

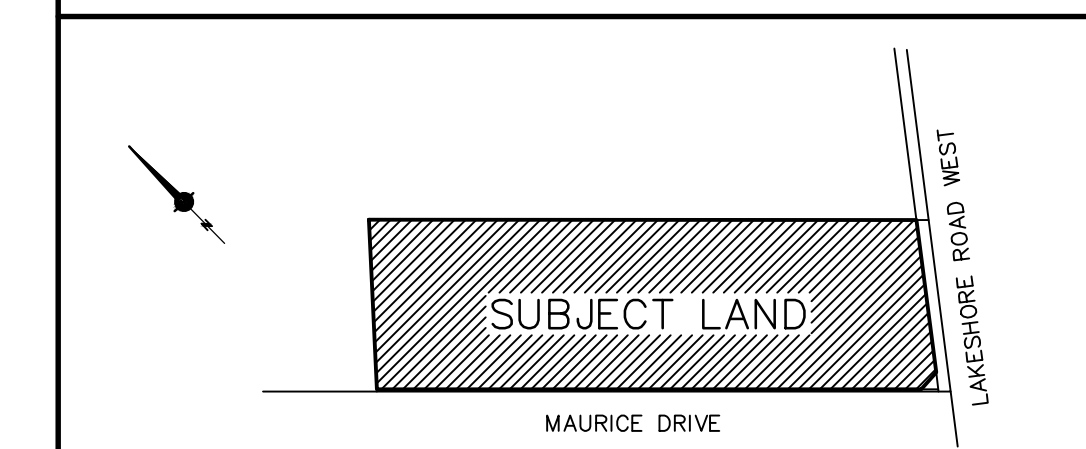
CONDOMINIUM TYPE:  
STANDARD

DRAFT PLAN OF CONDOMINIUM OF  
PART OF LOT 16  
CONCESSION 3  
SOUTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:200

KRCMAR SURVEYORS LTD. 2024

METRIC: DISTANCES AND COORDINATES 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) RESIDENTIAL LOWRISE
- (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) CLAY LOAM
- (J) AS SHOWN ON DRAFT PLAN
- (K) FULLY SERVICED
- (L) AS SHOWN ON DRAFT PLAN

SITE DATA

SITE DATA FROM ARCHITECTURAL SITE PLAN  
SITE AREA = 2919.0  
ITEMS:  
MUNICIPAL ADDRESS: No. 123 MAURICE DRIVE, OAKVILLE  
SITE ZONING:  
BUILDING GFA = 6260.02  
# OF RESIDENTIAL UNITS = 55  
# OF COMMERCIAL UNITS = 1  
LIST PARKING:  
# OF RESIDENTIAL PARKING UNITS = 65 (Including 23 Tandem Parking Spaces, Including 1 Accessible Parking Space)  
# OF VISITOR PARKING SPACES = 6 (Including 2 Accessible Parking Spaces)  
# OF LOCKER UNITS = 55  
TOPOGRAPHIC INFORMATION IS TAKEN FROM PLAN BY LAND SURVEY GROUP DATED MARCH 18, 2019

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
- A.P. DENOTES ACCESSIBLE PARKING SPACE
- E.C. DENOTES ELECTRICAL CLOSET
- ELEV. DENOTES ELEVATOR
- F.H.C. DENOTES FIRE HOSE CABINET
- G.C. DENOTES GARAGE CHUTE
- P.C. DENOTES PLANTER
- R.B.S. DENOTES RESIDENTIAL BICYCLE SPACE
- V. DENOTES VISITOR PARKING
- V.B.S. DENOTES VISITOR BICYCLE SPACE
- VEST. DENOTES VESTIBULE
- DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT

