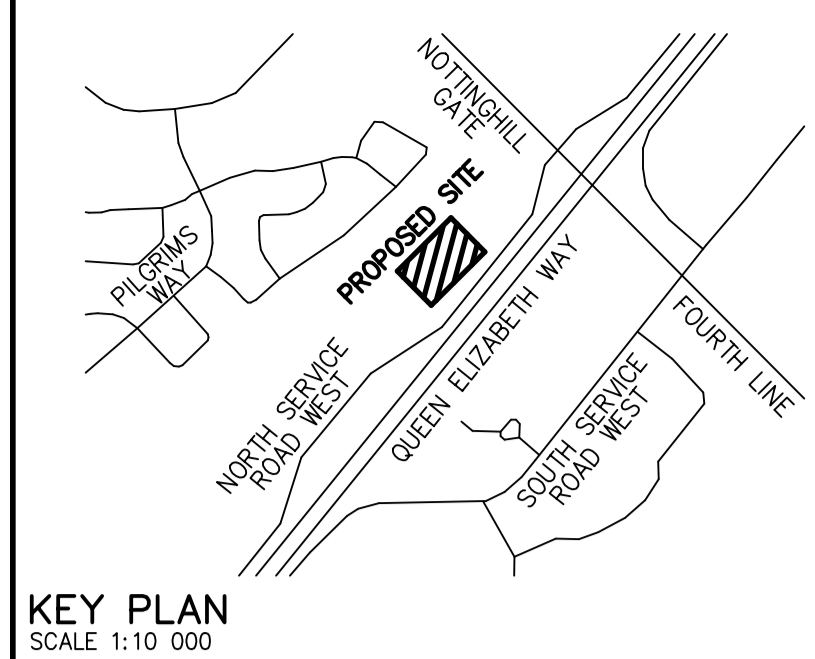


PLAN VIEW SHOWING
UNITS 1 to 43 inclusive
LEVEL 1



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

BLOCK 69, REGISTERED PLAN 20M-278
PIN 24866-0539(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 GRID 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 CGVD 28 '78 AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCH MARK NO. 251 HAVING A PUBLISHED ELEVATION OF 115.729 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 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
- WMH 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
- PFE DENOTES FINISHED FLOOR ELEVATION
- PN DENOTES PROPERTY REPORT BY YOUNG & YOUNG SURVEYING INC DATED MAY 8, 2019. PROJECT NUMBER 19-87319

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: APRIL 28, 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: REEBO 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

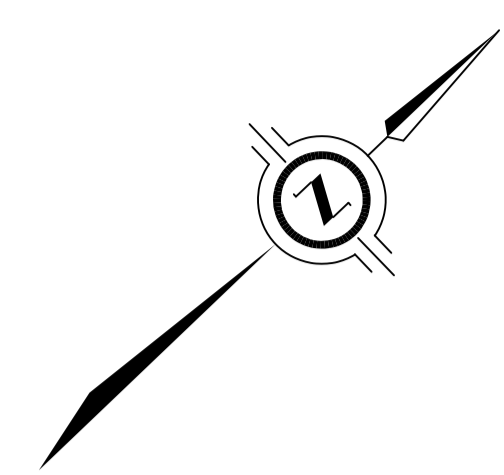
REVISIONS

- REV 1. UPDATED PLAN WITH PHASE LIMITS. MARCH 27, 2023
- REV 2. UPDATED PLAN WITH CITY'S COMMENTS. MAY 16, 2023
- REV 3. REMOVED PHASE LIMITS AND UPDATED BICYCLE SPACES. JUNE 1, 2023
- REV 4. UPDATED PARKING CONFIGURATION. JUNE 22, 2023
- REV 5. UPDATED PARKING WIDTH. APRIL 28, 2023
- REV 6. UPDATED PARKING TOTAL AND ADDED BUILDING TIES. AUGUST 24, 2023
- REV 7. UPDATED PARKING TOTAL. OCTOBER 11, 2023

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

J.D. BARNES
SURVEYING
MAPPING
LIMITED
GIS
LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 104 MARKHAM, ON L3R 6K3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: JL	CHECKED BY: M.J.F.	REFERENCE NO.: 22-15-259-00
DATE: 10/11/2023		DATE: AUGUST 24, 2023

