20-22-467-00



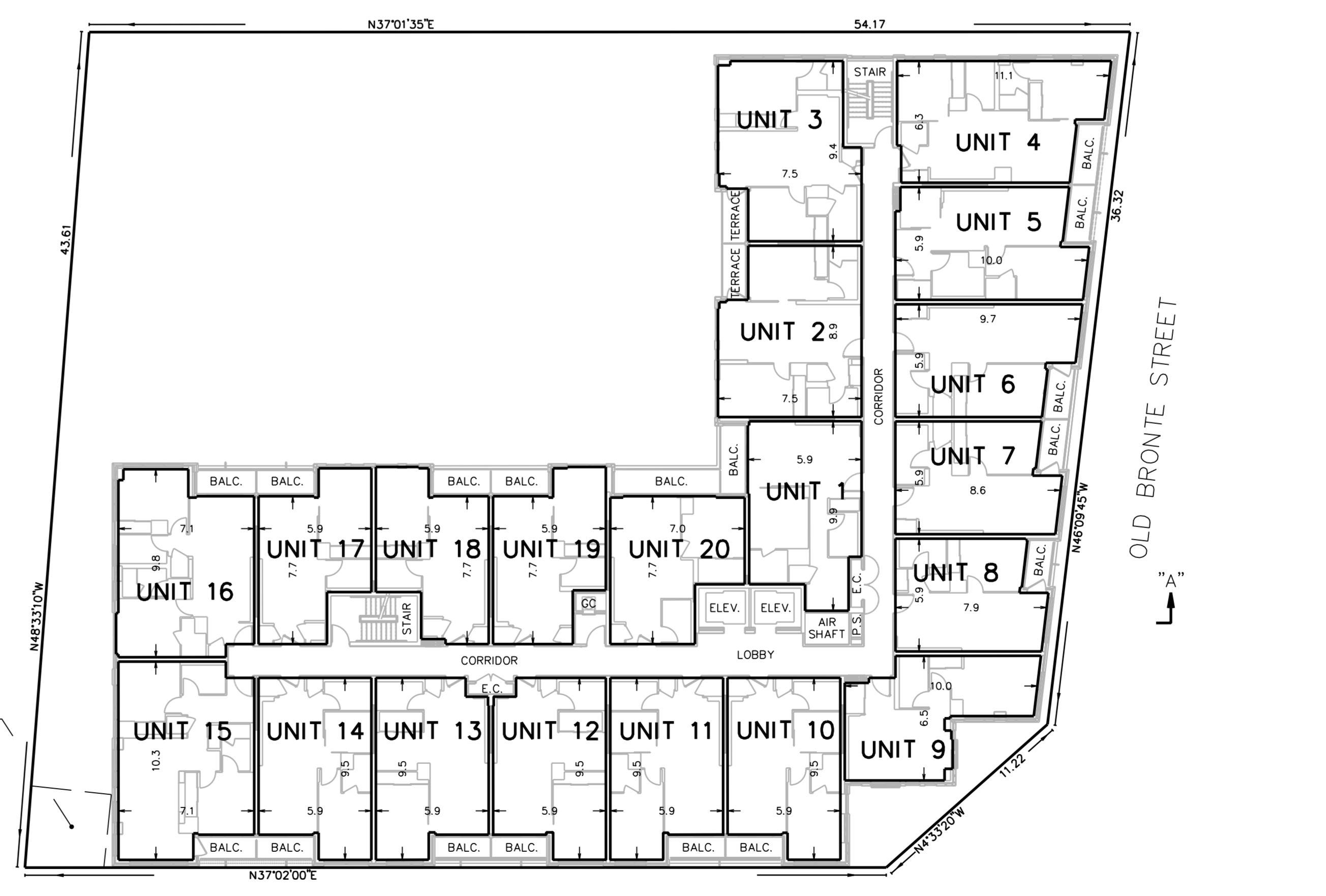
PLAN VIEW ILLUSTRATING RESIDENTIAL UNITS 1 TO 19, INCLUSIVE ON LEVEL 2



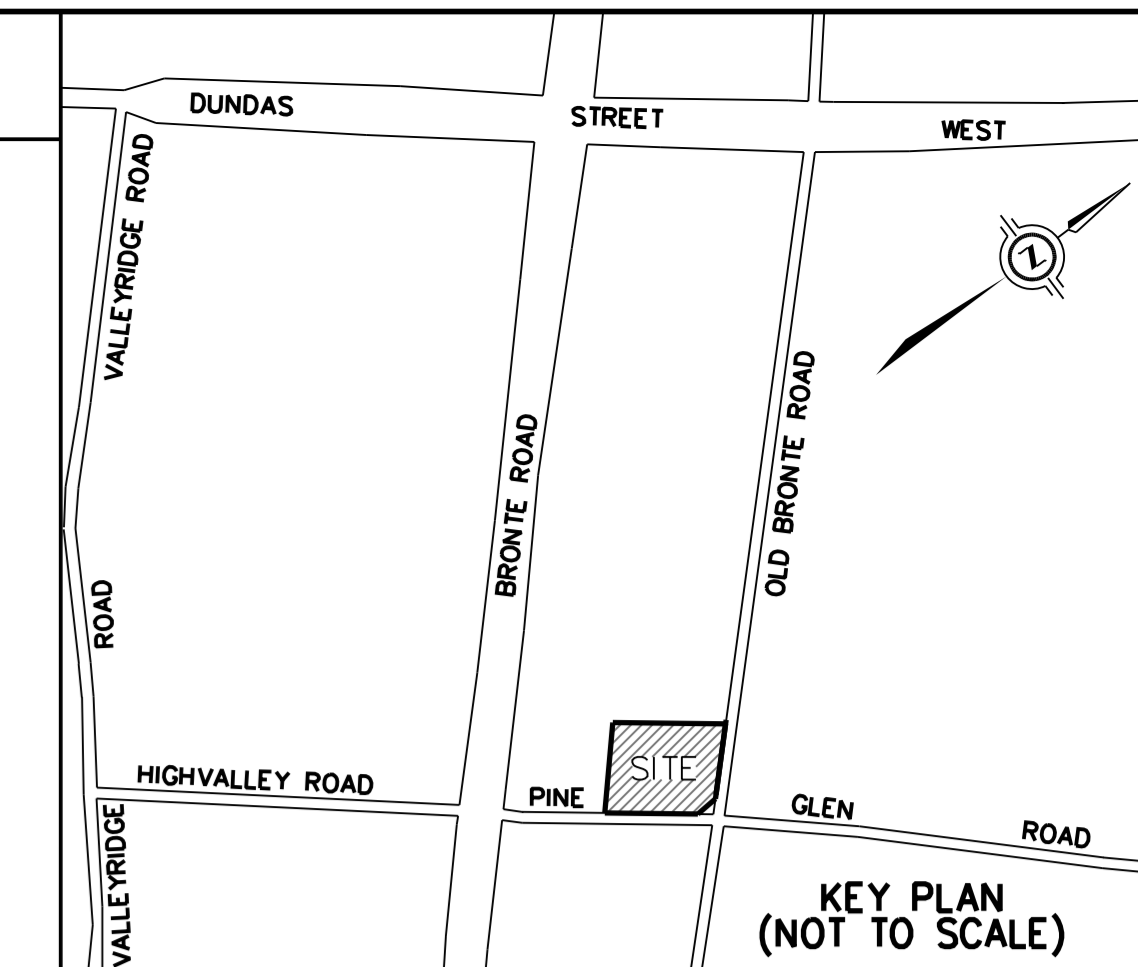
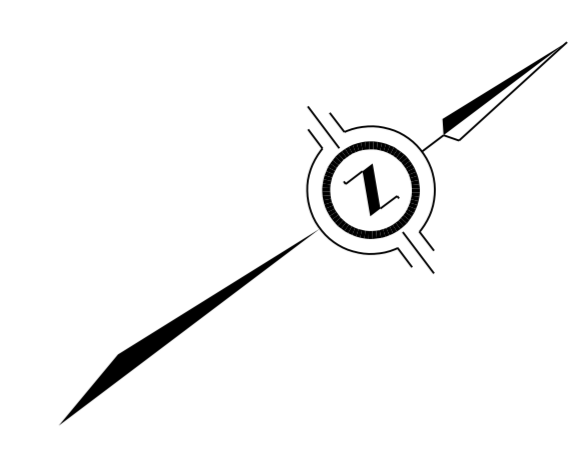
PLAN VIEW ILLUSTRATING RESIDENTIAL UNITS 1 TO 19, INCLUSIVE ON LEVEL 4



PLAN VIEW ILLUSTRATING RETAIL UNITS 1 AND 2, LOCKER UNITS 3 TO 5, INCLUSIVE ON LEVEL 1



PLAN VIEW ILLUSTRATING RESIDENTIAL UNITS 1 TO 20, INCLUSIVE ON LEVEL 3



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

FOR A, B, C, E, F, G, AND J SEE DRAFT PLAN AND KEY PLAN.

D EACH UNIT IS SINGLE RESIDENTIAL. THE OWNER OF WHICH HAS OUGHT OWNERSHIP, CERTAIN UNITS SHALL HAVE THE EXCLUSIVE USE OF PORTIONS OF THE COMMON ELEMENTS.

H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS.

I CLAYEY SALT TILL.

K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.

L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

2430 OLD BRONTE ROAD
 DRAFT PLAN OF STANDARD CONDOMINIUM OF
PART OF LOT 31
CONCESSION 1
SOUTH OF DUNDAS STREET
 GEOGRAPHIC TOWNSHIP OF TRAFALGAR
 IN THE
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1 : 200

J.D. BARNES LIMITED

LEGEND

MEASUREMENTS AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (GDA03) (EOL03). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.999721.

ALL LAND USE INFORMATION ARE PROVIDED BY ARCHITECTURE UNFOCUSED ARCHITECTS, RECEIVED FROM THE CLIENT ON MARCH 30TH, 2022.

