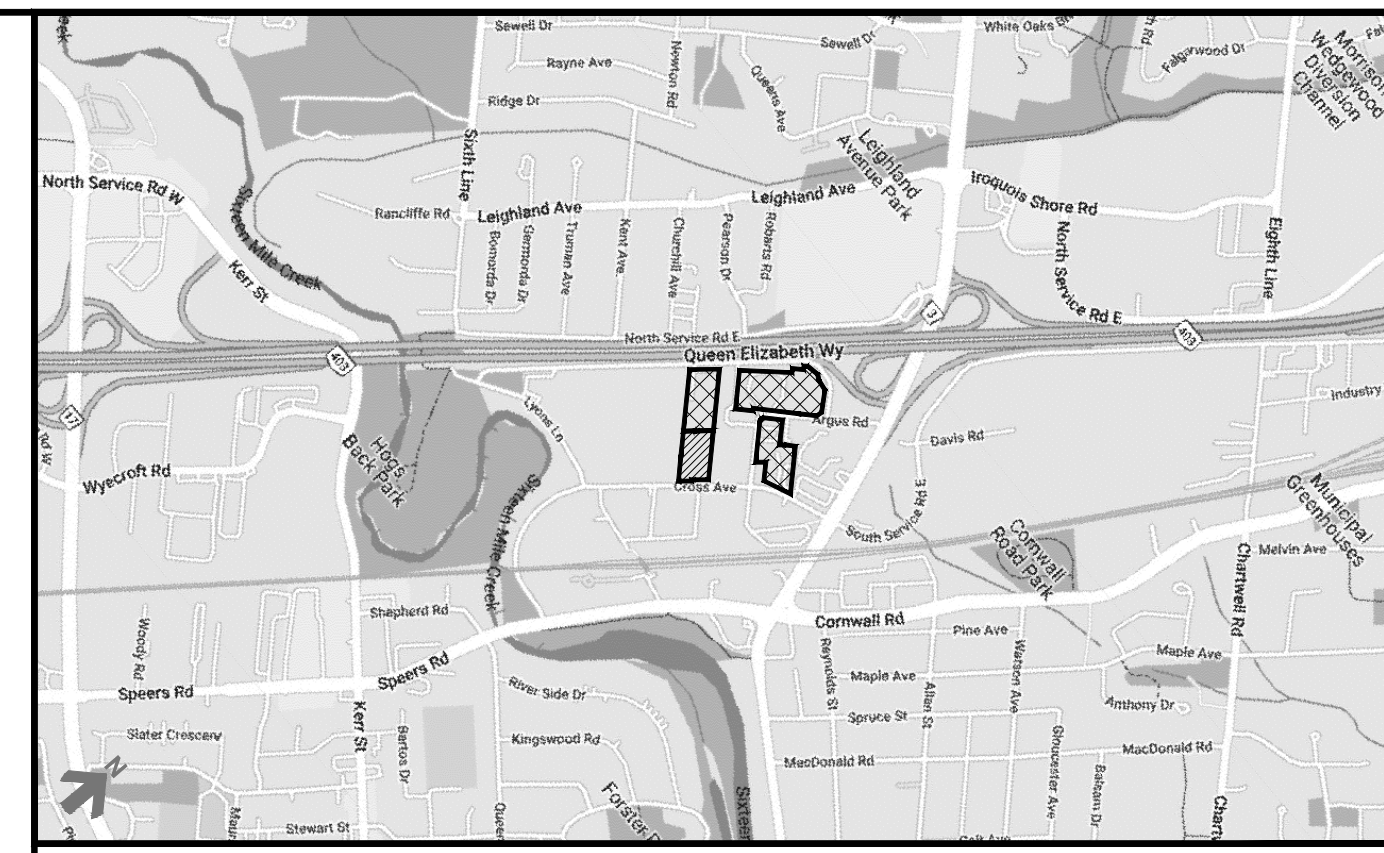


FUTURE DEVELOPMENT



KEYPLAN Subject Property Additional Lands Owned by Applicant

LAND USE - AREA TABLE	23143 - 11dp	February 26, 2024
Development Block	Block 1	63% 0.604 ha±
Road Widening	Block 2	4% 0.042
Roads		33% 0.317
Total		100% 0.963 ha±

ROADS		
24m Public R.O.W.	76 m	0.184
19m Public R.O.W. (partial)	97 m	0.133
Total	173 m	0.317 ha

ESTIMATED UNIT COUNT	
Residential Apartments Units	1,198
Total	1,198 units

PARKING PROVISIONS	REQUIRED / PERMITTED		PROVIDED
	RESIDENTIAL	VISITOR	
VEHICULAR PARKING	RESIDENTIAL	1198 x (0.50) = 599	599
	VISITOR	1198 x (0.15) = 180	180
	RETAIL / COMMERCIAL	2,692.89 m² (1.08*100 m²) = 29	40
OFFICE	1,627.15 m² (1.08*100 m²) = 11		
TOTAL REQUIRED			819
BICYCLE PARKING	RESIDENTIAL	1198 x (1.00) = 1198	899
	VISITOR (25% OF TOTAL)	1198 x (0.25) = (300)	180 BICYCLE STAKERS - SHORT-TERM VISITOR (800/1800)
	RETAIL / COMMERCIAL	2,692.89 m² (1.00*1,000 m²) = 3	8 BICYCLE STAKERS - LONG-TERM VISITOR (800/1800)
	OFFICE	1,627.15 m² (1.00*1,000 m²) = 1	4 BICYCLE STAKERS - SHORT-TERM VISITOR (800/1800)
TOTAL REQUIRED			1203

.. PRELIMINARY DRAFT ..
.. FOR DISCUSSION PURPOSES ONLY ..

