

OLD BRONTE ROAD (REGION ROAD 25)

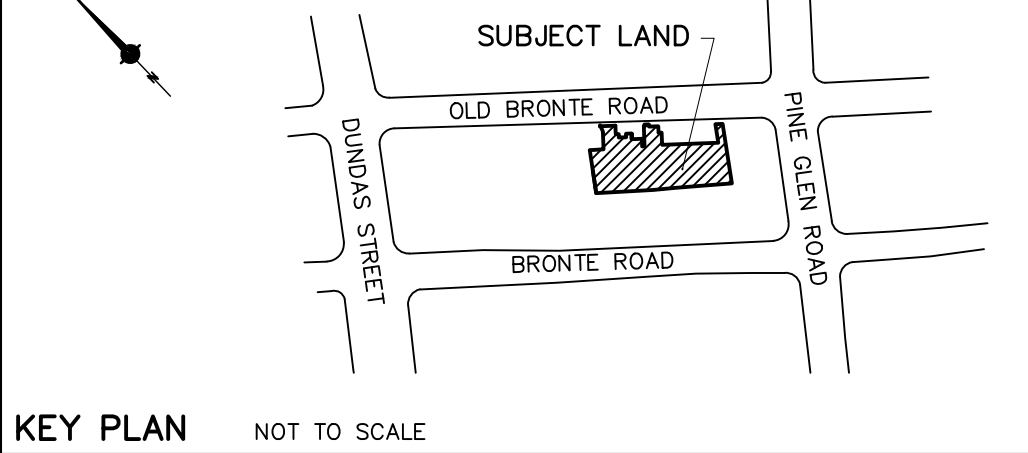
(RENAMED BY BY-LAW 2008-120, INST. HR727340)
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 30 AND 31,
CONCESSION 1, SOUTH OF DUNDAS STREET - BRONTE ROAD
PART 2, PLAN 20R-17819
PIN 25071-0657(LT)

CONDOMINIUM TYPE:
STANDARD

DRAFT PLAN OF CONDOMINIUM OF
PART OF LOT 31
CONCESSION 1
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF

SCALE 1:200

METRIC: DISTANCES SHOWN HEREON 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

- (A) AS SHOWN ON DRAFT PLAN
- (B) AS SHOWN ON DRAFT PLAN
- (C) AS SHOWN ON DRAFT PLAN
- (D) AS SHOWN ON DRAFT PLAN
- (E) AS SHOWN ON DRAFT PLAN
- (F) AS SHOWN ON DRAFT PLAN
- (G) AS SHOWN ON DRAFT PLAN
- (H) AS SHOWN ON DRAFT PLAN
- (I) AS SHOWN ON DRAFT PLAN
- (J) AS SHOWN ON DRAFT PLAN
- (K) AS SHOWN ON DRAFT PLAN
- (L) AS SHOWN ON DRAFT PLAN

SITE DATA

MUNICIPAL ADDRESS: No. 2450 OLD BRONTE ROAD, OAKVILLE
OF RESIDENTIAL UNITS = 343
OF RESIDENTIAL PARKING UNITS = 365 (Includes 9 Accessible, 2 Electric Vehicle Parking and 18 Combined Parking/Storage)
OF LOCKER UNITS = 343

NOTES AND LEGEND

- DENOTES CONDOMINIUM BOUNDARIES
- DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
- DENOTES FACE OF STRUCTURE
- DN DENOTES STAIRS UP
- DN DENOTES STAIRS DOWN
- UP DENOTES CENTRAL ALARM AND CONTROL FACILITY
- PHC DENOTES FIRE HOSE CABINET
- PHC DENOTES GARAGE, CHUTE
- PHC DENOTES PORCH
- PHC DENOTES PORCH FOUNDATION
- T DENOTES TERRACE
- V DENOTES VISITOR PARKING
- NP DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
- NP DENOTES NOT PART OF THIS PLAN

BEARING

BEARINGS SHOWN HEREON ARE GRID (UTM NAD83 (CRS85(2010))) AND ARE REFERRED TO THE SOUTHERLY LIMIT OF OLD BRONTE ROAD, AS SHOWN ON PLAN 20R-20816, HAVING A BEARING OF N46°16'05"W.

ELEVATION

ALL EXISTING GRADE ELEVATIONS SHOWN HEREON ARE TAKEN FROM TOPOGRAPHIC SURVEYS BY KRCMAR SURVEYS O.L.S. LTD., DATED JANUARY 24, 2018. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO TOWN OF OAKVILLE BENCH MARK NO. 273, HAVING AN ELEVATION OF 154.275 METRES.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS CONDOMINIUM DRAFT PLAN FOR APPROVAL.
DECLARANT: ZANCOR OAKVILLE LTD.

DATE: AUGUST 22, 2023

SURVEYOR'S CERTIFICATE

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

DATE: AUGUST 22, 2023

FABRIZIO CORTELLUCCI - A.S.O.
1 NAME AUTHORITY TO SIGN THE CONVEYANCE
EDUARDO LINARES
ONTARIO LAND SURVEYOR

MUNICIPAL ADDRESS: No. 2450 OLD BRONTE ROAD, OAKVILLE
FIELD: NA DRAWN: SS/MZ CHECKED: MK JOB NO: 17-034
DWG NAME: 17-034-001 PLOT INFO: 15.41 22/AUG/2023 PLOT ORDER NO: 32299
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

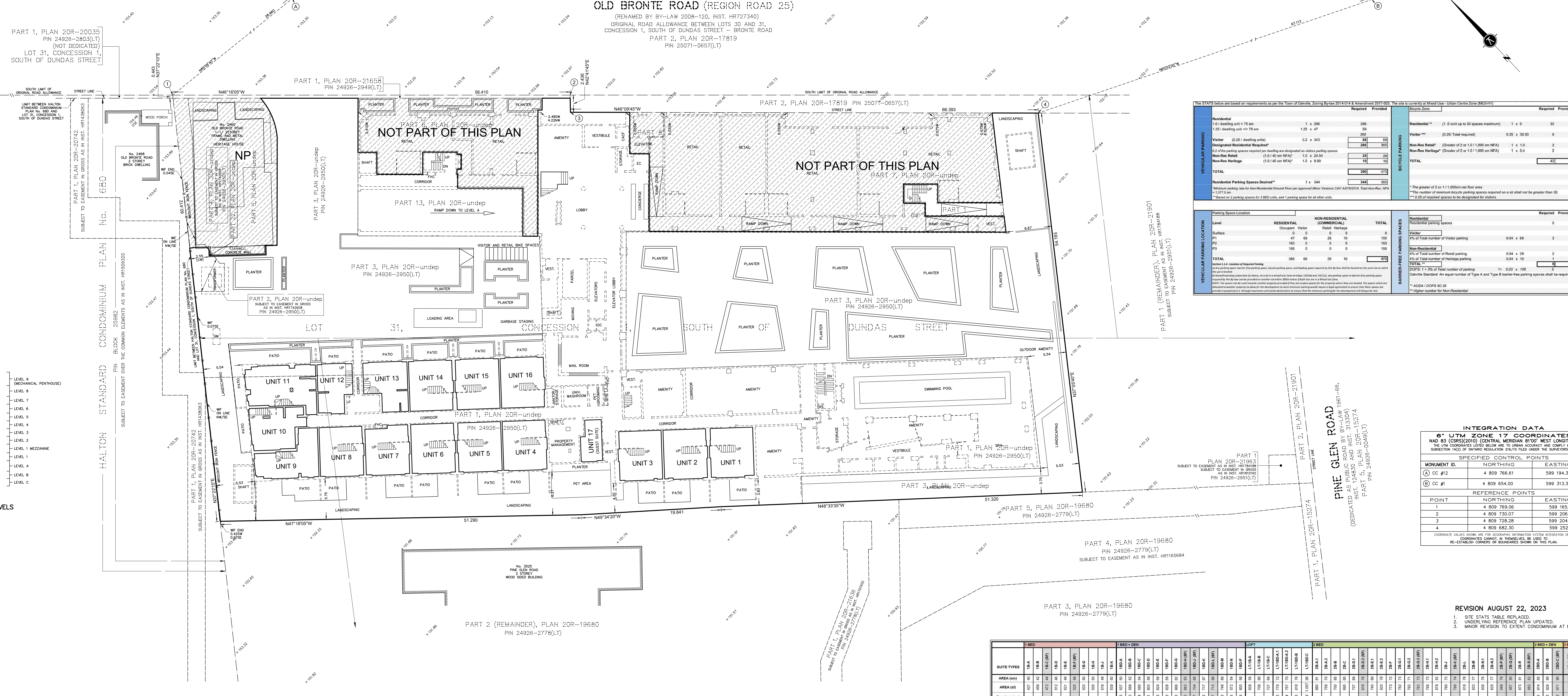
Vehicle Type	Required	Provided
Residential (1.0 dwelling unit < 75 sqm)	1 x 296	296
1.25 (dwelling unit > 75 sqm)	1.25 x 477	596
Visitor (0.20 / dwelling unit)	0.2 x 343	69
Designated Residential Required*		288
Non-Res Retail (1.0 / 40 sqm NFA)	1.0 x 24.54	25
Non-Res Heritage (1.0 / 40 sqm NFA)	1.0 x 9.90	10
TOTAL	390	473