LEGEND

BALC DENOTES BALCONY

CAF DENOTES CENTRAL ALARM & CONTROL FACILITIES

E.C. DENOTES ELECTRICAL CLOSET

ELEV DENOTES ELEVATOR

J.C. DENOTES JANITOR'S CLOSET

J.B. DENOTES JANITOR'S BROOM

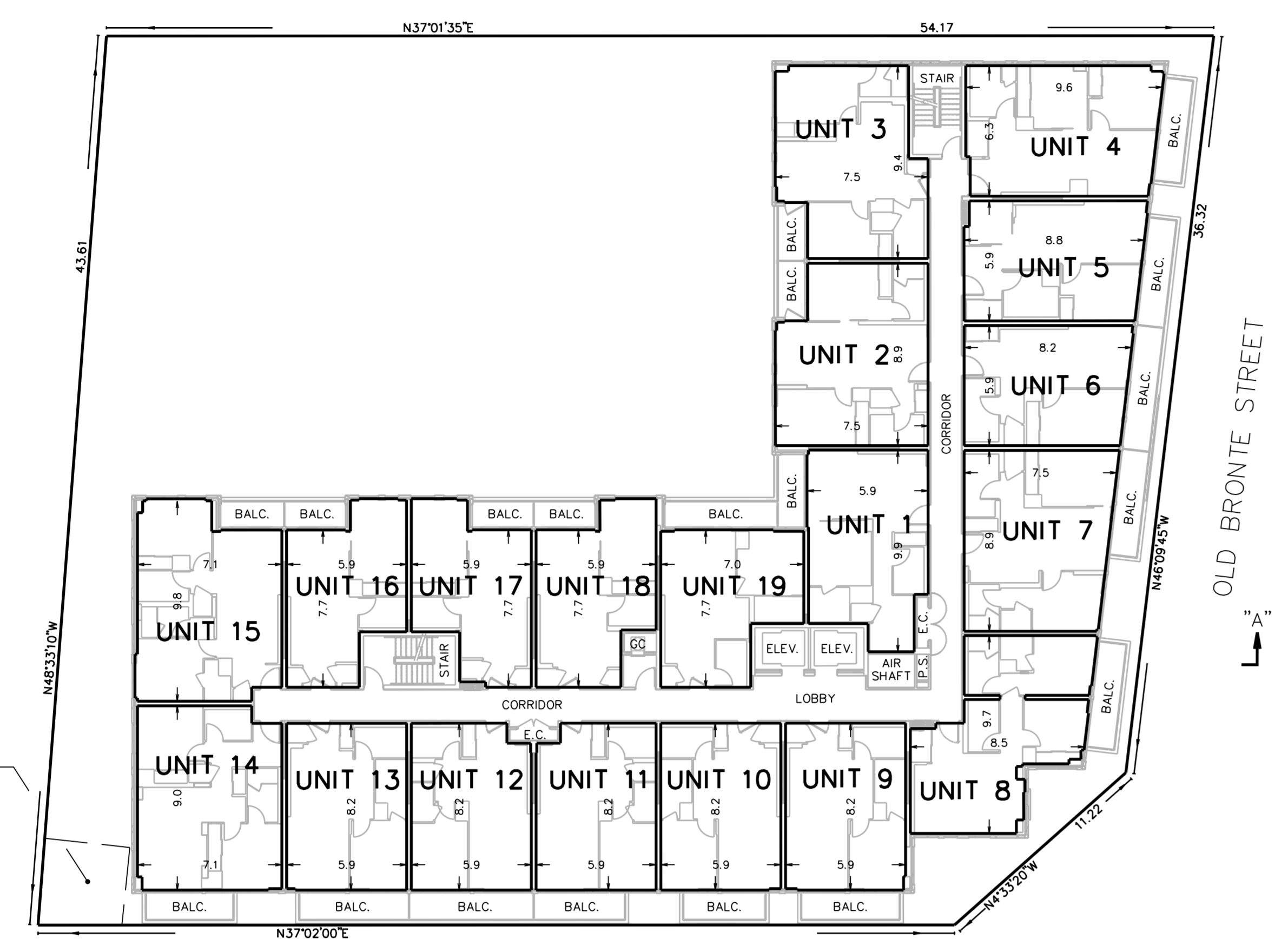
P.S. DENOTES PAPER SPACE

P.F. DENOTES PESTAL PARKING

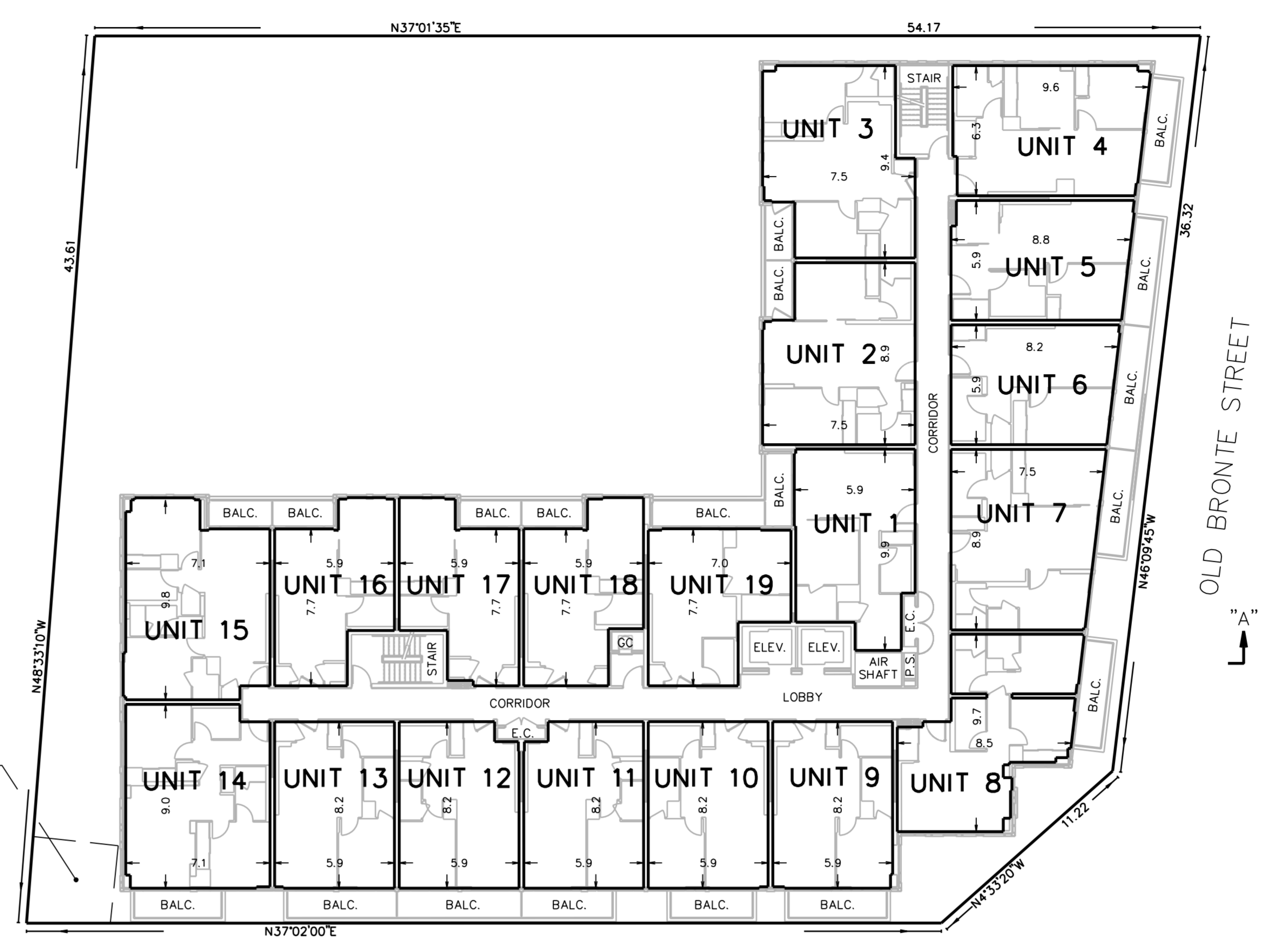
V DENOTES VISITOR PARKING

