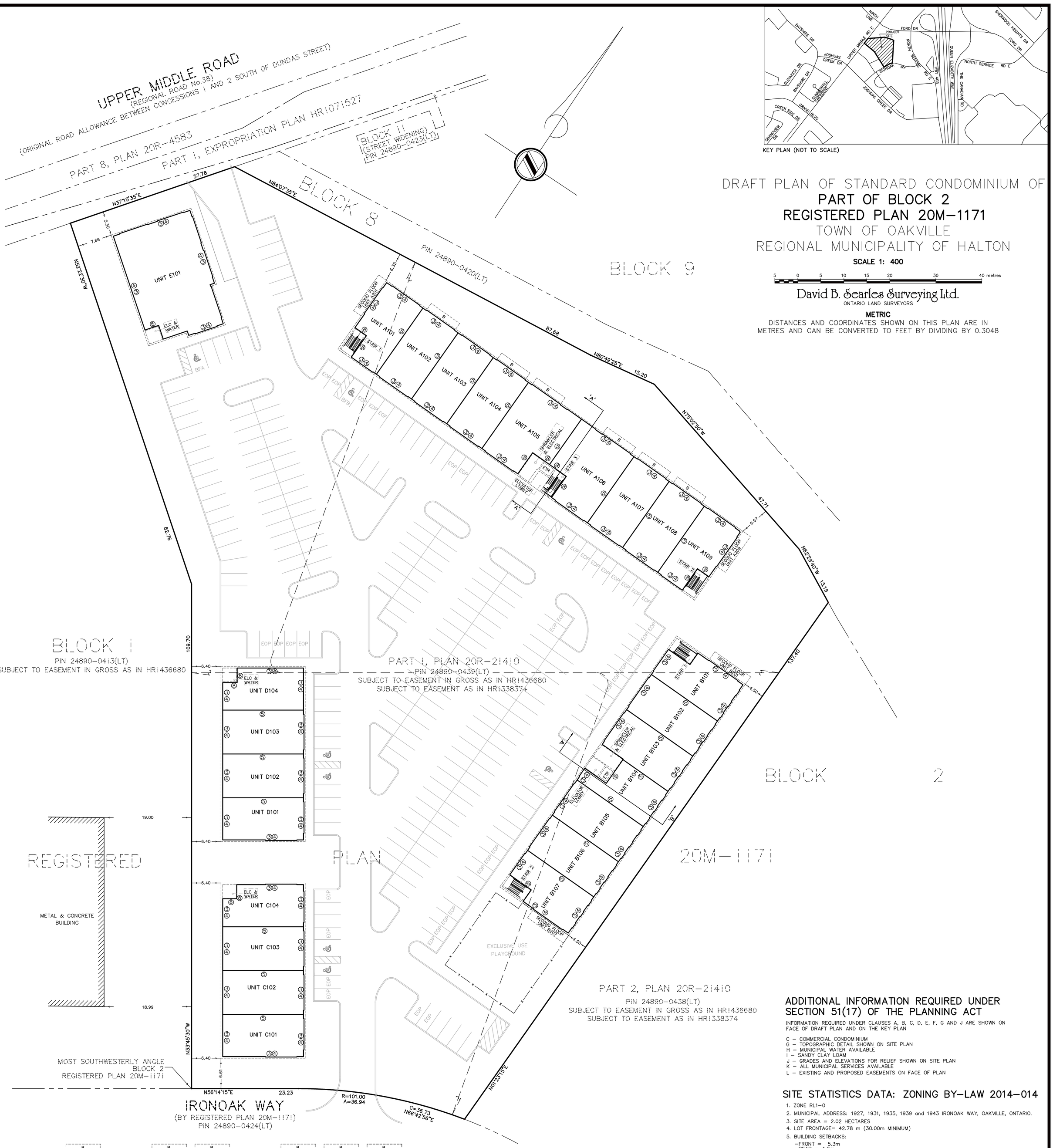


KEY PLAN (NOT TO SCALE)

DRAFT PLAN OF STANDARD CONDOMINIUM OF
PART OF BLOCK 2
REGISTERED PLAN 20M-1171
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

