

T:\WHITE - PL\2023\23026_Colvin - Bronte River\LO Drawings\LO Site Plan\23026 - Bronte River - SP1.dwg - September 11, 2025 4:31:09 PM

PLAN OF SURVEY
BLOCK 1, PLAN 20M—
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

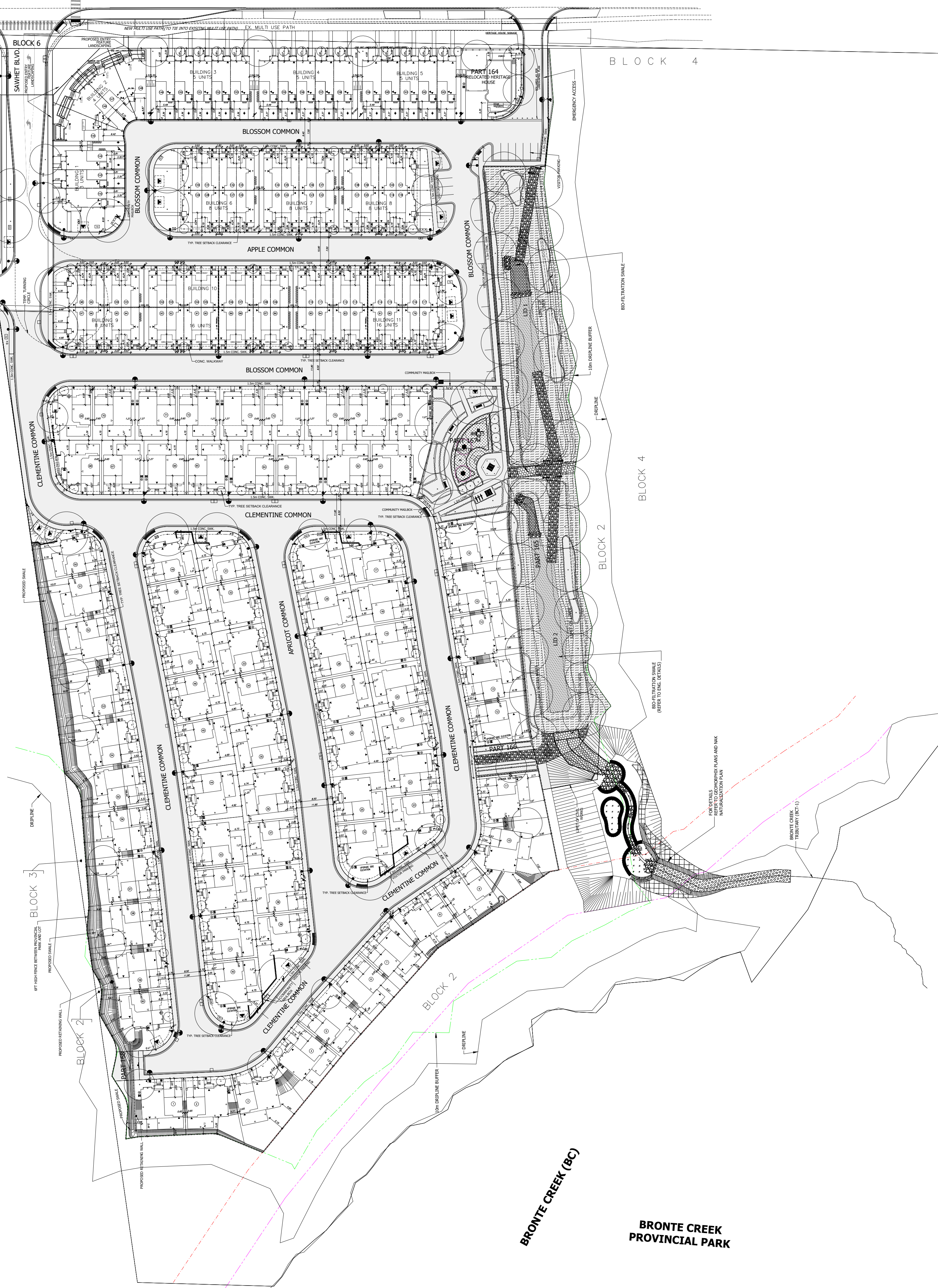
CONTACT LIST	
Client:	Bronte River Limited Partnership
By:	(Bronte River Limited Partnership)
Project Name:	Bronte River C.E.C.
Location:	Block 1, 1300, 1316, 1326, 1342, 1350 Bronte Road Oakville, Ontario
Project No.:	21032
Design Architect Q4 Architects Inc. 4110 Yonge Street, Suite 602 Toronto, Ontario M2P 2B7 Tel: (416) 322-6334 Fax: (416) 322-7294 Contact: Paul MacDonald Email: pmacdonald@q4architects.com	Client Bronte River Limited Partnership 4900 Palladian Way, Suite 105 Burlington, Ontario L7M 0W7 Tel: (647) 212-1473 Cell: Contact: Jessica Byers Email: jessica@argoland.com
Electrical Engineer Oakville Hydro 861 Redwood Square Oakville, Ontario L6L 6R6 Tel: (905) 825-9400 Contact: Brandon Herd Email: bherd@oakvillehydro.com	Surveyor: R-PE Surveying Ltd. 861 Chrislea Road, Suite 7 Woodbridge, ON L4L 8A3 Tel: (416) 635-9000 Fax: Contact: Ross DenBroeder Email: ross.denbroeder@r-pe.ca
Engineering Consultant Urbantech Consulting 2030 Bristol Circle, Suite 105 Oakville, ON L6H 0H2 Tel: (905) 752-1736 Cell: Contact: Sarah Kunz Email: skunz@urbantech.com	Landscape NAK Design Strategies 421 Roncesvalles Ave Toronto, ON M6R 2N1 Tel: (416) 712-7328 Cell: Contact: Paul DiProffo Email: paul@nak-design.com
Urban Planners Korsiak Urban Planning 206-277 Lakeshore Road East Oakville, Ontario L6J 1H9 Tel: (905) 257-0227 Contact: Catherine McLwan Email: catherine@korsiak.com	Transportation CGH Transportation Inc. 628 Haines Road Newmarket, ON L3Y 6V5 Tel: (905) 251-4070 Contact: Mark Crockford Email: Mark.Crockford@CGHTransportation.com