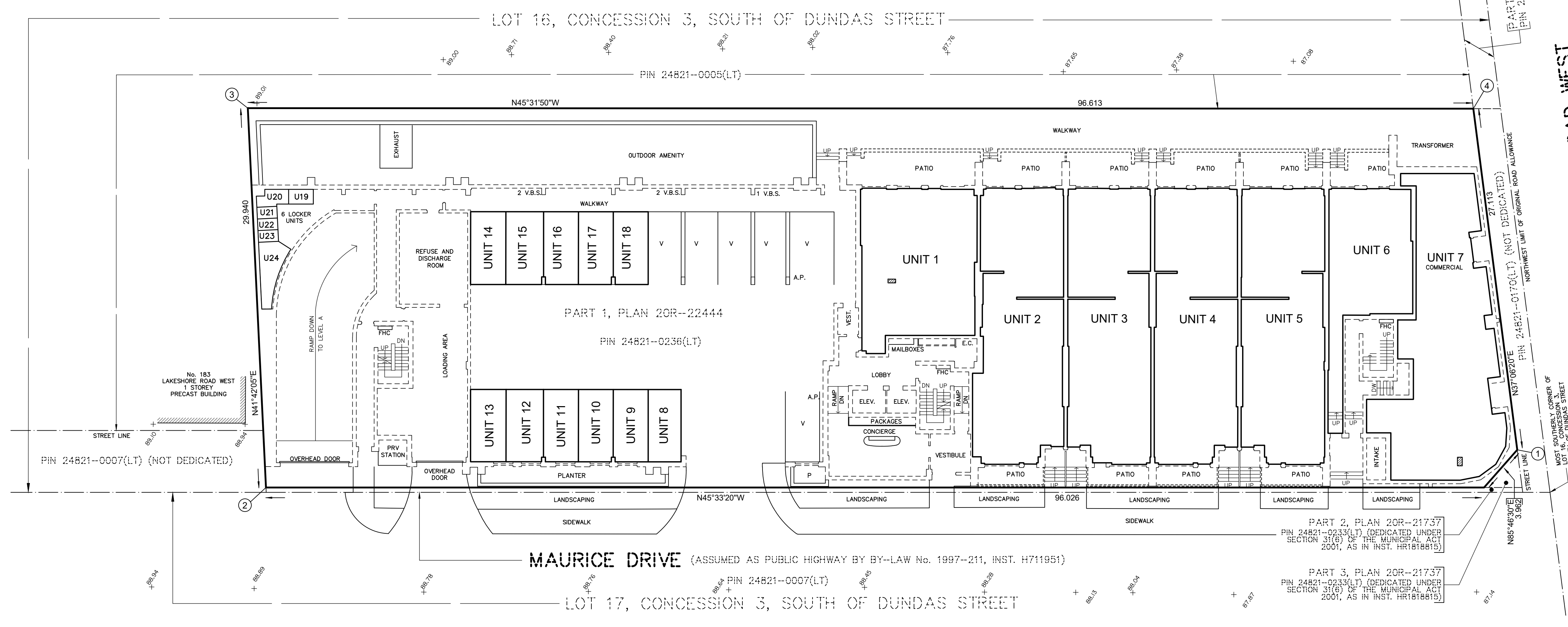
INTEGRATION DATA

6° UTM ZONE 17 COORDINATES  
MAD 83 (CORS/2010) CENTRAL MERIDIAN 81°00' WEST LONGITUDE  
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

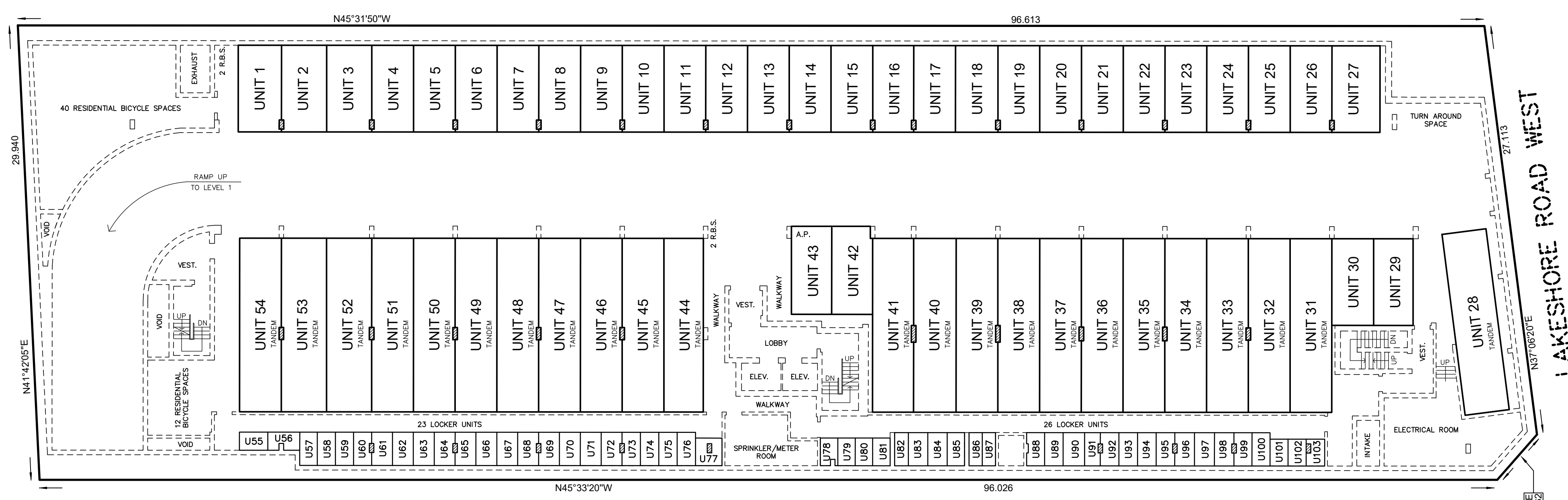
OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
① OUT T (OU)	4 810 213.80	607 023.21
② CP(OU)	4 810 312.86	606 853.08