VEST DENOTES VESTIBULE

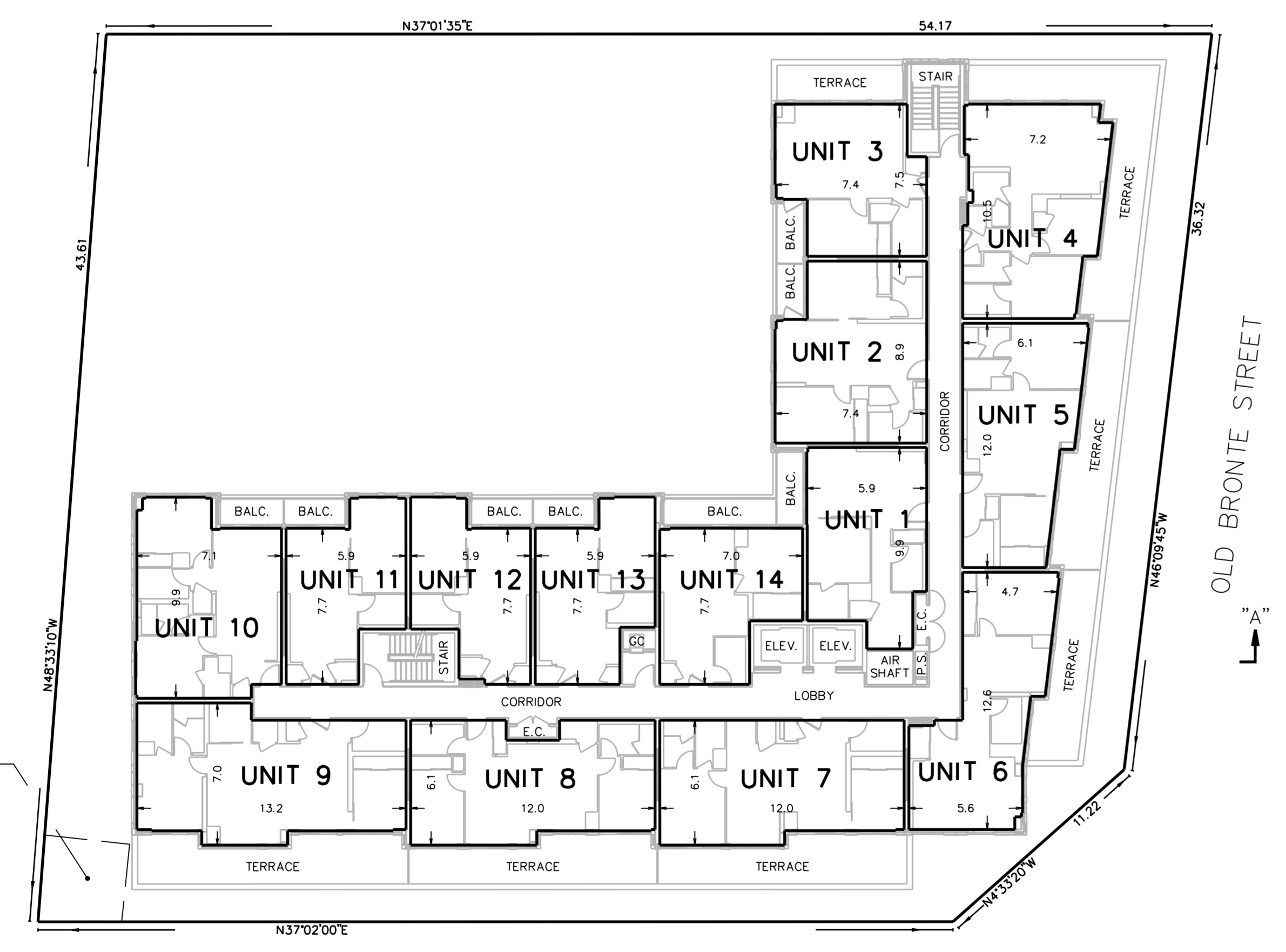
W/R DENOTES WASHROOM



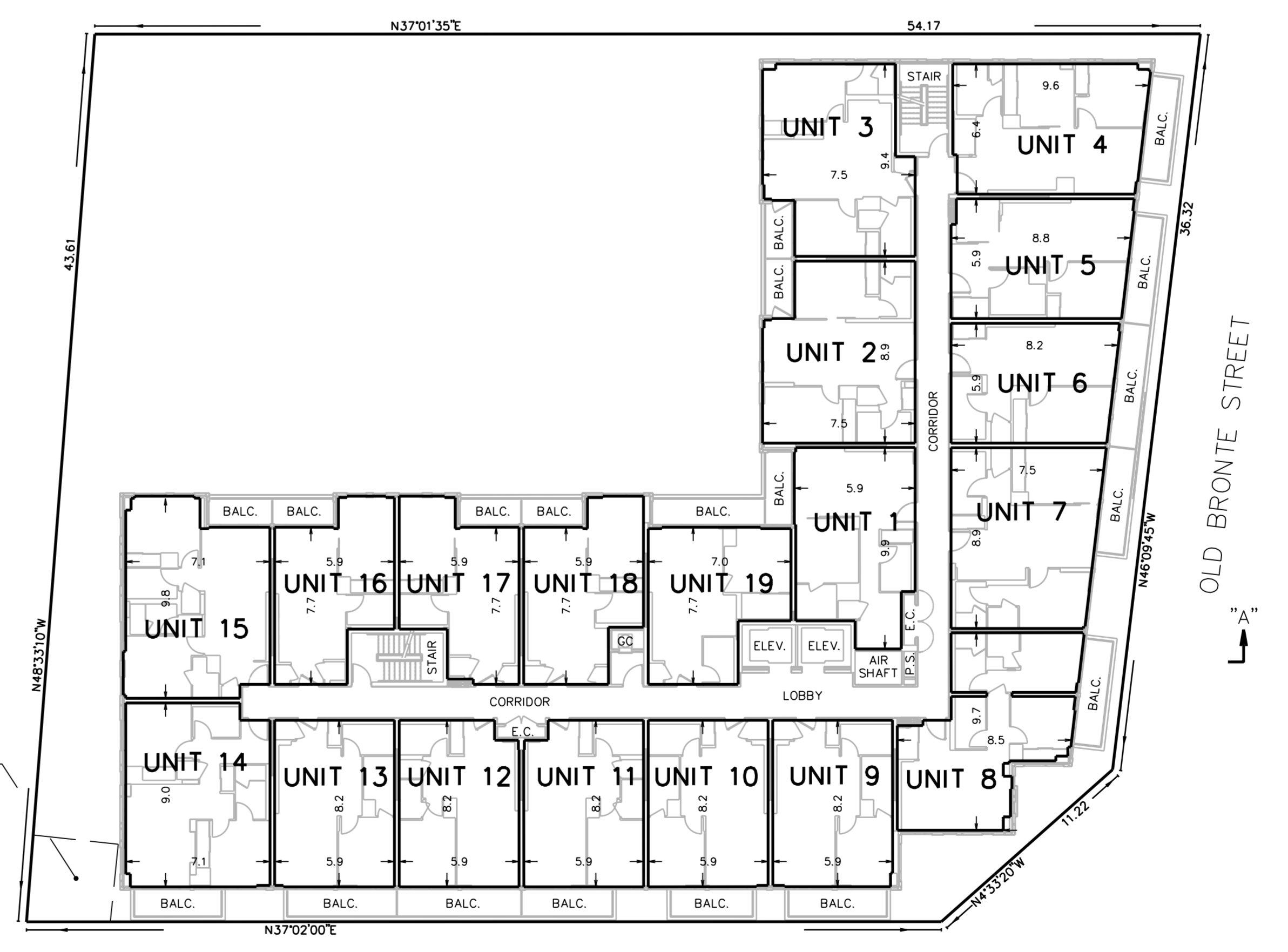
PLAN VIEW ILLUSTRATING RESIDENTIAL UNITS 1 TO 19, INCLUSIVE ON LEVEL 6