LEGEND
 Subject Property

NOTES
 All dimensions are in metres.
 All area measurements are computer generated.
 All elevations refer to Geodetic Datum.

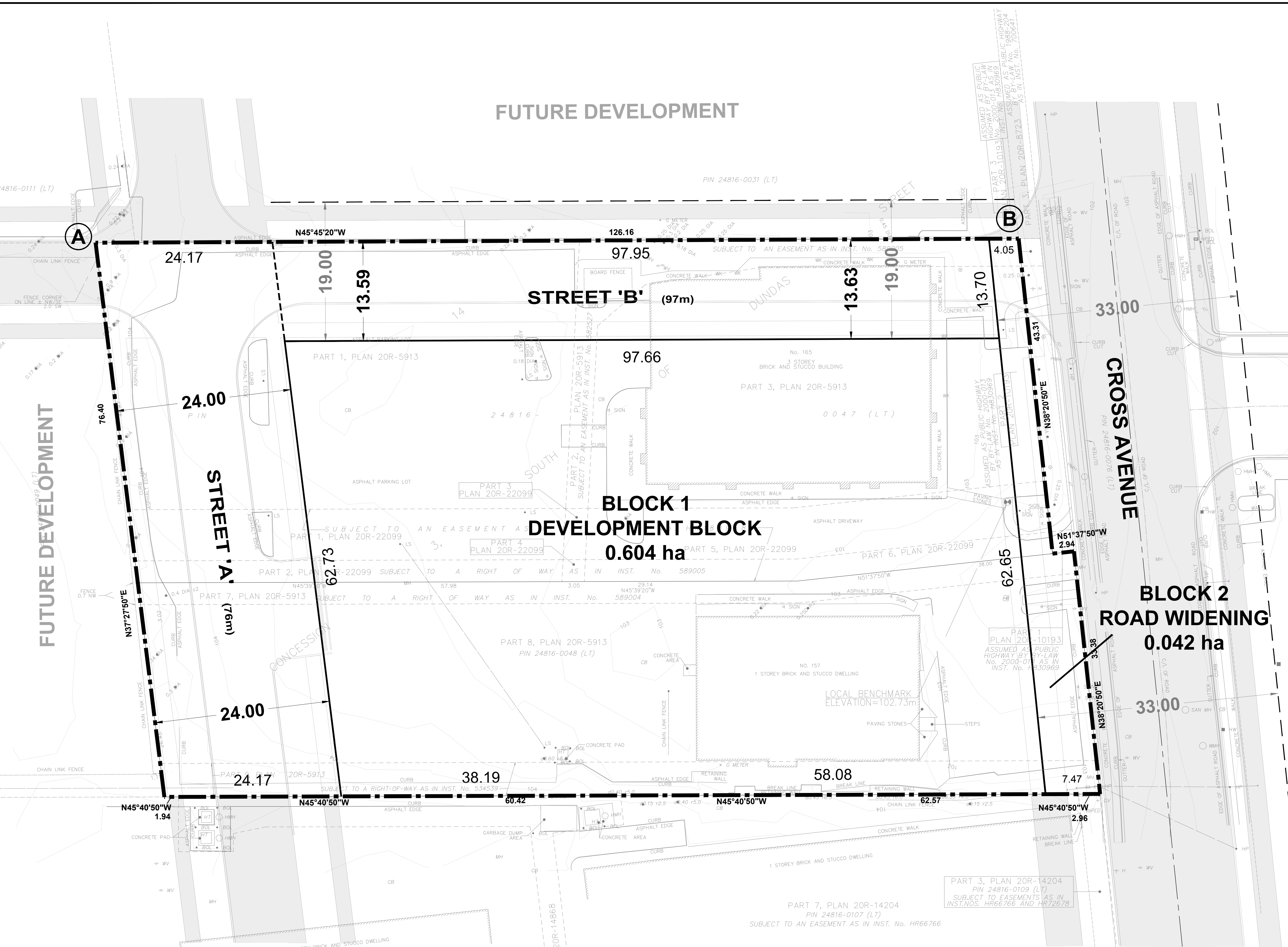
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
 A. B. E. F. G. J. L. - As Shown on Plan
 C. Additional lands owned by the applicant as shown on the key plan.
 D. Development Block, Road Widening, Roads
 H. Piped water to be provided.
 I. Clay loam soil.
 K. Sanitary & storm sewers to be provided.

OWNER'S AUTHORIZATION
 I/we, "CROSS REALTY INCORPORATED" being the registered owner(s) of the subject lands hereby authorize BOUSFIELDS INC. to prepare and submit a draft plan of subdivision for approval.

SURVEYOR'S CERTIFICATE
 I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.
 S.S. Gurnea, C.L.S., J.D. BARNES LIMITED Day Month Year

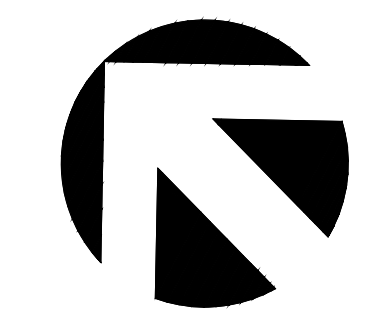
DRAFT PLAN OF PROPOSED SUBDIVISION PART OF LOT 14, CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

Scale: 1 : 250 Date: February 26, 2024 Drawing Number: 23143 - 11dp



INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	606 320.94	4 812 349.18
ORP (B)	606 411.30	4 812 261.17
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FUTURE DEVELOPMENT



BOUSFIELDS INC.
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 Toronto, Ontario M5E 1M2
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