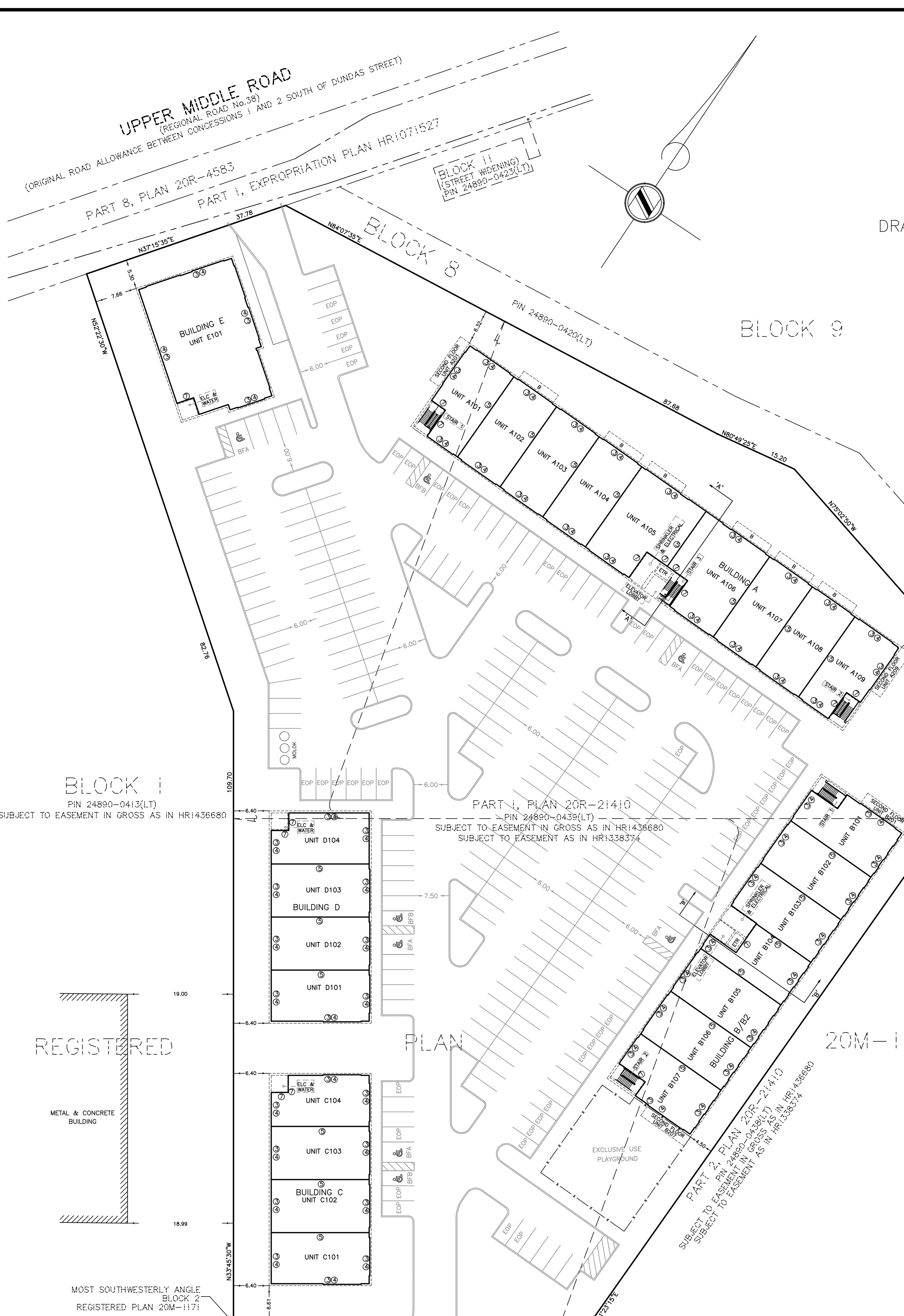


DRAFT PLAN OF STANDARD CONDOMINIUM OF  
**PART OF BLOCK 2**  
**REGISTERED PLAN 20M-1171**  
 TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON

SCALE 1: 400  
 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



**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  
 D - 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**

-MUNICIPAL ADDRESS: 1927, 1931, 1935, 1939 and 1943 IRONOAK WAY, OAKVILLE, ONTARIO.  
 -LOT FRONTAGE= 42.78 m (30.00m MINIMUM)