Parking Space Location	Residential	Non-Residential	Total
Surface	0	0	0
P1	47	29	76
P2	163	0	163
P3	155	0	155
TOTAL	365	29	394

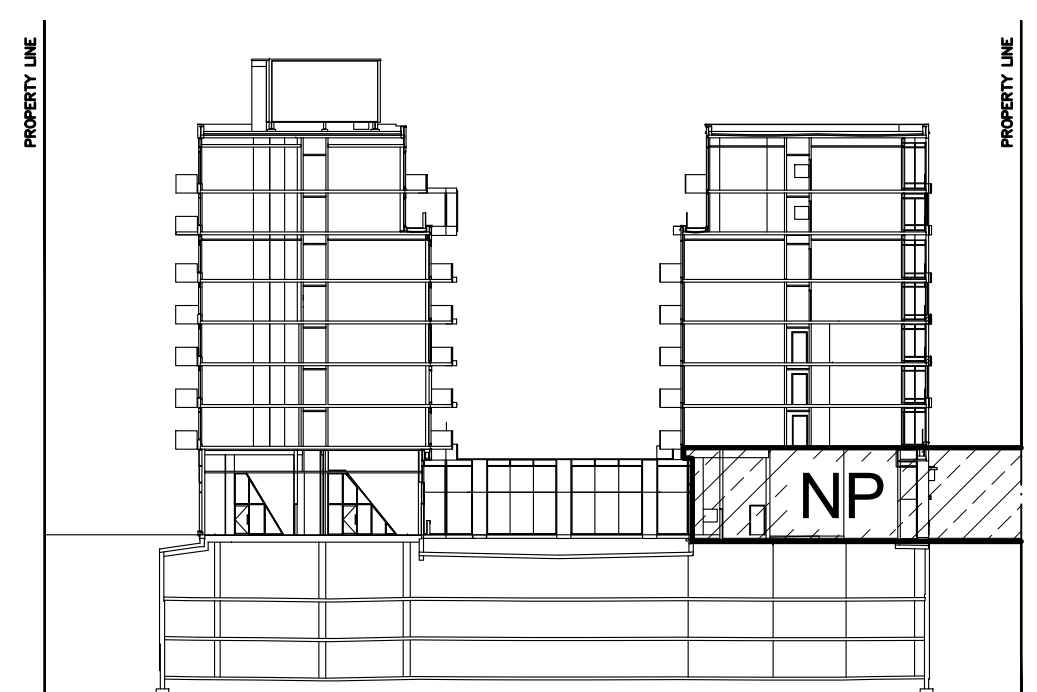
INTEGRATION DATA
6° UTM ZONE 17 COORDINATES
NAD 83 (CRS85(2010)) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO UTM ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 249/10 FILED UNDER THE SURVEYORS ACT.

MONUMENT ID.	NORTHING POINTS	EASTING
CC #1	4 809 766.61	599 194.38
CC #2	4 809 654.00	599 313.35
POINT	NORTHING POINTS	EASTING
1	4 809 769.06	599 165.53
2	4 809 730.07	599 206.29
3	4 809 728.28	599 204.64
4	4 809 682.30	599 252.51

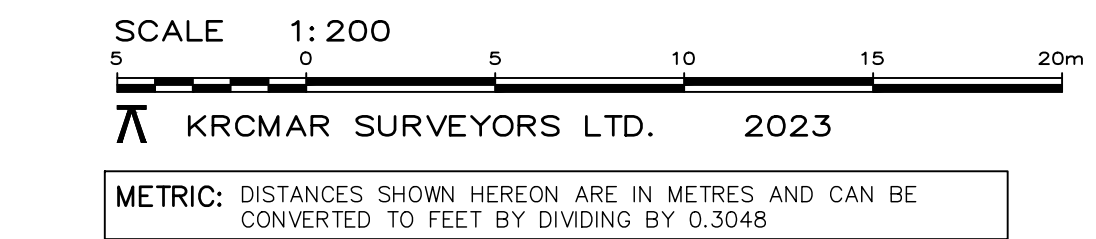
SUITE TYPES	1 BED	1 BED + DEN	LOFT	2 BED	2 BED + DEN	3 BED	Totals
AREA (sqm)	427.40	462.42	462.42	627.64	627.64	1027.64	3683.76
AREA (sqft)	4591.00	4981.00	4981.00	6761.00	6761.00	11081.00	39685.00
Den Area (sqm)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Den Area (sqft)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ground Floor	142	142	142	142	142	142	560
Basement	0	0	0	0	0	0	0
TOTAL	142	142	142	142	142	142	560
Percentage	39%	39%	39%	39%	39%	39%	100%
Barrier Free Suites (included in gross)	51	51	51	51	51	51	156
Required (15%)	51	51	51	51	51	51	156
Provided	51	51	51	51	51	51	156



PLAN VIEW - ILLUSTRATING UNITS 1 TO 16 INCLUSIVE (Residential) UNIT 17 (Guest Suite) LEVEL 1



REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS (NOT TO SCALE)

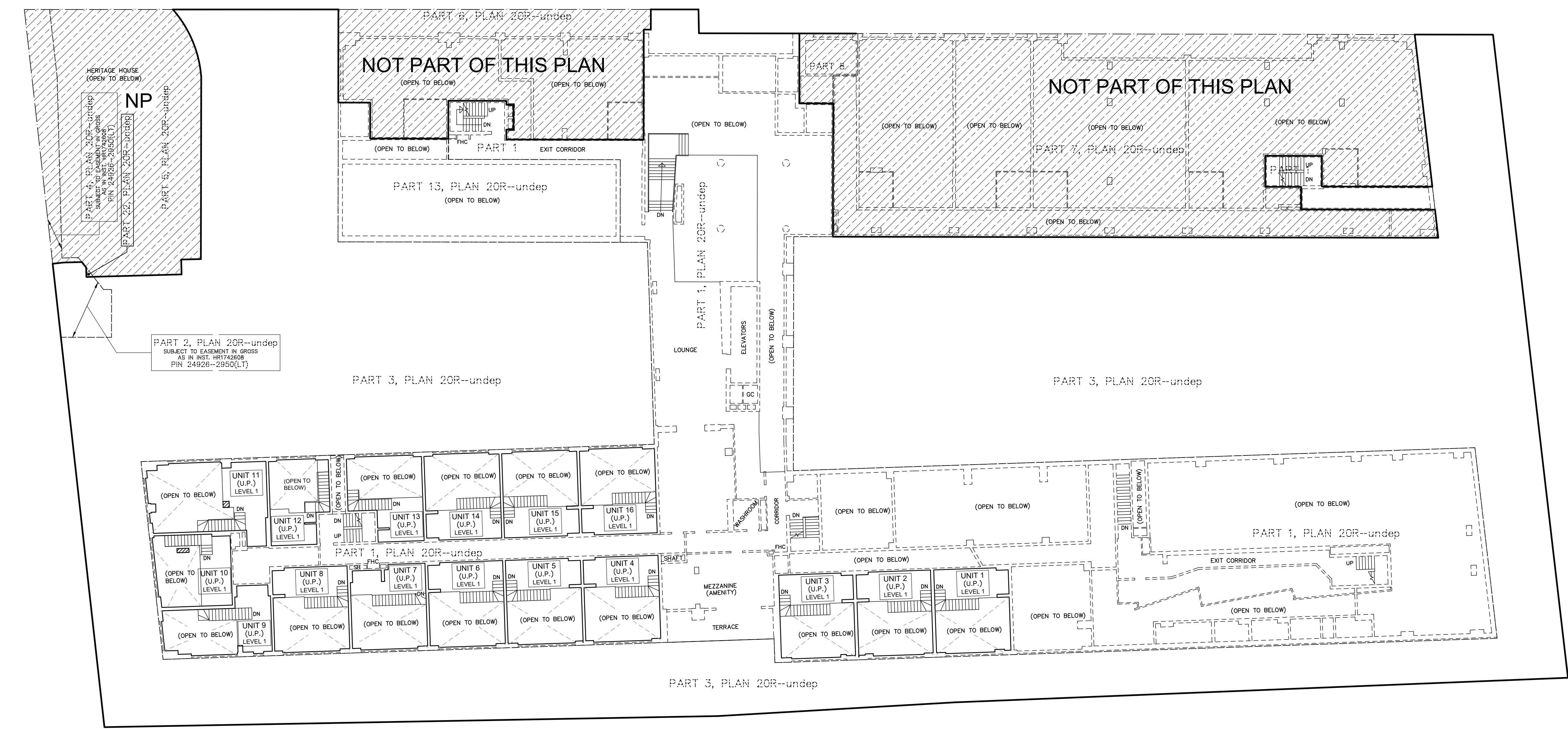


OLD BRONTE ROAD (REGION ROAD 25)