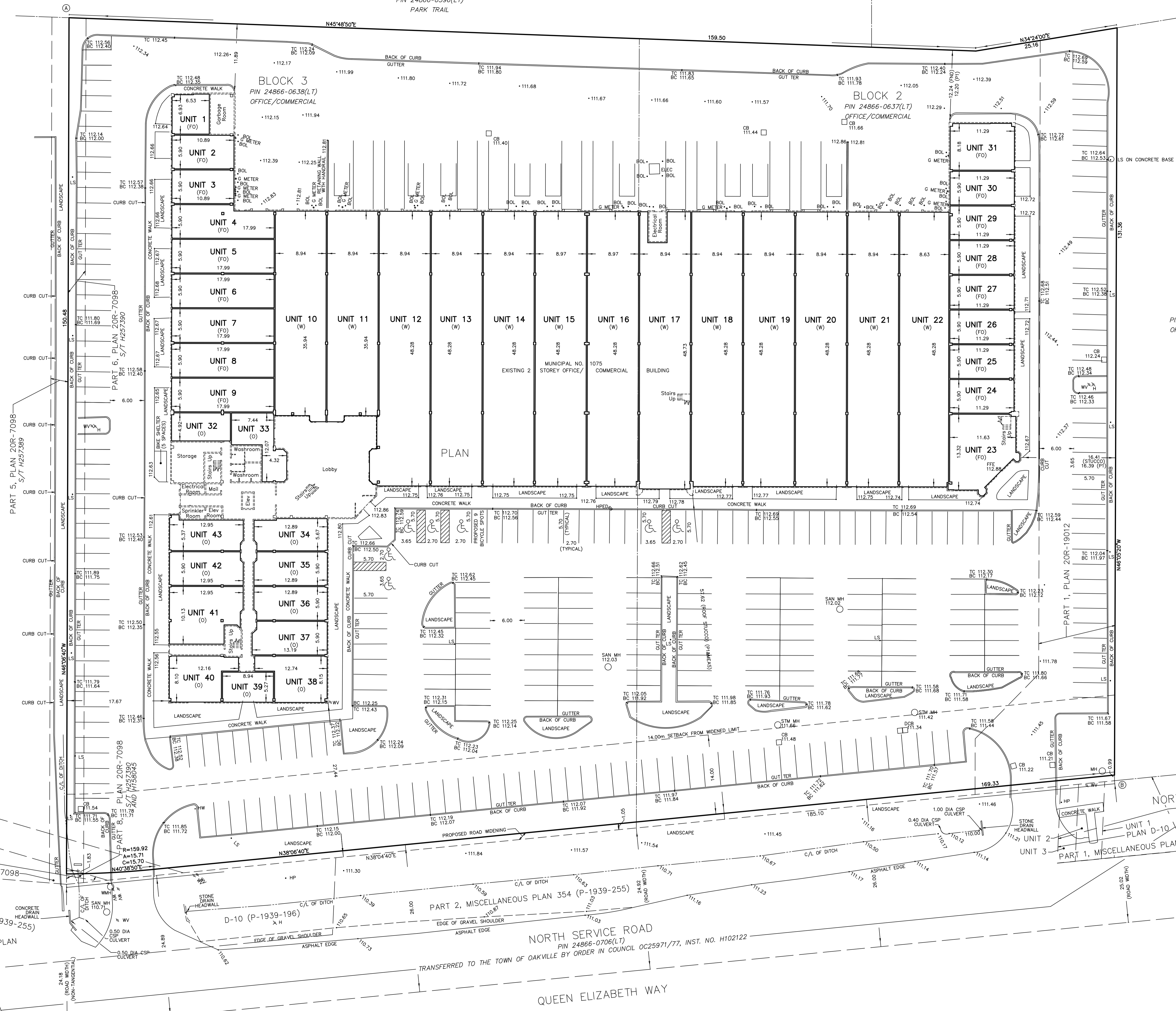
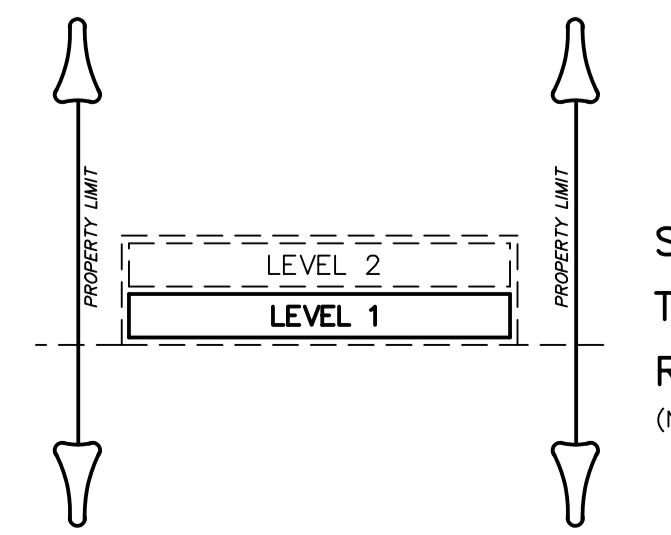