The information shown on this siteplan shows the latest information received from the following consultants:

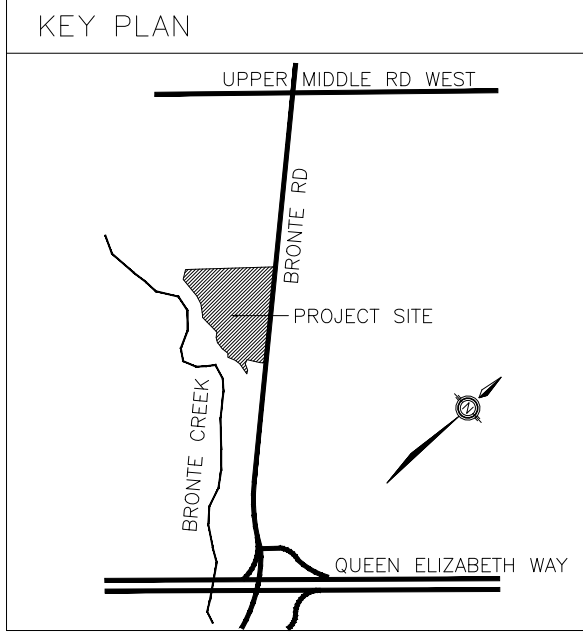
Landscape Architect's Drawings Received SEP, 2025	Site Engineer's Grading Drawings Drawings Received SEP, 2025
Site Engineer's Servicing Drawings Drawings Received SEP, 2025	Ontario Land surveyors' Draft Dated JULY, 2025

Electrical Engineer's
Drawings Received SEP, 2025

BRONTE ROAD (REGIONAL ROAD No. 25)



- NOTES:
- STREET SIGN
 - LIGHT POLE
 - HYDRANT
 - TRANSFORMER
 - CATCH BASIN
 - EXTERIOR DOOR LOCATION
 - SIDE WINDOW LOCATION
 - BELL BOX
 - ROGERS VAULT
 - COGECO PEDESTAL
 - COMMUNITY MAILBOX
 - HYDRO METER
 - GAS METER
 - RETAINING WALL
 - CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
 - WOOD FENCE RAIL (SEE LANDSCAPE PLAN)
 - DECORATIVE METAL FENCE (SEE LANDSCAPE PLAN)
 - PRIVACY FENCE (SEE LANDSCAPE PLAN)
 - PARK GATE (SEE LANDSCAPE PLAN)
 - EMBANKMENT 3:1 SLOPE