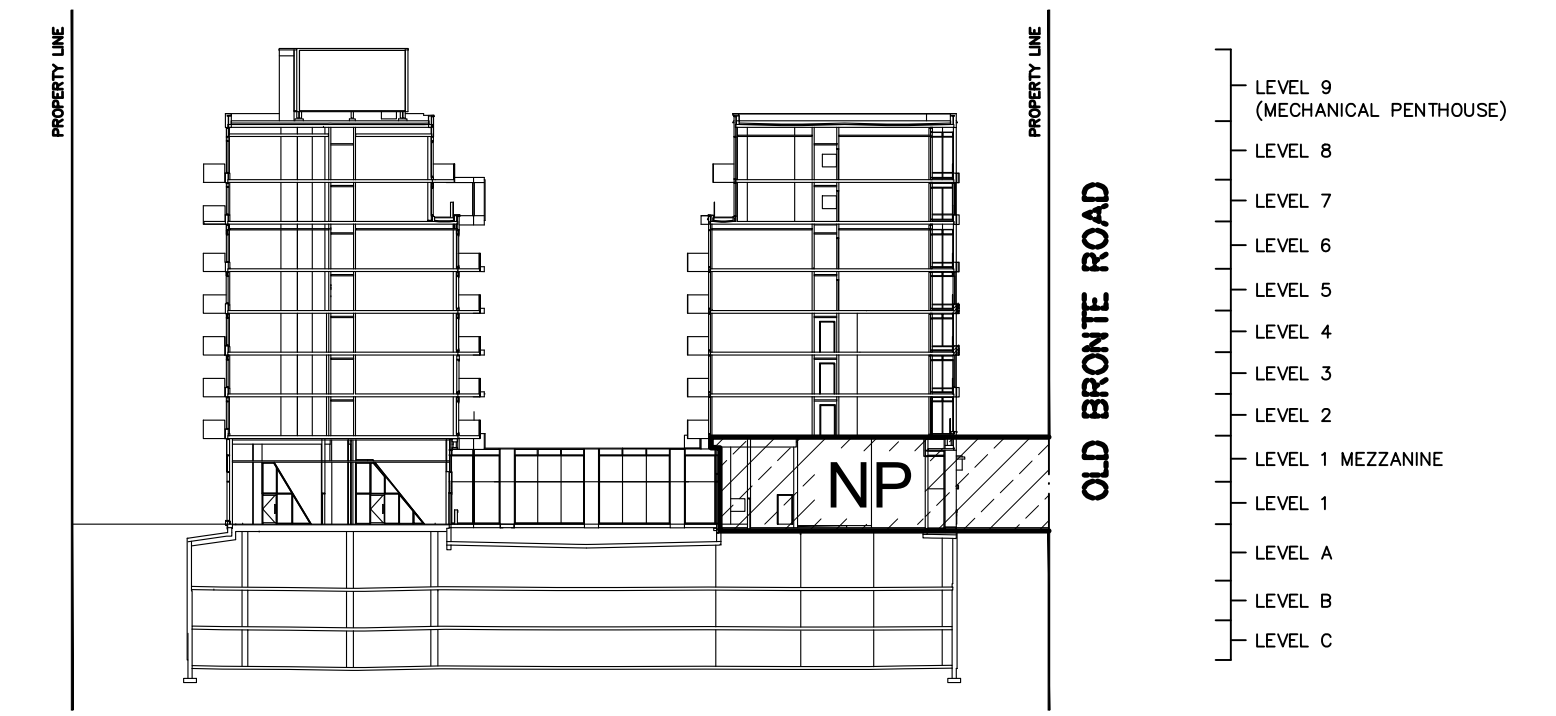


PLAN VIEW - ILLUSTRATING UNITS 1 TO 50 INCLUSIVE (Residential) LEVEL 2

OLD BRONTE ROAD (REGION ROAD 25)

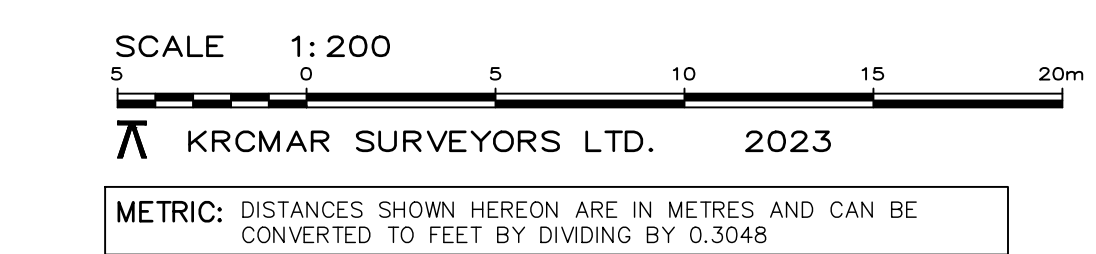


PLAN VIEW - ILLUSTRATING UPPER PORTION OF UNITS 1 TO 16 ON LEVEL 1 LEVEL 1 MEZZANINE



REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS (NOT TO SCALE)

- NOTES AND LEGEND**
- DENOTES CONDOMINIUM BOUNDARIES
 - DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
 - DENOTES FACE OF STRUCTURE
 - UP DENOTES STAIRS UP
 - DN DENOTES STAIRS DOWN
 - PHC DENOTES FIRE HOSE CABINET
 - SH DENOTES SHAF
 - GC DENOTES GARBAGE CHUTE
 - EC DENOTES ELECTRICAL CLOSET
 - U.P. DENOTES UPPER PORTION
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
 - NP DENOTES NOT PART OF THIS PLAN



OLD BRONTE ROAD (REGION ROAD 25)



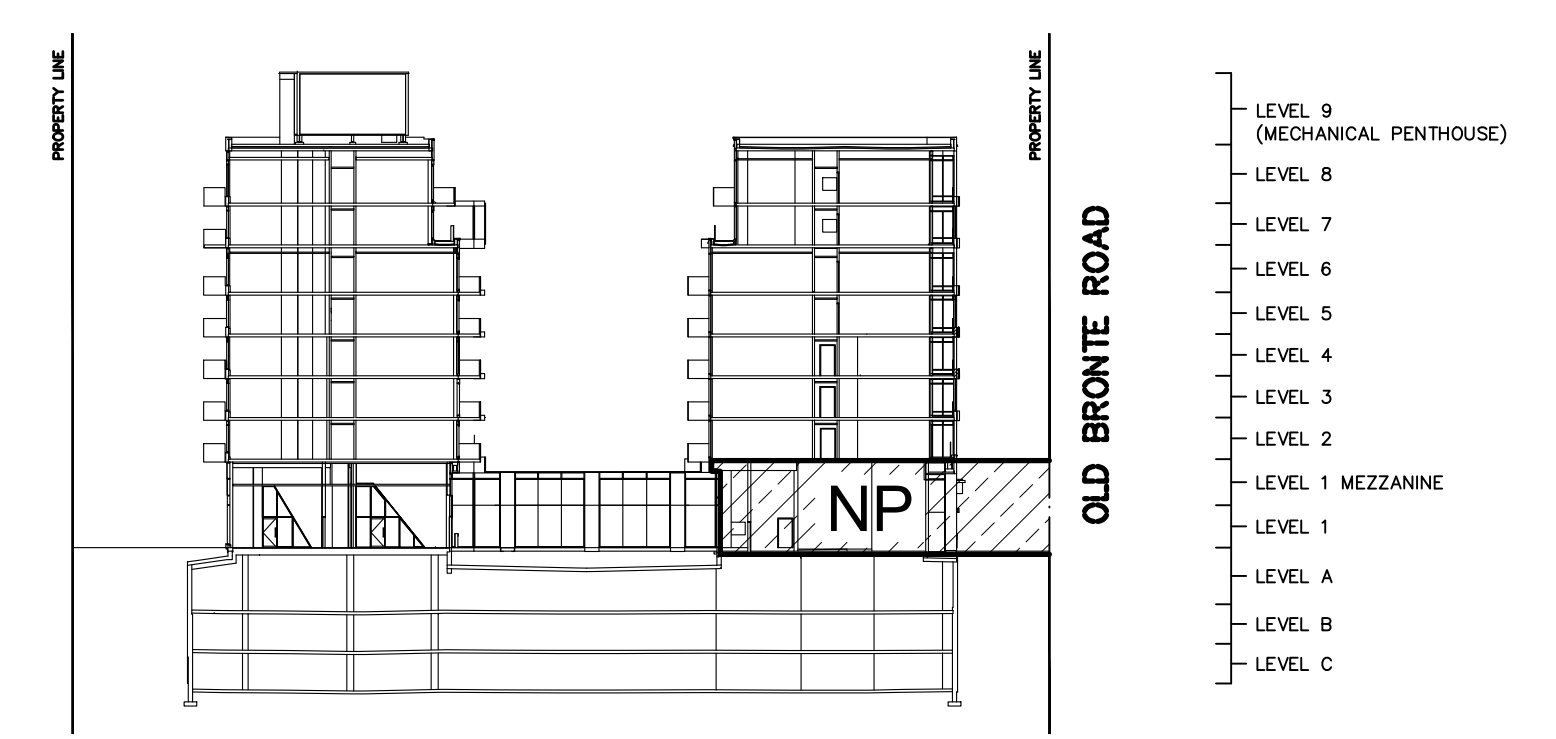
PLAN VIEW - ILLUSTRATING
UNITS 1 TO 52 INCLUSIVE (Residential)
UNITS 53 TO 59 INCLUSIVE (Storage/Locker)
LEVEL 4