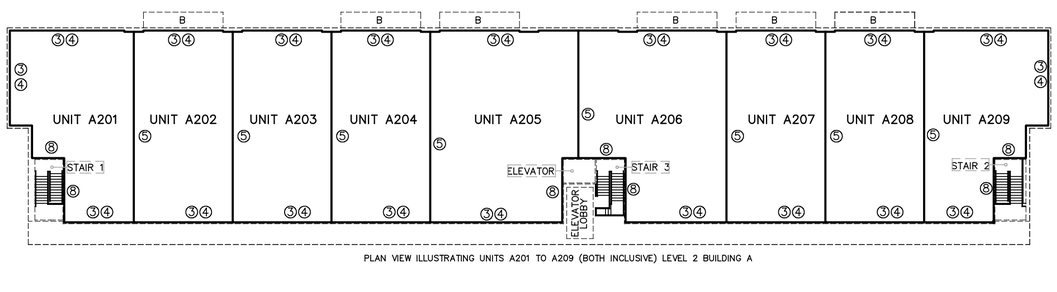
SCALE 1: 400

5 0 5 10 15 20 30 40 metres

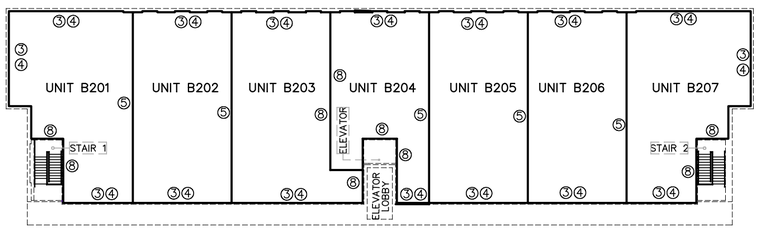
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC

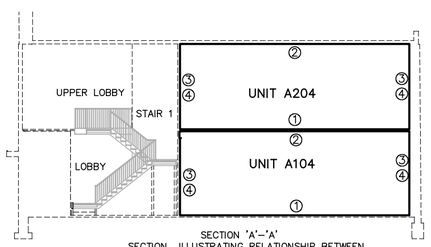
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



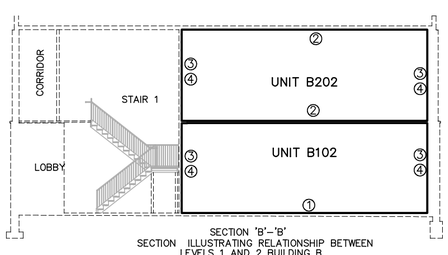
PLAN VIEW ILLUSTRATING UNITS A201 TO A209 (BOTH INCLUSIVE) LEVEL 2 BUILDING A



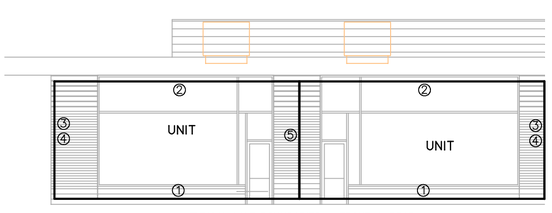
PLAN VIEW ILLUSTRATING UNITS B201 TO B207 (BOTH INCLUSIVE) LEVEL 2 BUILDING B



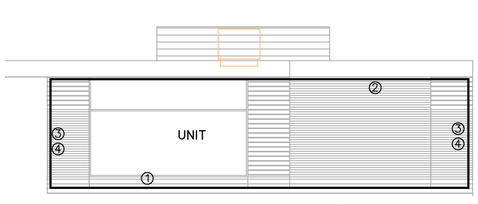
SECTION 'A'-'A'
SECTION ILLUSTRATING RELATIONSHIP BETWEEN LEVELS 1 AND 2 BUILDING A
(NOT TO SCALE)



SECTION 'B'-'B'
SECTION ILLUSTRATING RELATIONSHIP BETWEEN LEVELS 1 AND 2 BUILDING B
(NOT TO SCALE)



TYPICAL UNIT BOUNDARIES – FRONT & REAR
UNITS C101 TO C104 AND D101 TO D104



TYPICAL UNIT BOUNDARIES – SIDE
UNITS C101 TO C104 AND D101 TO D104

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

INFORMATION REQUIRED UNDER CLAUSES A, B, C, D, E, F, G AND J ARE SHOWN ON FACE OF DRAFT PLAN AND ON THE KEY PLAN

C – COMMERCIAL CONDOMINIUM
G – TOPOGRAPHIC DETAIL SHOWN ON SITE PLAN
H – MUNICIPAL WATER AVAILABLE
I – SANDY CLAY LOAM
J – GRADES AND ELEVATIONS FOR RELIEF SHOWN ON SITE PLAN
K – ALL MUNICIPAL SERVICES AVAILABLE
L – EXISTING AND PROPOSED EASEMENTS ON FACE OF PLAN

