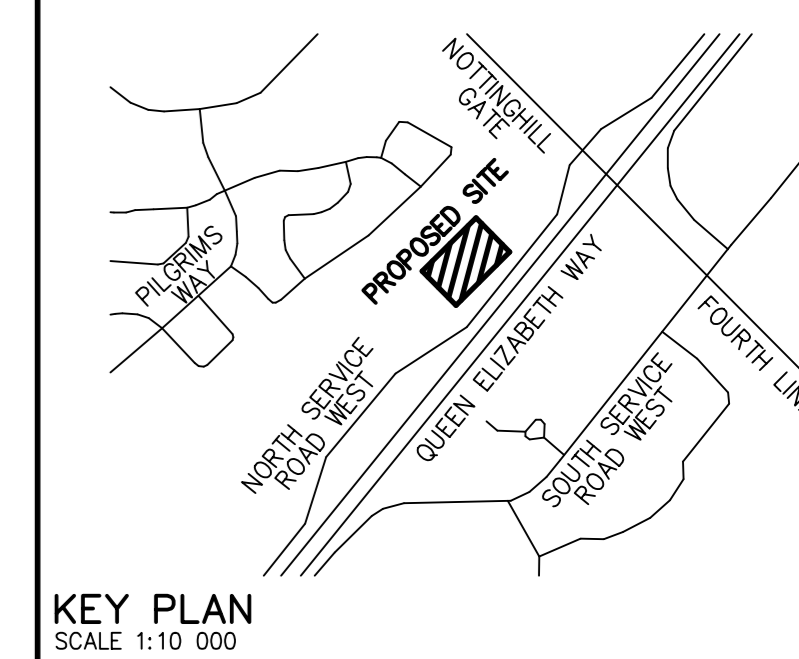


PLAN VIEW SHOWING
UNITS 1 to 43 inclusive
LEVEL 1



BLOCK 69, REGISTERED PLAN 20M-278
PIN 24866-0539(LT)
PARK TRAIL

BLOCK 82, REGISTERED PLAN 20M-279
PIN 24866-0396(LT)
PARK TRAIL

DRAFT PLAN OF CONDOMINIUM OF
PART OF BLOCK 2 AND 3
REGISTERED PLAN M-246
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 300
J.D. BARNES LIMITED

LAND USE
MUNICIPAL ADDRESS 1075 NORTH SERVICE ROAD WEST
SITE AREA 25619.0 sq.m.

EXISTING 2 STOREY BUILDING	4	Spaces
EXISTING ACCESSIBLE PARKING	330	Spaces
EXISTING PARKING (STANDARD)	330	Spaces
EXISTING LOADING BAY PARKING	5	Spaces
TOTAL	339	Spaces

PROPOSED UNITS
FLEX OFFICE 18 Units
WAREHOUSE 13 Units
OFFICE 27 Units
TOTAL 58 Units

PROPOSED PARKING SPACES
BARRIER-FREE SPACES 7 Spaces
PARKING SPACES 219 Spaces
LOADING SPACES 10 Spaces
TOTAL 236 Spaces

BICYCLE PARKING SPACES 14 Spaces

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999721.

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC VERTICAL DATUM (GVD) 28, 78 AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCH MARK NO. 251 HAVING A PUBLISHED ELEVATION OF 118.729 METRES.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP):	UTM ZONE 17, NAD83 (CSRS) (2010.0).	
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	604 078.545	4 810 160.487
ORP (B)	604 302.421	4 810 200.614

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

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS N 79°50'20" E 227.5

ADDITIONAL INFORMATION

- A) AS SHOWN ON PLAN
 - B) AS SHOWN ON PLAN
 - C) AS SHOWN ON PLAN
 - D) RESIDENTIAL
 - E) AS SHOWN ON PLAN
 - F) AS SHOWN ON PLAN
 - G) AS SHOWN ON PLAN
 - H) PIPED WATER AVAILABLE
 - I) SANDY CLAY LOAM
 - J) AS SHOWN ON PLAN
 - K) MUNICIPAL SERVICES TO BE INSTALLED TO CITY ENGINEERING SPECIFICATIONS
 - L) AS SHOWN ON PLAN
- CB DENOTES CATCHBASIN
DCB DENOTES DOUBLE CATCHBASIN
HPED DENOTES HYDRO PEDESTAL
G METER DENOTES GAS METER
HW DENOTES HANDWELL
MH DENOTES MANHOLE
SAN MH DENOTES SANITARY MANHOLE
STM MH DENOTES STORM MANHOLE
WH DENOTES WATER MANHOLE
BOL DENOTES BOLLARD
HP DENOTES HYDRO POLE
LS DENOTES LIGHT STANDARD
H DENOTES FIRE HYDRANT
WV DENOTES WATER VALVE
TC DENOTES TOP OF CURB
BC DENOTES BOTTOM OF CURB
(O) DENOTES OFFICE
(FO) DENOTES FLEX OFFICE
(W) DENOTES WAREHOUSE
FFE DENOTES FINISHED FLOOR ELEVATION

SURVEYOR'S CERTIFICATE

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

DATE: MARCH 27, 2023

M.J. FISHER
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I, 1000326638 ONTARIO INC. BEING THE REGISTERED OWNER OF THE SUBJECT LAND HEREBY AUTHORIZE J.D. BARNES LIMITED, TO PREPARE AND SUBMIT A DRAFT PLAN OF CONDOMINIUM FOR APPROVAL.

DATED THIS DAY OF , 2023.

PER: REEGO XUE
AUTHORIZED SIGNING OFFICER
I Have The Authority To Bind The Corporation

DRAFT APPROVAL CERTIFICATE THIS DRAFT PLAN OF CONDOMINIUM IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF , 2023, SUBJECT TO THE CONDITIONS, SET FORTH IN LETTER DATED

REVISIONS
REV 1. UPDATED PLAN WITH PHASE LIMITS, MARCH 27, 2023
REV 2. UPDATED PLAN WITH CITY COMMENTS, MAY 16, 2023
REV 3. REMOVED PHASE LIMITS AND UPDATED BICYCLE SPACES, JUNE 1, 2023
REV 4. UPDATED PARKING CONFIGURATION, JUNE 22, 2023

CHEF PLANNER AND EXECUTIVE DIRECTOR,
TOWN PLANNING DIVISION, TOWN OF OAKVILLE

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6R3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: J.L.	CHECKED BY: M.J.F.	REFERENCE NO.: 22-15-259-00
DATE: 6/22/2023	DATE: MARCH 27, 2023	