OLD BRONTE ROAD (REGION ROAD 25)



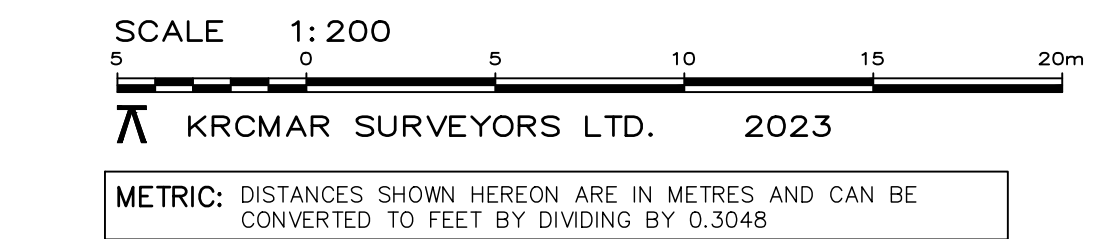
PLAN VIEW - ILLUSTRATING
UNITS 1 TO 52 INCLUSIVE (Residential)
LEVEL 3

- NOTES AND LEGEND**
- DENOTES CONDOMINIUM BOUNDARIES
 - - - DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
 - DENOTES FACE OF STRUCTURE
 - UP DENOTES STAIRS UP
 - DN DENOTES STAIRS DOWN
 - PHC DENOTES FIRE HOSE CABINET
 - SH DENOTES SHAF
 - OC DENOTES GARBAGE CHUTE
 - EC DENOTES ELECTRICAL CLOSET
 - U DENOTES UNIT
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
 - NP DENOTES NOT PART OF THIS PLAN



REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS
(NOT TO SCALE)

MUNICIPAL ADDRESS: No. 2450 OLD BRONTE ROAD, OAKVILLE			
FIELD:	N/A	DRAWN: SS/MZ	CHECKED: MK / JOB NO: 17-034
DWG NAME:	17-034-001	PLOT INFO: 15-41 22-Aug-2023	WORK ORDER NO: 32299
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca			
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca			



OLD BRONTE ROAD (REGION ROAD 25)

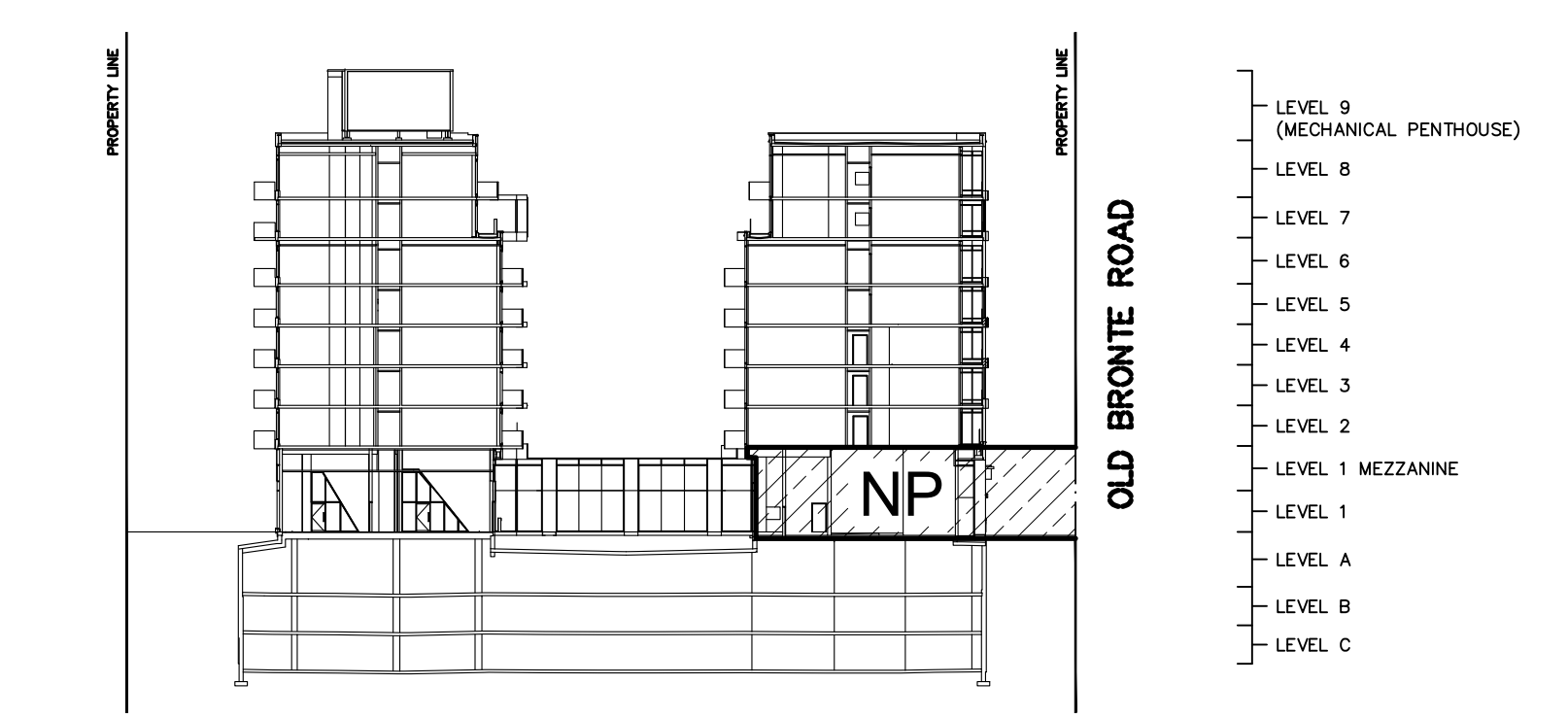


PLAN VIEW - ILLUSTRATING
 UNITS 1 TO 49 INCLUSIVE (Residential)
 UNITS 50 TO 52 INCLUSIVE (Storage/Locker)
 LEVEL 6

OLD BRONTE ROAD (REGION ROAD 25)



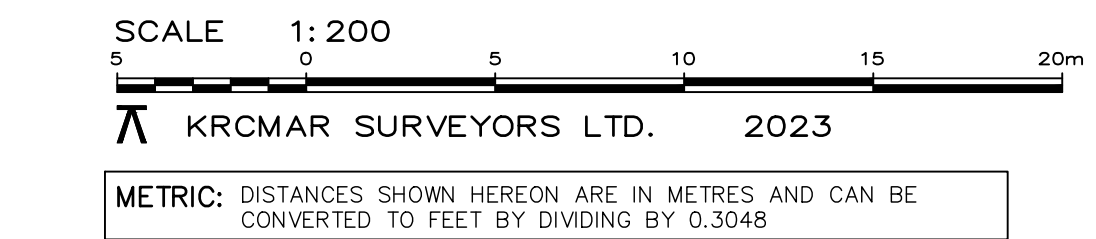
PLAN VIEW - ILLUSTRATING
 UNITS 1 TO 49 INCLUSIVE (Residential)
 UNITS 50 TO 56 INCLUSIVE (Storage/Locker)
 LEVEL 5



