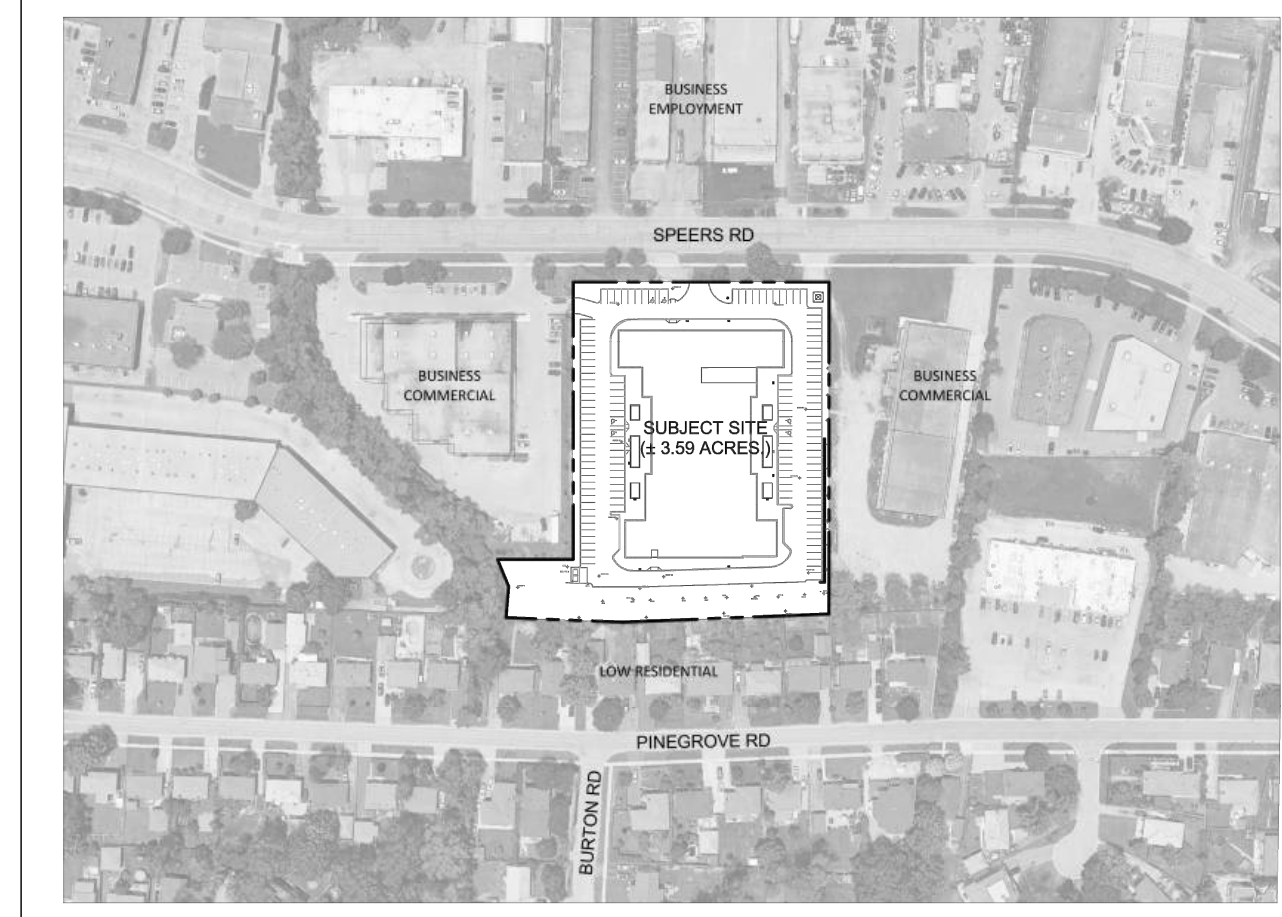


LOT 20, CONCESSION 3
 (KNOWN AS) SPEERS ROAD
 (DEDICATED AS A PUBLIC HIGHWAY BY BY-LAW No. 1983-42, REGISTERED AS INST. No. 646041)
 P.I.N. 24830 0003

PART 1 PLAN 20R-6621 PART 2, PLAN 20R 6621 PART 3, PLAN 20R 6621 PART 10 PLAN 20R-21199 P.I.N. 24830-0161



KEY MAP (NOT TO SCALE)

**DRAFT PLAN OF STANDARD CONDOMINIUM OF
 PART OF BLOCKS B, C AND D
 REGISTERED PLAN 681
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON**

SCALE 1:250
 0 5m 10m 20m 30meters

R-PE SURVEYING LTD., O.L.S.
 METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: OCTOBER 16, 2023.

[Signature]
 Y. WAHBA
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE R-PE SURVEYING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF STANDARD CONDOMINIUM TO THE TOWN OF OAKVILLE FOR APPROVAL.

530 SPEERS ROAD INC.

DATE: OCTOBER 18, 2023

[Signature]
 SCOTT BACHLY
 AUTHORIZED SIGNING OFFICER
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

LEGEND:

- H/C DENOTES HANDICAP SPACE
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- ORP DENOTES OBSERVED REFERENCE POINT
- S DENOTES EXCLUSIVE USE SIGN

INTEGRATION NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B USING CAN-NET REAL TIME NETWORK (RTN) No. 20120110009, UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.E.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP (A)	4810049.51	605262.16
ORP (B)	4809898.77	605288.43
RTN 20120110009	4801633.53	597944.45

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999725.