BLOCK 4
PIN 24866-0639(LT)
OFFICE/COMMERCIAL

REGISTERED

PART 1, PLAN 20R-4655
P-1939-196
NORTH SERVICE ROAD
PIN 24866-0666(LT)

SECTION TO ILLUSTRATE
THE VERTICAL
RELATIONSHIP OF LEVELS
(NOT TO SCALE)



BLOCK 1
PIN 24866-0636(LT)
OFFICE/COMMERCIAL

M-246

NORTH SERVICE ROAD
PIN 24866-0666(LT)

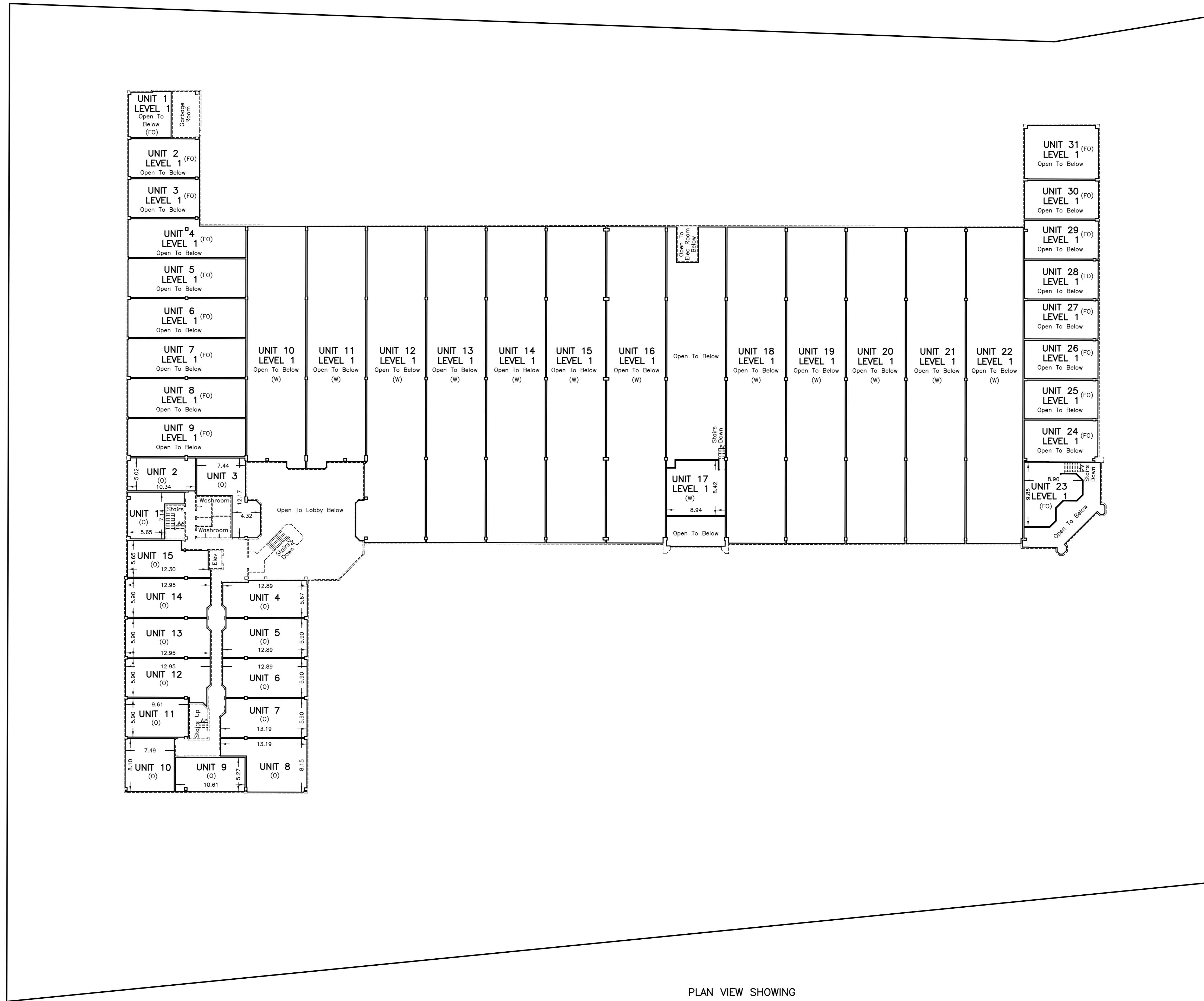
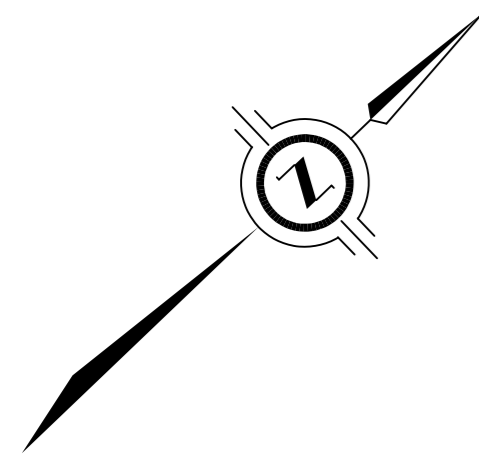
NORTH SERVICE ROAD
PIN 24866-0706(LT)
INST. NO. H102122