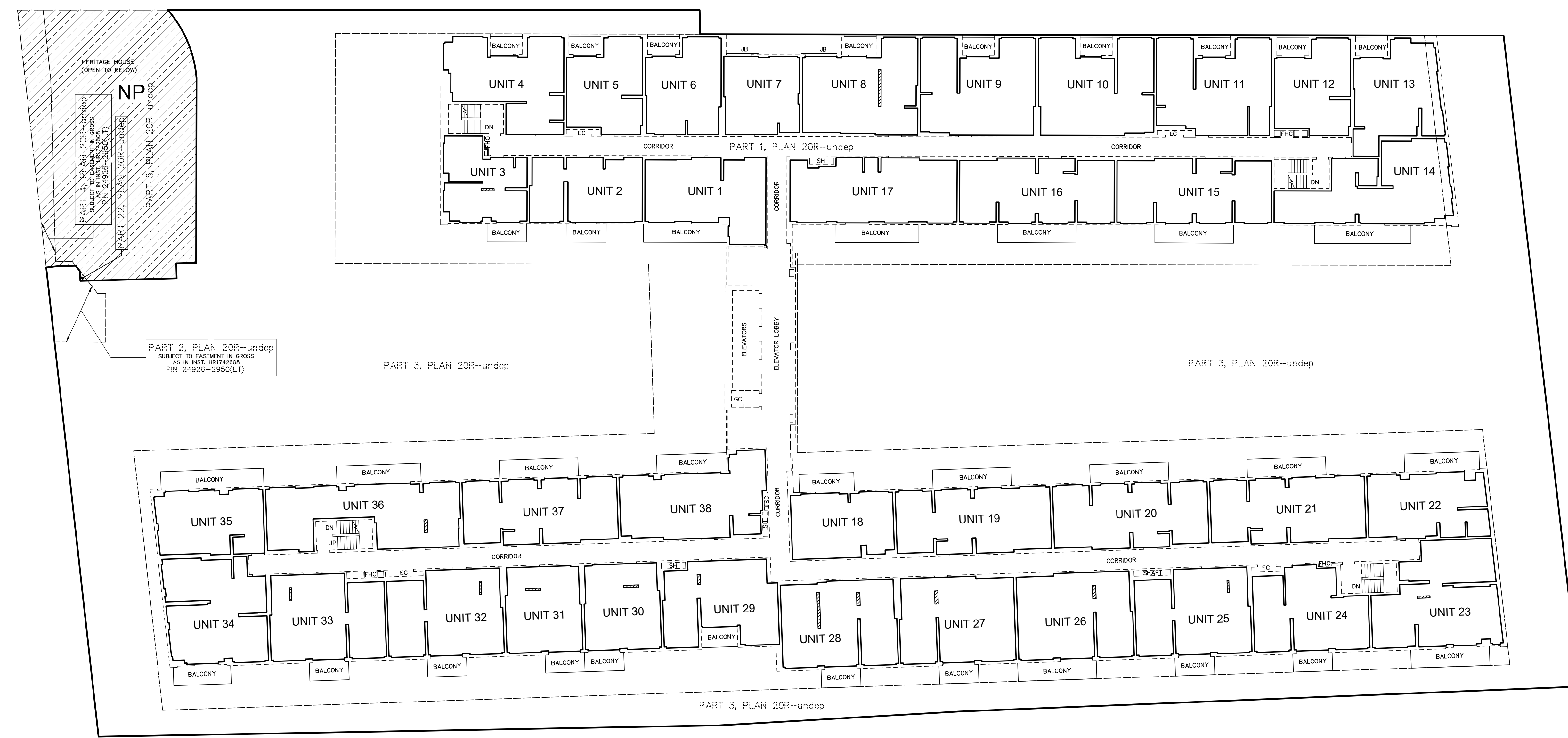
REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS
 (NOT TO SCALE)

- NOTES AND LEGEND**
- DENOTES CONDOMINIUM BOUNDARIES
 - - - DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
 - DENOTES FACE OF STRUCTURE
 - UP DENOTES STAIRS UP
 - DN DENOTES STAIRS DOWN
 - PHC DENOTES FIRE HOSE CABINET
 - SH DENOTES SHIRT
 - GC DENOTES GARBAGE CHUTE
 - EC DENOTES ELECTRICAL CLOSET
 - U DENOTES UNIT
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
 - NP DENOTES NOT PART OF THIS PLAN

MUNICIPAL ADDRESS: No. 2450 OLD BRONTE ROAD, OAKVILLE
 FIELD: N/A DRAWN: SS/MZ CHECKED: M.K. JOB NO: 17-034
 DWG NAME: 17-034-001 PLOT INFO: 15.41 22/AUG/2023 WORK ORDER NO: 32299
 1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca
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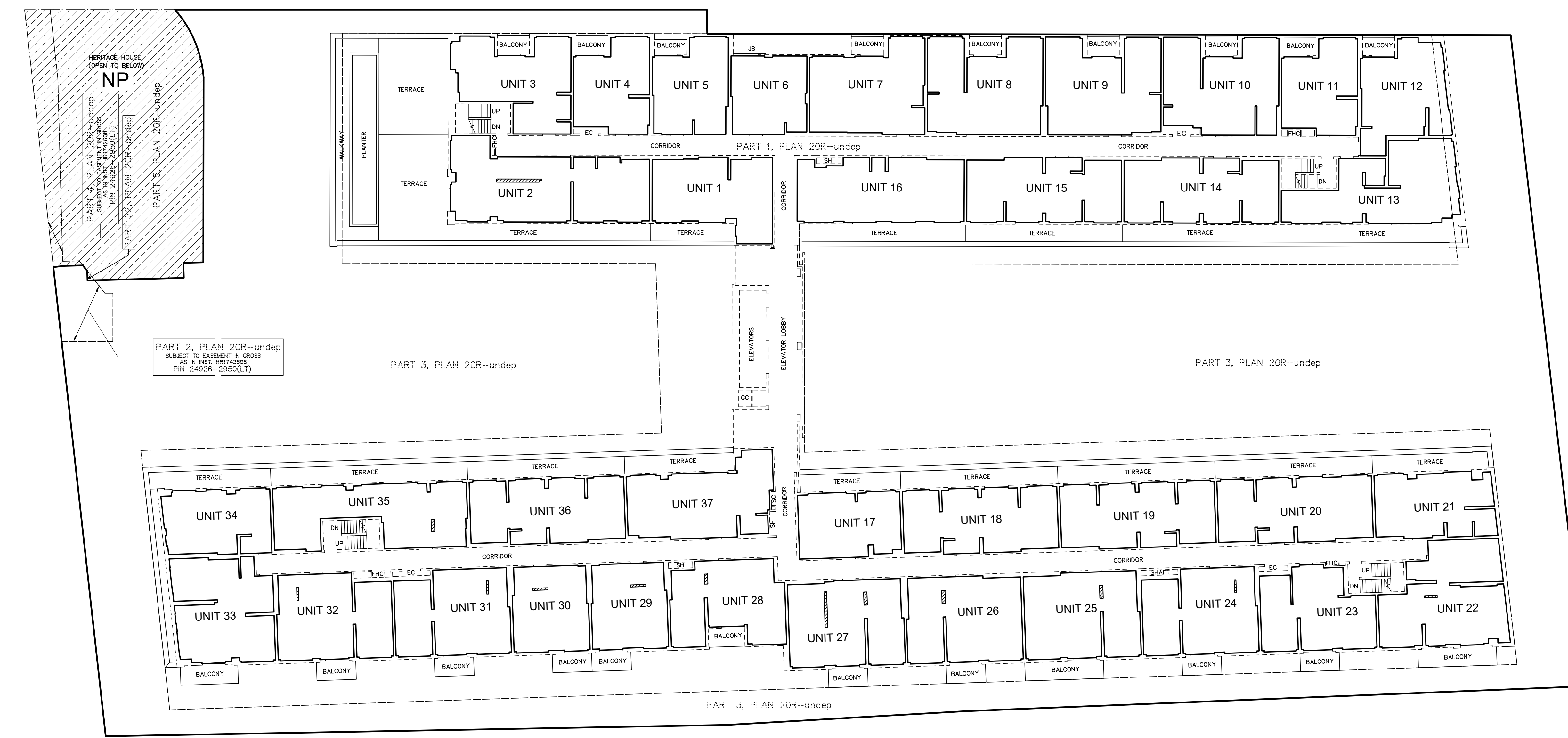


OLD BRONTE ROAD (REGION ROAD 25)



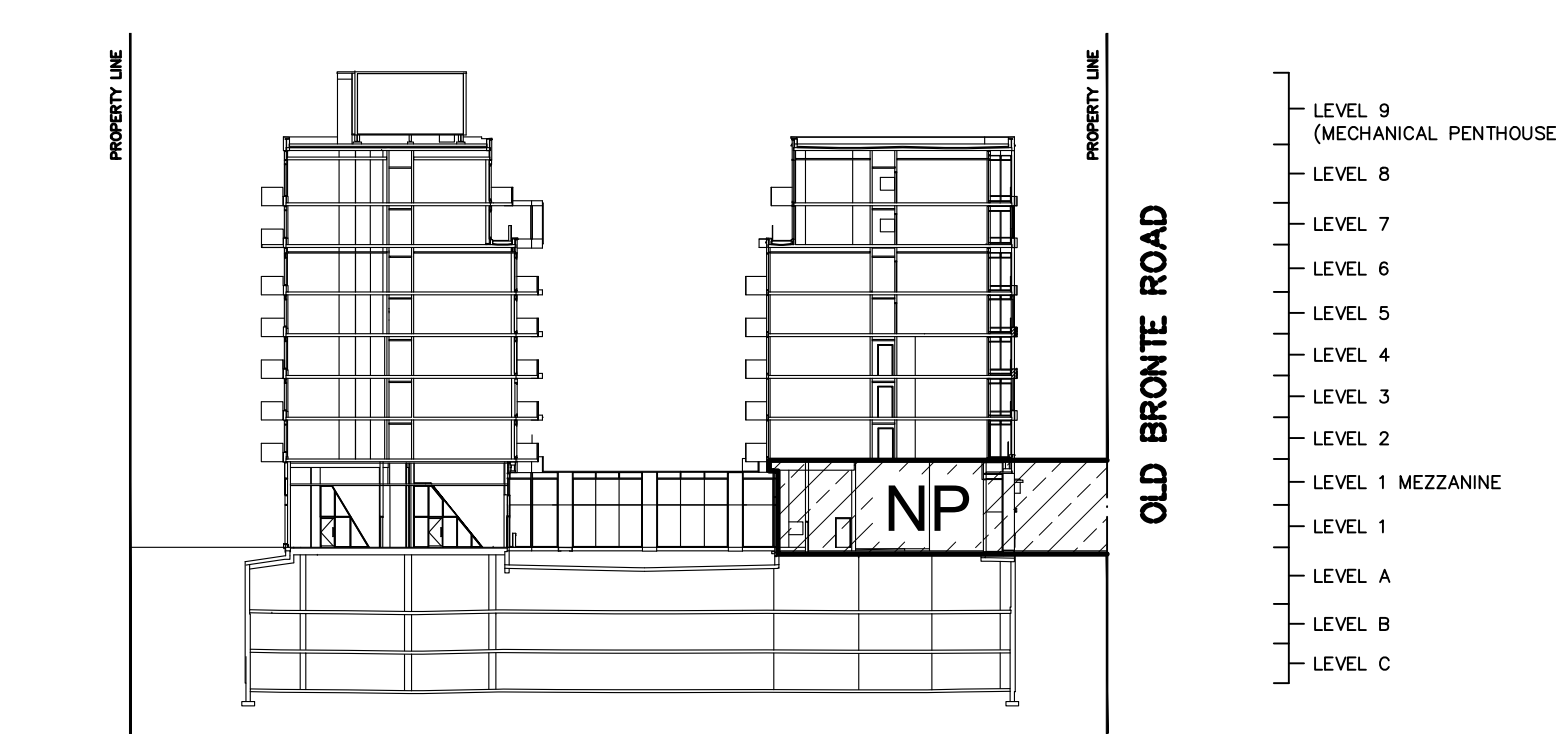
PLAN VIEW - ILLUSTRATING UNITS 1 TO 38 INCLUSIVE (Residential) LEVEL 8