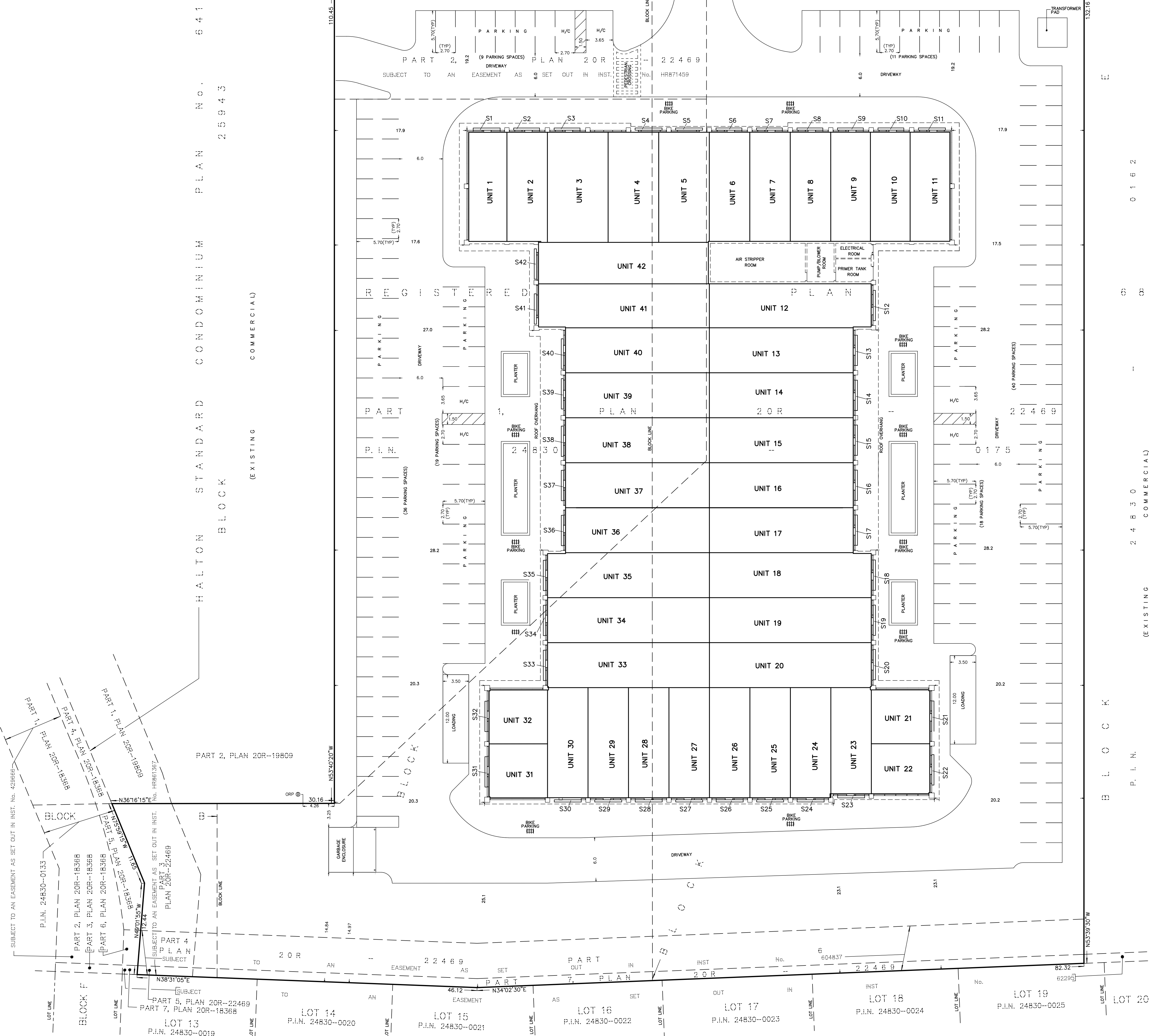
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- b) SEE PLAN
- c) SEE KEY PLAN
- d) COMMERCIAL
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN AND KEY PLAN
- h) PIPED WATER
- i) SEE SOIL REPORT
- j) SEE APPROVED SITE PLAN AND GRADING PLAN
- k) FULLY SERVICED
- l) SEE PLAN

LAND USE

SITE AREA :	14259.91 SQ.M (1.425 HA)
GROSS FLOOR AREA:	4624 SQ.M (INCLUDES SERVICE ROOMS)
NET FLOOR AREA:	4240 SQ.M
PARKING RATE:	1/40
PARKING REQUIRED:	106 SPACES
PARKING PROVIDED:	133 SPACES (INCLUDES 6 HANDICAP SPACES)
LOT COVERAGE:	31.52%
UNITS:	
COMMERCIAL/OFFICE UNITS:	42 UNITS

NOTE: ALL LAND USE INFORMATION ARE PROVIDED BY TURNER FLEISCHER ARCHITECTS INC. (LAST RECEIVED ON JANUARY 5, 2023).



COMMERCIAL/OFFICE UNITS 1 TO 42, INCLUSIVE
 ON LEVEL 1