QUEEN ELIZABETH WAY

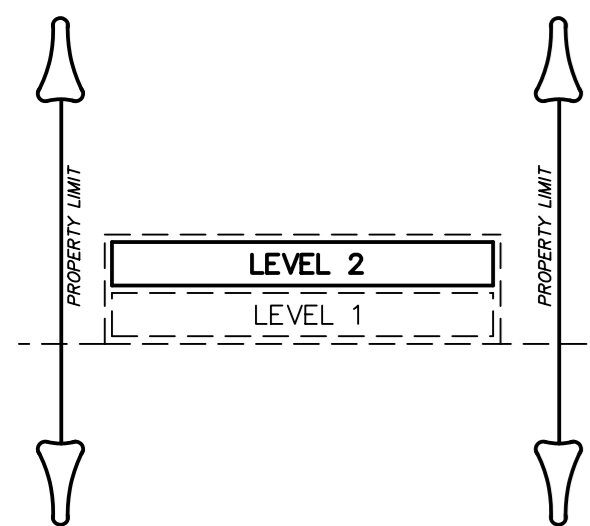
REVISIONS

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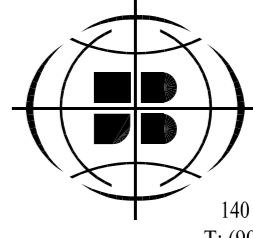
DRAWN BY: JL	CHECKED BY: M.J.F.	REFERENCE NO.: 22-15-259-00
DATE: 10/11/2023		DATE: AUGUST 24, 2023



PLAN VIEW SHOWING
 UNITS 1 to 15 inclusive
 LEVEL 2
 (Scale 1:300)



SECTION TO ILLUSTRATE
 THE VERTICAL
 RELATIONSHIP OF LEVELS
 (NOT TO SCALE)

 J.D. BARNES SURVEYING LAND INFORMATION SPECIALISTS 140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6K3 T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com			
DRAWN BY:	JL	CHECKED BY:	M.F.
PLOTTED:	8/24/2023	REFERENCE NO.:	22-15-259-00
		DATED:	AUGUST 24, 2023