OLD BRONTE ROAD (REGION ROAD 25)



PLAN VIEW - ILLUSTRATING UNITS 1 TO 37 INCLUSIVE (Residential) LEVEL 7

- NOTES AND LEGEND**
- DENOTES CONDOMINIUM BOUNDARIES
 - DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
 - DENOTES FACE OF STRUCTURE
 - UP DENOTES STAIRS UP
 - DN DENOTES STAIRS DOWN
 - PHC DENOTES FIRE HOSE CABINET
 - SH DENOTES SHIRT CHUTE
 - GC DENOTES GARBAGE CHUTE
 - EC DENOTES ELECTRICAL CLOSET
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
 - NP DENOTES NOT PART OF THIS PLAN

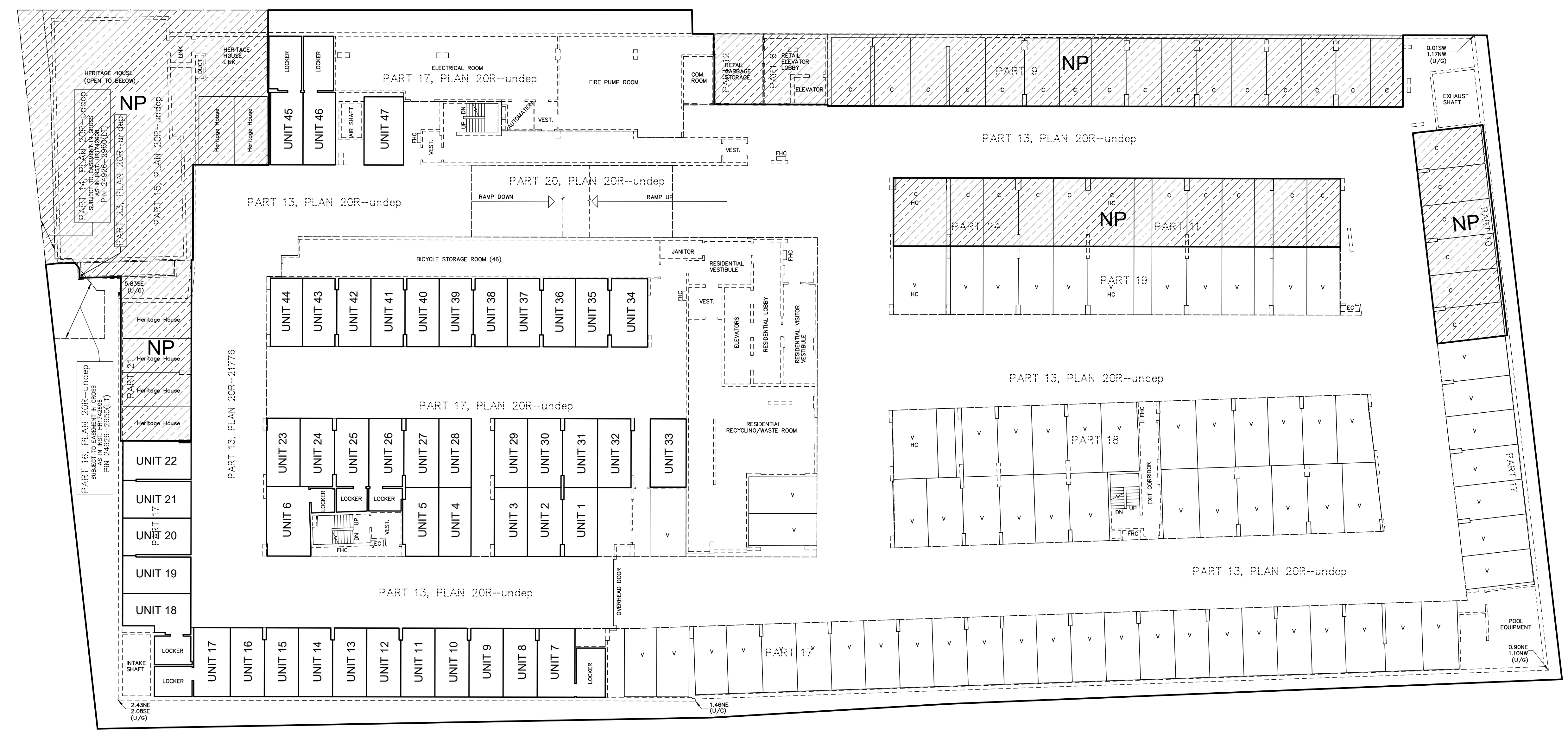


REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS (NOT TO SCALE)

MUNICIPAL ADDRESS: No. 2490 OLD BRONTE ROAD, OAKVILLE
 RELD: N/A DRAWN: SS/MZ CHECKED: M.K. JOB NO: 17-034
 DWG NAME: 17-034-001 PLOT INFO: 15.41 22/AUG/2023 WORK ORDER NO: 32299
 1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca
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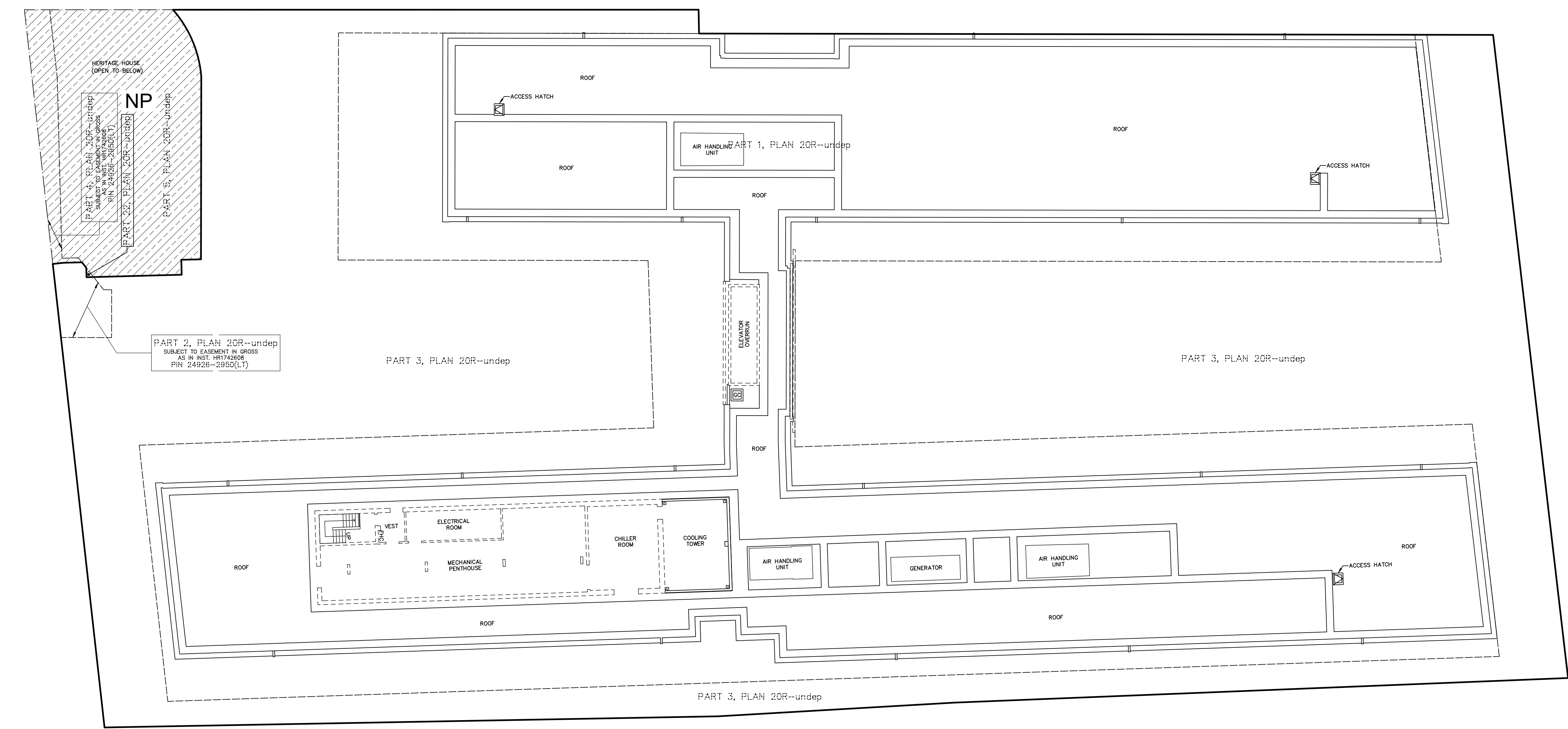
- NOTES AND LEGEND**
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 - DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
 - DENOTES FACE OF STRUCTURE
 - UP DENOTES STAIRS UP
 - DN DENOTES STAIRS DOWN
 - FHC DENOTES FIRE HOSE CABINET
 - SH DENOTES SHAF
 - GC DENOTES GARBAGE CHUTE
 - EC DENOTES ELECTRICAL CLOSET
 - V DENOTES VISITOR PARKING
 - HC DENOTES ACCESSIBLE PARKING
 - C DENOTES COMMERCIAL PARKING
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
 - NP DENOTES NOT PART OF THIS PLAN