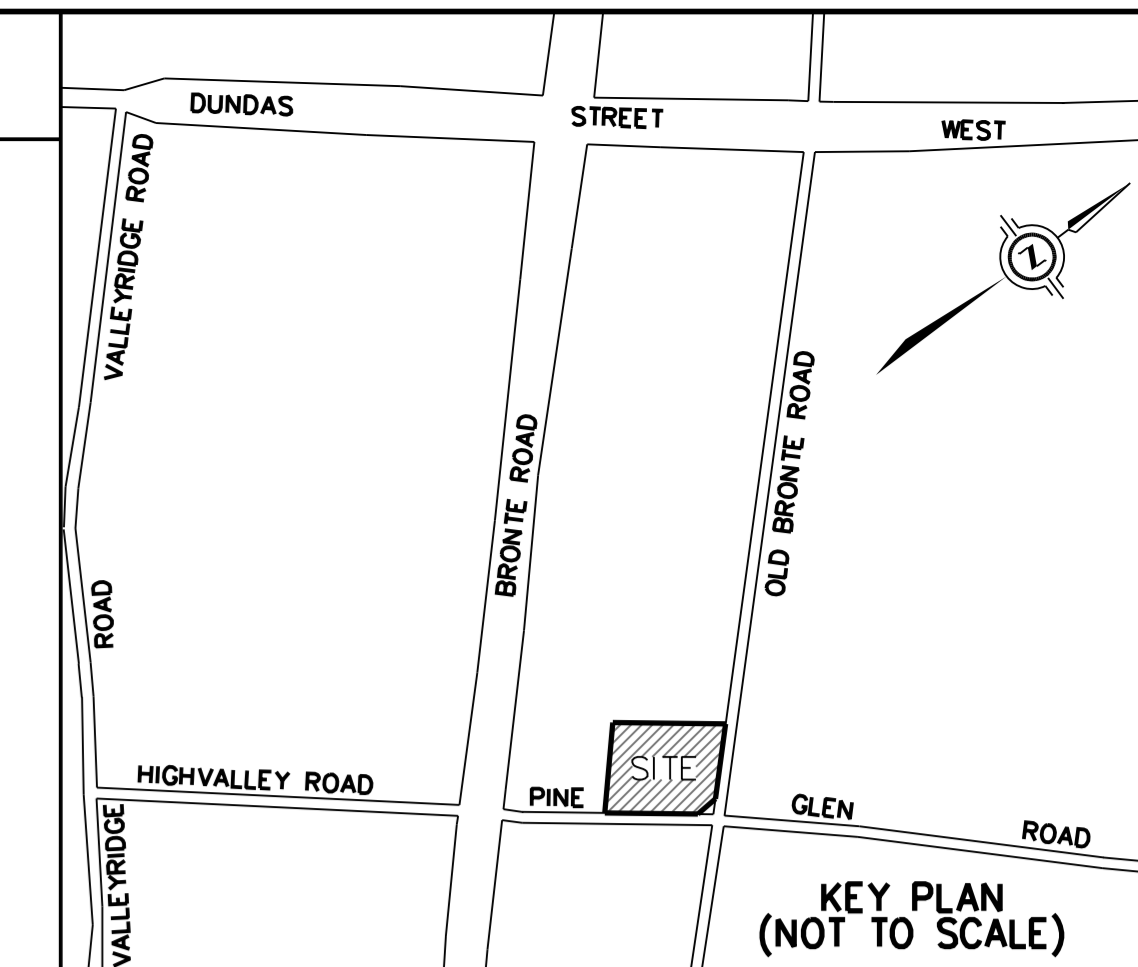
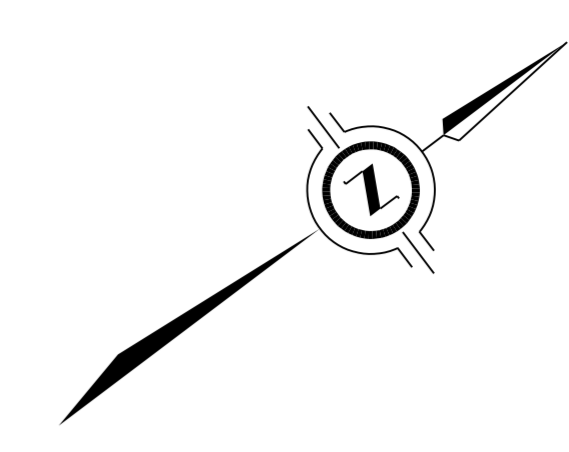
PLAN VIEW ILLUSTRATING RESIDENTIAL UNITS 1 TO 19, INCLUSIVE ON LEVEL 5