BUILDING STATISTICS	GROSS AREA	NET AREA	PARKING
A 2-STORY BUSINESS OFFICE	40,000 SF	3,714 SQM	3,297 SQM
B 2-STORY BUSINESS OFFICE	20,336 SF	1,907 SQM	1,655 SQM
B2 DAYCARE TENANT	7,750 SF	720 SQM	627 SQM
C 1-STORY MEDICAL OFFICE	7,505 SF	697 SQM	598 SQM
D 1-STORY MEDICAL OFFICE	7,505 SF	697 SQM	598 SQM
E 1-STORY SPORTS (YOGA)	5,004 SF	465 SQM	400 SQM
TOTALS	88,300 SF	8,200 SQM	7,175 SQM

USE PERCENTAGE - NET FLOOR AREA	AREA	PERCENTAGE
BUSINESS OFFICE	4,952 SQM	69%
DAYCARE TENANT	627 SQM	9%
MEDICAL OFFICE	1,394 SQM	19%
SPORTS (YOGA) FACILITY	400 SQM	6%
TOTALS	7,175 SQM	

PARKING	REQUIRED	PROVIDED
TOTAL PARKING REQUIRED	214	
TOTAL PARKING PROVIDED		257 (+43 PARKING SPACES)
BARRIER-FREE PARKING REQUIRED	2, PLUS 2% = 8	
BARRIER-FREE PARKING PROVIDED		8
BICYCLE PARKING REQUIRED	2 or 1/1000 SQM = 8	
BICYCLE PARKING PROVIDED		8

COVERAGE	AREA	PERCENTAGE
LOT AREA	20,224 SQM	24%
BUILDING COVERAGE	4,816 SQM	41%
ASPHALT SURFACE	8,365 SQM	41%
LANDSCAPE (SIDEWALKS, ETC.)	3,005 SQM	15%
LANDSCAPE (SOFT, MIN. 3mX3m)	4,038 SQM	20%

ASPHALT SURFACE = 8,365 SQM @ 15% = 1,255 SQM (-37 PARKING SPACES)  
 SNOW STORAGE PROVIDED = 850 SQM  
 \*\*SNOWFALL IN EXCESS OF AREA PROVIDED TO BE PRIVATELY REMOVED FROM SITE

ONTARIO BUILDING CODE	BLDG	GROUP	STORY	SPRINKLERED
BLDG A	1,982 SQM	2-STORY GROUP D	2	NON-SPRINKLERED
BLDG B	1,407 SQM	2-STORY GROUP D	2	NON-SPRINKLERED
BLDG C	697 SQM	1-STORY GROUP D	1	NON-SPRINKLERED, FACING 1 STREET
BLDG D	697 SQM	1-STORY GROUP D	1	NON-SPRINKLERED, FACING 1 STREET
BLDG E	465 SQM	1-STORY GROUP A2	1	NON-SPRINKLERED, FACING 2 STREETS

ZONING REGULATION (E2)	required	proposed	notes
Minimum lot area	0.2 ha	2.0 ha	20,224 SQM
Minimum lot frontage	30.0m	40.8m	Upper Middle Rd E
Minimum front yard	3.0m	5.3m	Upper Middle Rd E
Maximum front yard	n/a	n/a	
Minimum flankage yard	n/a	n/a	
Minimum interior side yard	3.0m	6.0m	Natural Area (N)
Minimum exterior side yard	3.0m	6.4m	West (Farmboy)
Minimum interior side yard	3.0m	4.5m	East (Vacant)
Minimum rear yard	3.0m	4.8m	Ironoak Way
Maximum height	n/a	n/a	
Minimum landscape coverage	10%	20%	4,038 SQM

Special Provision 267  
 The following uses are prohibited on all lands subject to this Special Provision:  
 a) Motor vehicle body shop  
 b) Motor vehicle dealership  
 c) Motor vehicle repair facility  
 d) Motor vehicle service station

**OWNER'S CERTIFICATE**

2713568 ONTARIO INC. BEING THE REGISTERED OWNER OF THE LANDS DESCRIBED IN PIN 24890-0438(LT) HEREBY AUTHORIZES THE FIRM OF DAVID B. SEARLES SURVEYING LIMITED TO PREPARE THIS DRAFT PLAN OF STANDARD CONDOMINIUM FOR APPROVAL.

DATE \_\_\_\_\_ TERRY WALLACE, DIRECTOR  
 (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

**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 OR MASONRY EXTERIOR WALLS AND PRODUCTION THEREOF
  - 7 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)