OLD BRONTE ROAD (REGION ROAD 25)

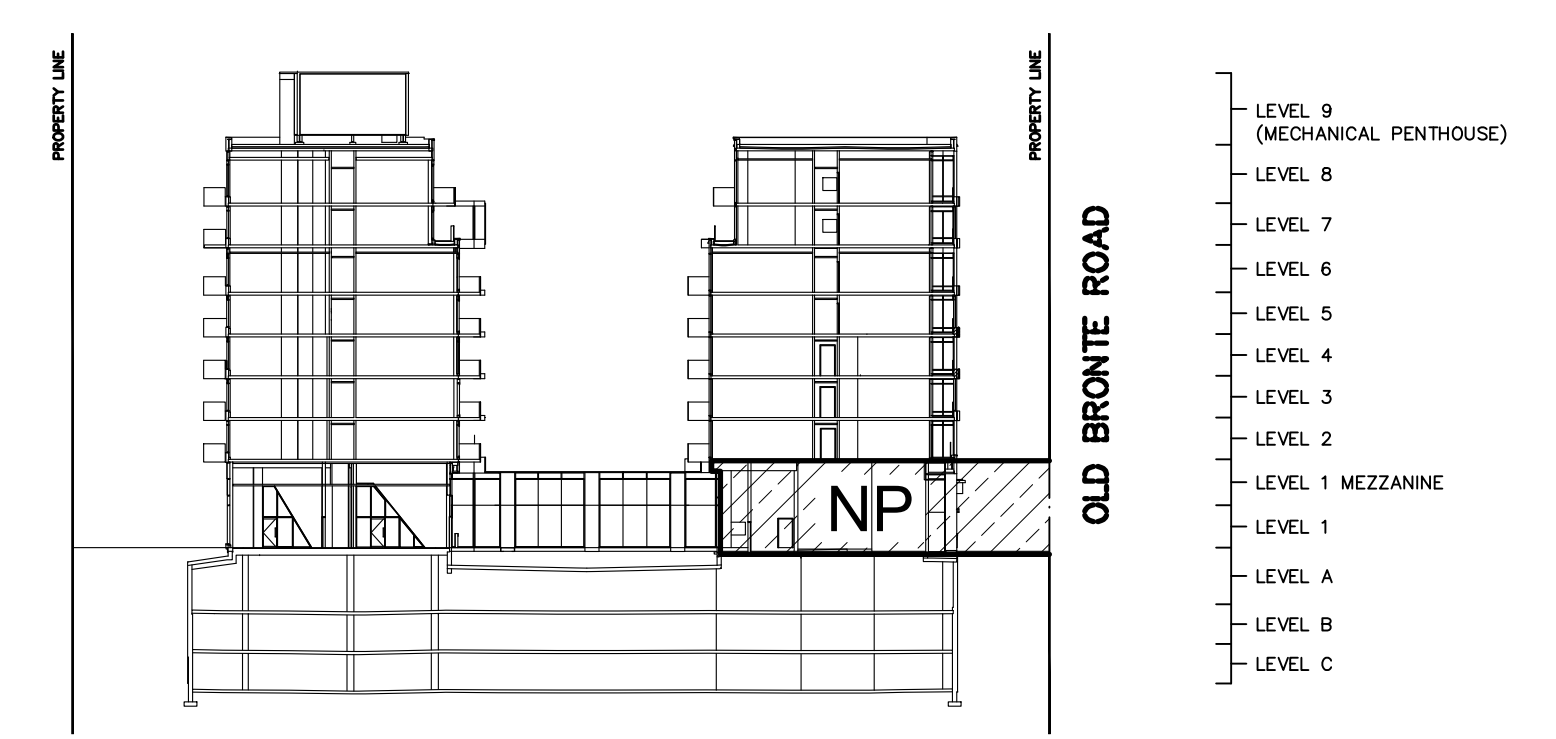


PLAN VIEW - ILLUSTRATING UNITS 1 TO 47 INCLUSIVE (Residential Parking, including 8 Combined Parking/Storage) LEVEL A

OLD BRONTE ROAD (REGION ROAD 25)



PLAN VIEW - ILLUSTRATING NO UNITS LEVEL 9 (MECHANICAL PENTHOUSE)



REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS (NOT TO SCALE)

OLD BRONTE ROAD (REGION ROAD 25)

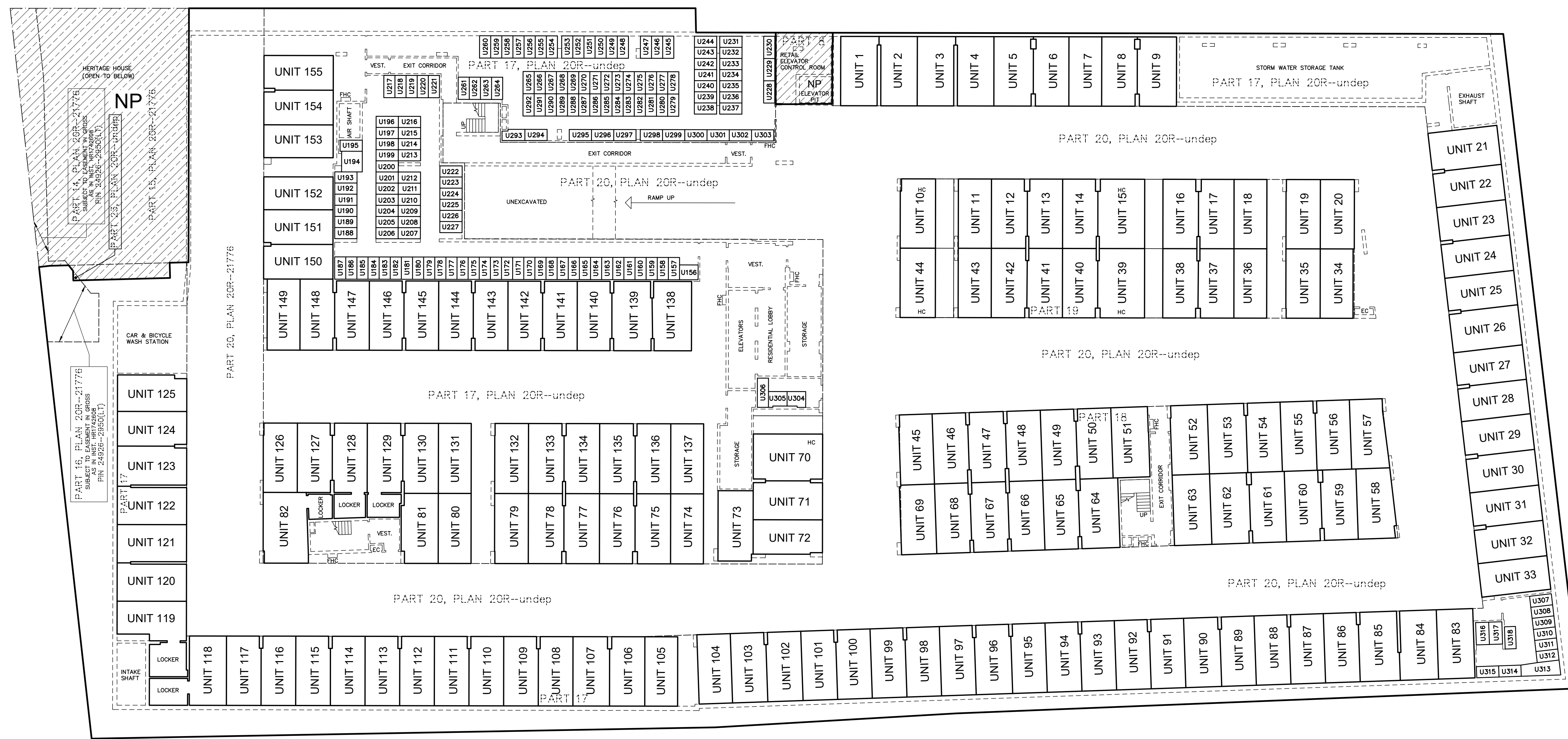
OLD BRONTE ROAD (REGION ROAD 25)