SITE STATISTICS DATA: ZONING BY-LAW 2014-014

1. ZONE RL1-0
2. MUNICIPAL ADDRESS: 1927, 1931, 1935, 1939 and 1943 IRONOAK WAY, OAKVILLE, ONTARIO.
3. SITE AREA = 2.02 HECTARES
4. LOT FRONTAGE= 42.78 m (30.00m MINIMUM)
5. BUILDING SETBACKS:
   - FRONT = 5.3m
   - REAR = 4.8m
   - SIDE = 4.5m
6. PROVIDED PARKING SPACES = 48 (1.17 PER UNIT)
   VISITOR = 211 (5.14 PER UNIT)
7. TOTAL NUMBER OF UNITS = 5 BUILDINGS
   41 (RESIDENTIAL UNITS)
8. LOT AREA AND FRONTAGE ARE SUBJECT TO: SP:305, SECTION 15.305.5A OF BYLAW 2014-014

UNIT BOUNDARY DEFINITIONS

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

(1) DENOTES HORIZONTAL PLANE ESTABLISHED BY UPPER SURFACE OF CONCRETE FLOOR SLAB AND PRODUCTION THEREOF
(2) DENOTES HORIZONTAL PLANE ESTABLISHED BY UNIT SIDE LOWER SURFACE OF ROOF TRUSSES AND/OR BEAMS AND PRODUCTION THEREOF
(3) DENOTES VERTICAL PLANE ESTABLISHED BY FINISHED EXTERIOR SURFACE OF EXTERIOR DOOR AND DOOR FRAMES, WINDOWS AND WINDOW FRAMES, THE SAID DOORS AND WINDOWS IN CLOSED POSITION, AND THE EXTERIOR OR OUTSIDE SURFACE OF ALL GLASS PANELS CONTAINED THEREIN.
(4) DENOTES VERTICAL PLANE ESTABLISHED BY FINISHED EXTERIOR SURFACE OF CONCRETE OR MASONRY EXTERIOR WALLS AND PRODUCTION THEREOF
(5) DENOTES VERTICAL PLANE ESTABLISHED BY CENTRELINE OF DEMISING WALLS AND PRODUCTION THEREOF
(6) DENOTES VERTICAL PLANE ESTABLISHED BY UNIT SIDE UNFINISHED SURFACE OF CONCRETE MASONRY WALLS OF THE GARBAGE ROOM , SPRINKLER ROOM AND ELECTRICAL ROOM AND PRODUCTION THEREOF
(7) DENOTES VERTICAL PLANE ESTABLISHED BY UNFINISHED EXTERIOR SURFACE OF CONCRETE FOUNDATION WALL AND PRODUCTION THEREOF.
(8) DENOTES HORIZONTAL PLANE ESTABLISHED BY THE BACKSIDE FACE OF DRYWALL AND PRODUCTION THEREOF.

——— DENOTES BOUNDARIES OF UNITS
— — DENOTES STRUCTURAL LIMITS

LEGEND

EOP	DENOTES	EXCLUSIVE USE PARKING UNIT
B	DENOTES	BALCONY
ETR	DENOTES	ELEVATOR
ETC	DENOTES	ELECTRICAL
———	DENOTES	BOUNDARY OF THE UNITS

BOUNDARY NOTE

BOUNDARY INFORMATION COMPILED FROM REGISTRY OFFICE INFORMATION SUBJECT TO VERIFICATION ON COMPLETION OF FINAL SURVEY

BENCHMARK NOTE

ELEVATIONS ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No. 48, BEING A CUT CROSS IN CONCRETE POLE BASE. BENCHMARK IS ON SECOND POLE EAST OF EASTERLY ENTRANCE FOR LOWER LEVEL FORD MOTOR COMPANY PARKING LOT ON THE SOUTH SIDE OF THE QUEEN ELIZABETH WAY OPPOSITE XEROX BUILDING, WEST OF THE OLD OFFICE BUILDING, HAVING AN ELEVATION OF 111.485m.

VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928
(PRE 1978 SOUTHERN ONTARIO READJUSTMENT)

OWNER'S CERTIFICATE

2713368 ONTARIO INC. BEING THE REGISTERED OWENER OF THE LANDS DESCRIBED IN PIN 24890-0439(LT) HERYBY AUTHORIZE THE FIRM OF DAVID B. SEARLES SURVEYING LIMITED TO PREPARE THIS DRAFT PLAN OF STANDARD CONDOMINIUM FOR APPROVAL.

DATE

XX
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

SURVEYOR'S CERTIFICATE

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

DATE

BONEY CHERIAN – ONTARIO LAND SURVEYOR

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario L4Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410
Email: info@dbsearles.ca

Calculator	Draftsperson
BJ	RM
Editor	Plan Index No.
BJ/BC	R 19
Calculation File	Drawing File
26-21CALC.DWG	26-3-21.DWG
File No.	
26-3-21	