TOTAL UNIT DISTRIBUTION						
C.E.C. COMMON ELEMENT SINGLE FAMILY						
UNIT TYPE	No. OF Units	No. OF Std. Bdrms	No. OF Parking PER	TOTAL	TOTAL GFA (m2)	COVERAGE WITH PORCHES & BALCONIES (m2)
HERITAGE HOUSE	1	4	2+2	4	284.11	183.48
4ST SINGLES	24	96+48 Opt	2+2	96	6,996.16	2,835.12
5ST SINGLES	44	176+176 Opt	2+2	176	12,356.52	6,396.28
4ST CORNER	9	36+9 Opt	2+2	36	1,654.83	1,083.51
TOTALS	78	312+233 Opt	312		21,293.62	10,498.39
C.E.C. COMMON ELEMENT TOWNS						
BLOCK NUMBER	No. OF Units	No. OF Std. Bdrms	No. OF Parking	TOTAL	TOTAL GFA (m2)	COVERAGE WITH PORCHES & BALCONIES (m2)
1	3	9+6 Opt	9		618.10	303.99
2	4	12+8 Opt	8		796.16	419.02
3	5	15+10 Opt	15		1,025.95	491.77
4	5	15+10 Opt	15		1,025.95	491.77
5	5	15+10 Opt	15		1,025.95	491.77
6	8	20+8 Opt	16		1,048.06	481.11
7	8	20+8 Opt	16		1,048.06	481.72
8	8	20+8 Opt	16		1,048.06	481.11
9	8	20+8 Opt	16		1,048.06	481.11
10	16	36+16 Opt	32		2,131.32	956.28
11	16	36+16 Opt	32		2,113.00	955.66
TOTALS	86	218+108 Opt	190		12,946.89	6,035.31
SITE STATISTICS SUMMARY						
1 EXISTING ZONING :	2024-029 TO AMEND 2014-014					
2 EXISTING ZONING :	RM1- DUAL FRONT TOWNHOUSES RM2- BACK-TO-BACK TOWNHOUSES RL6- SINGLE FAMILY DWELLING O2- PRIVATE OPEN SPACE					
3 BLOCK 1 SITE AREA C.E.C. PARCEL	2,051 Ha / 5,068 Acres / 20,513.87m2					
TOWNHOUSE BLOCKS	1,032 Ha / 2,550 Acres / 10,318.13m2					
SINGLE FAMILY LOTS	2,230 Ha / 5,510 Acres / 22,300.00m2					
TOTAL SITE AREA: (BLOCK 1)	5,313 Ha / 13,128 Acres / 53,132m2					
4 MODEL TYPES	HERITAGE HOME SINGLE FAMILY DWELLINGS DUAL FRONT TOWNHOUSES BACK-TO-BACK TOWNHOUSES					
5 NUMBER OF STOREYS	3 STOREYS HERITAGE HOME 3 STOREYS 5.6m BACK-TO-BACK 3 STOREYS 6.0m DUAL FRONT TOWNS 2-3 STOREYS SINGLE FAMILY DWELLINGS					
6 TOTAL UNIT NUMBER (YIELD):	1 HERITAGE HOME 64 UNITS BACK-TO-BACK 22 UNITS DUAL FRONT TOWNS 77 UNITS SINGLE FAMILY 164 UNITS TOTAL					
7 OVERALL DENSITY:	30.83 units/ha (12.48 UPA)					
8 TOTAL GROSS FLOOR AREA (SINGLES AND TOWNS)	34,240.51m2					
9 FLOOR AREA RATIO (TOTAL) (GFA / LOT AREA-BLOCK 1)	64.36%					
10 BUILDING COVERAGE W/PORCH: INCLUDES BALCONIES (TOTAL)	16533.70m2 (31.44%)					
11 PAVED AREA: ROADS, DRIVEWAYS, PARKING	17,097.71m2 (32.14%)					
12 LANDSCAPED AREA: INCLUDES WALKWAYS, RETAINING WALLS & BERMS	19375.65m2 (36.42%)					
13 REQUIRED RESIDENT PARKING (INCLUDING VISITOR - 5.2:1,(1) - 2 SPACES / UNIT)	328 SPACES MINIMUM					
14 PROVIDED RESIDENT PARKING	INT. GARAGE - 244 SPACES EXT. DRIVEWAY - 262 SPACES TOTAL SPACES - 506 SPACES					
15 PROVIDED C.E.C. VISITOR PARKING - 42 PARKING PROVIDED 2.7m x 5.7m PERPENDICULAR PARKING - 2.5m x 7.0m PARALLEL PARKING						
16 SNOW REMOVAL - SNOW WILL BE TRUCKED OFF SITE AS THERE ARE NO SNOW STORAGE AREAS SHOWN ON PLAN						

Q4A

ARCHITECTS

Q4 ARCHITECTS INC.

602-410 Yonge Street
Toronto ON,
M2P 2B7

T. 416.322.6334
F. 416.322.7294
E. info@q4architects.com

The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

F:\FDG Stamp\fdg2.jpg

Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

Q4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or used for any other projects or purposes or distributed without the written consent of Q4 Architects Inc.

6	UPDATED AS PER REV. CUP. LANDSCAPING & GRADING INFO	2025.09.11	PLM
5	REVISED PROPERTY LINES - PART 97 & 98	2025.07.30	PLM
4	ISSUED FOR 3RD SITE PLAN PRE-SUBMISSION	2025.04.07	PLM
3	ISSUED FOR LANDSCAPE AREA C OF A	2025.01.27	PLM
2	ISSUED FOR 2ND SITE PLAN PRE-SUBMISSION	2024.12.11	PLM
1	ISSUED FOR 1ST SITE PLAN PRE-SUBMISSION	2024.07.22	PLM

Issued / Revision Chart

BRONTE RIVER COMMON ELEMENTS CONDO BLOCK 1 TSR.2024/03

OAKVILLE, ONTARIO

BRONTE RIVER LIMITED PARTNERSHIP

Project No. 23032

Scale 1:750

Drawn By TW

Checked By PM

ARCHITECTURAL SITE PLAN

SP1