PLAN VIEW ILLUSTRATING RESIDENTIAL UNITS 1 TO 14, INCLUSIVE ON LEVEL 8



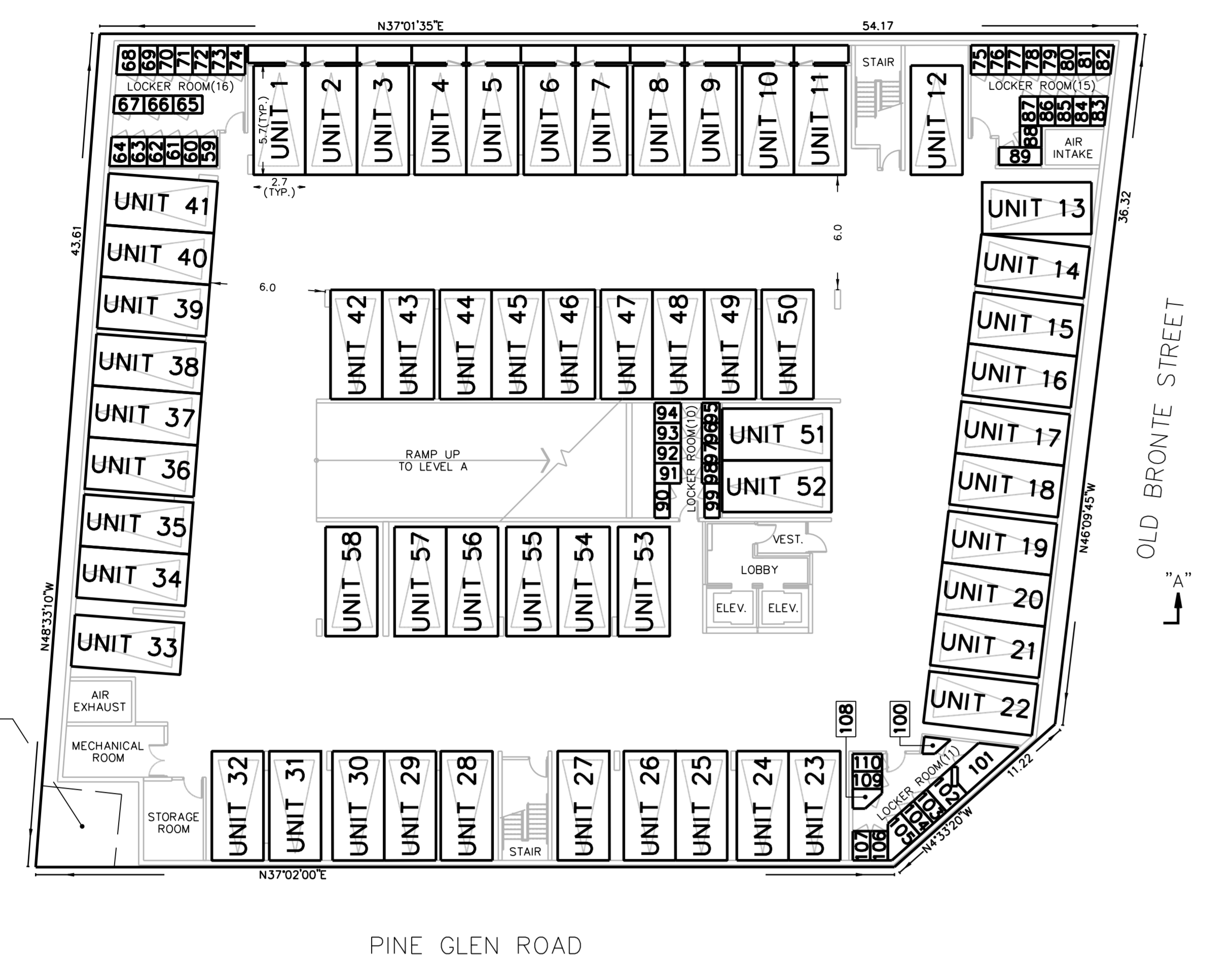
PLAN VIEW ILLUSTRATING RESIDENTIAL UNITS 1 TO 19, INCLUSIVE ON LEVEL 7



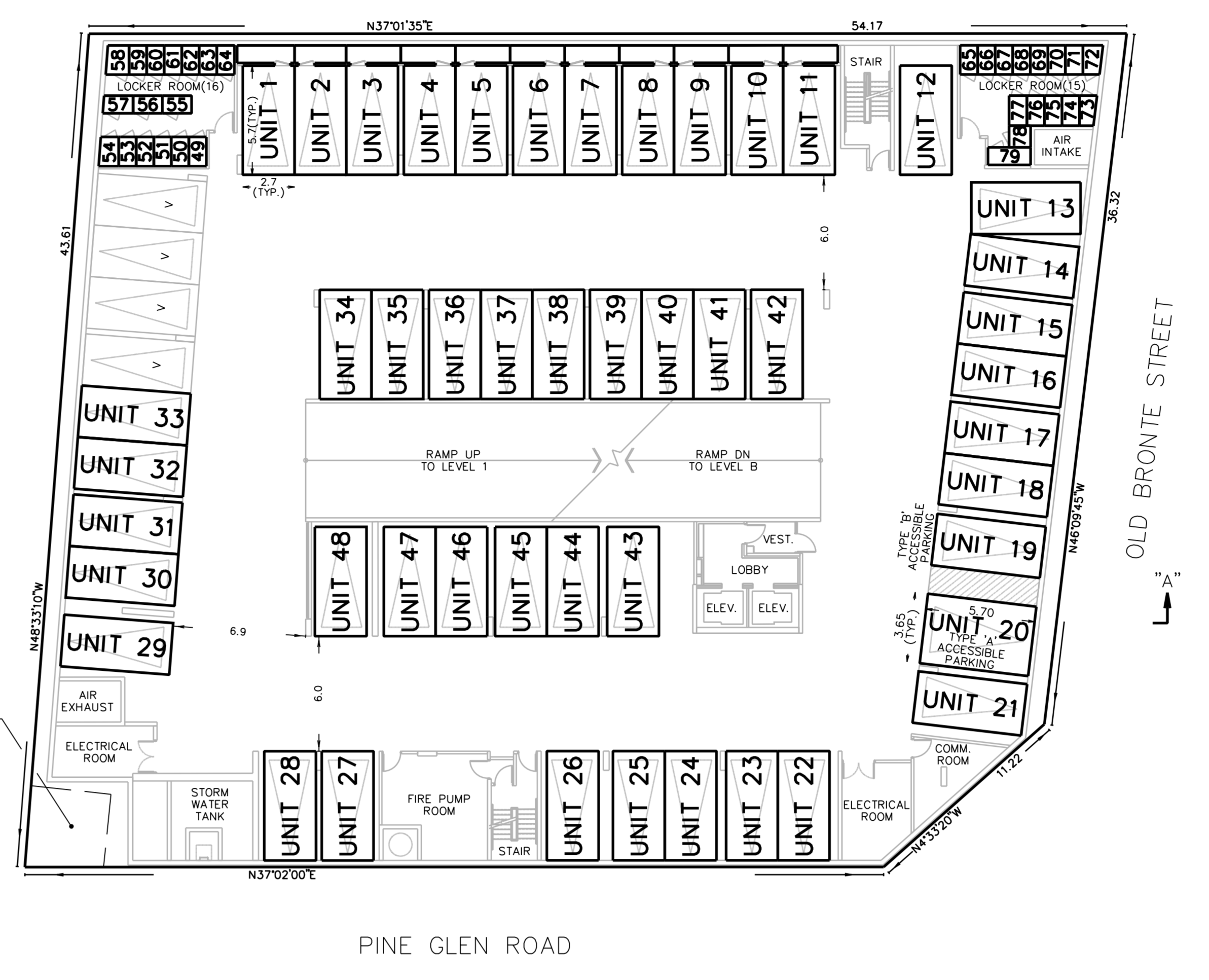
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.
 FOR A, B, C, E, F, G, AND J SEE DRAFT PLAN AND KEY PLAN.
 D EACH UNIT IS SINGLE RESIDENTIAL. THE OWNER OF WHICH HAS OUGHT OWNERSHIP, CERTAIN UNITS SHALL HAVE THE EXCLUSIVE USE OF PORTIONS OF THE COMMON ELEMENTS.
 H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS.
 I CLAYEY SALT TILL.
 K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
 L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

2430 OLD BRONTE ROAD
 DRAFT PLAN OF STANDARD CONDOMINIUM OF
PART OF LOT 31
CONCESSION 1
SOUTH OF DUNDAS STREET
 GEOGRAPHIC TOWNSHIP OF TRAFALGAR
 IN THE
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE: 1 : 200
 0 5 10 metres
 J.D. BARNES LIMITED