SCALE 1:200

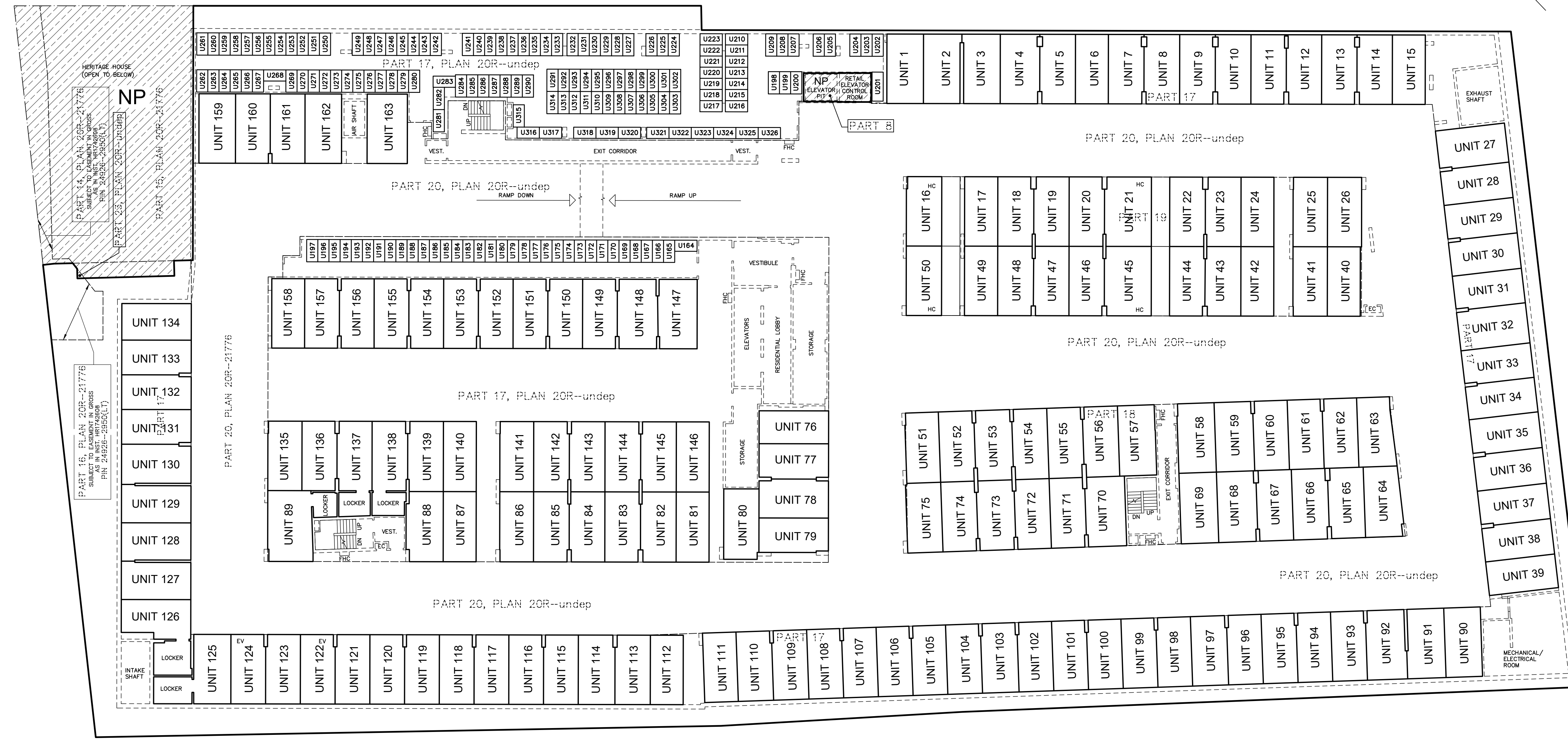
KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

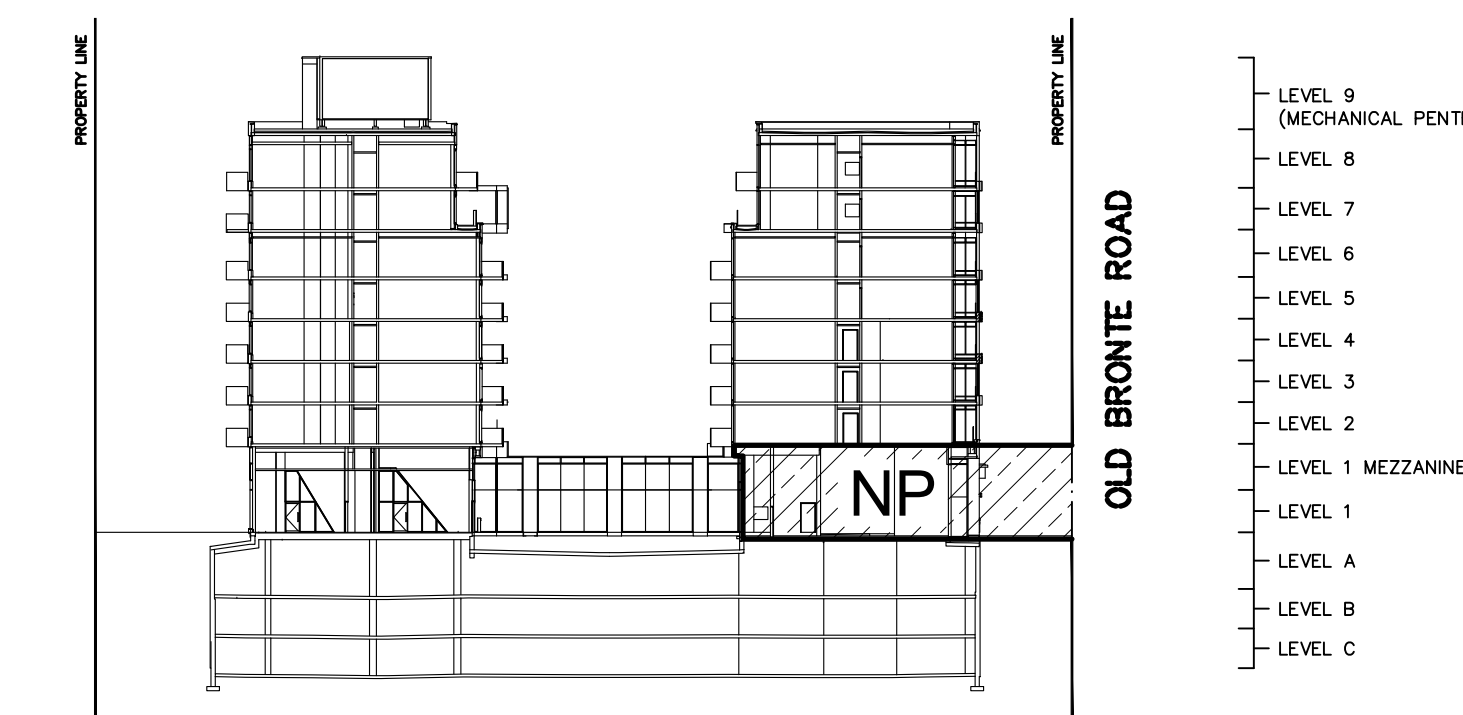
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 - DENOTES SHAF
 - DENOTES SHAF
 - DENOTES SHAF
 - DENOTES ELECTRICAL CHUTE
 - DENOTES ELECTRICAL CLOSET
 - DENOTES STORAGE UNIT
 - DENOTES ACCESSIBLE PARKING
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
 - NP DENOTES NOT PART OF THIS PLAN



PLAN VIEW - ILLUSTRATING
UNITS 1 TO 155 INCLUSIVE (Residential Parking, including 5 Accessible And 5 Combined Parking/Storage)
UNITS 156 TO 318 INCLUSIVE (Storage/Locker)
LEVEL C



PLAN VIEW - ILLUSTRATING
UNITS 1 TO 163 INCLUSIVE (Residential Parking, including 4 Accessible, 2 Electric Vehicle Parking And 5 Combined Parking/Storage)
UNITS 164 TO 326 INCLUSIVE (Storage/Locker)
LEVEL B



REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS
 (NOT TO SCALE)

MUNICIPAL ADDRESS: No. 2460 OLD BRONTE ROAD, OAKVILLE
 FIELD: N/A DRAWN: SSMZ CHECKED: M.K. JOB NO: 17-034
 DWG NAME: 17-034-001 PLOT INFO: 15:41 22/Aug/2023 WORK ORDER NO: 32299
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