NOTES
 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (GDA03) (EGLD03). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999733.
 ALL LAND USE INFORMATION ARE PROVIDED BY ARCHITECTURE UNFOCUSED ARCHITECTS, RECEIVED FROM THE CLIENT ON MARCH 30th, 2022.



PLAN VIEW ILLUSTRATING COMBINATION PARKING/PRIVATE LOCKER UNITS 1 TO 11, INCLUSIVE; PARKING UNITS 12 TO 58, INCLUSIVE; AND LOCKER UNITS 59 TO 110, INCLUSIVE ON LEVEL B



PLAN VIEW ILLUSTRATING COMBINATION PARKING/LOCKER UNITS 1 TO 11, INCLUSIVE; PARKING UNITS 12 TO 48, INCLUSIVE; AND LOCKER UNITS 49 TO 79, INCLUSIVE ON LEVEL A



CROSS SECTION "A"- "A" (NOT TO SCALE)

LEGEND

BALC	DENOTES	BALCONY
CAF	DENOTES	CENTRAL ALARM & CONTROL FACILITIES
E.C.	DENOTES	ELECTRICAL CLOSET
ELEV	DENOTES	ELEVATOR
J.C.	DENOTES	JANITORY ROUTE
J.R.	DENOTES	JANITORY ROOM
P.S.	DENOTES	PARTY SPACE
P	DENOTES	PETAL PARKING
V	DENOTES	VISITOR PARKING
VEST	DENOTES	VESTIBULE
W/R	DENOTES	WASHROOM