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 810 176.17	606 993.05
2	4 810 243.10	606 920.55
3	4 810 285.45	606 940.47
4	4 810 197.79	607 009.40

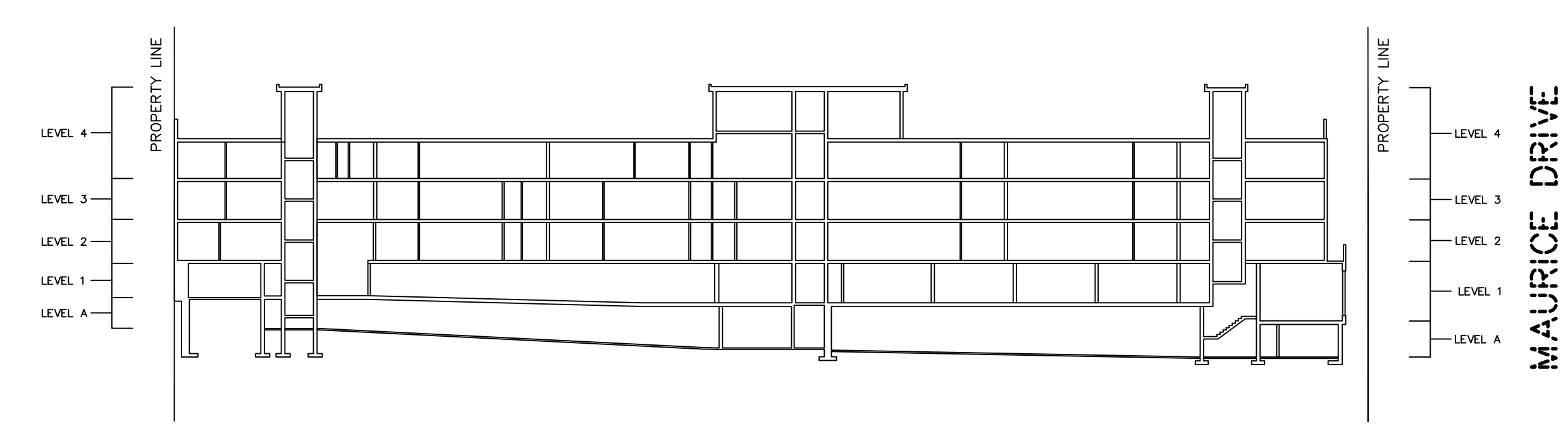
COORDINATE VALUES SHOWN ARE FOR REGISTRATION INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



PLAN VIEW - ILLUSTRATING  
UNITS 1 TO 6 INCLUSIVE (Residential)  
UNIT 7 (Commercial)  
UNITS 8 TO 18 INCLUSIVE (Residential Parking)  
UNITS 19 TO 24 INCLUSIVE (Lockers)  
6 VISITOR PARKING SPACES (Includes 2 Accessible Parking Spaces)  
LEVEL 1



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 54 INCLUSIVE (Residential Parking)(Includes 1 Accessible Parking Space)  
UNITS 55 TO 103 INCLUSIVE (Lockers)  
LEVEL A



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

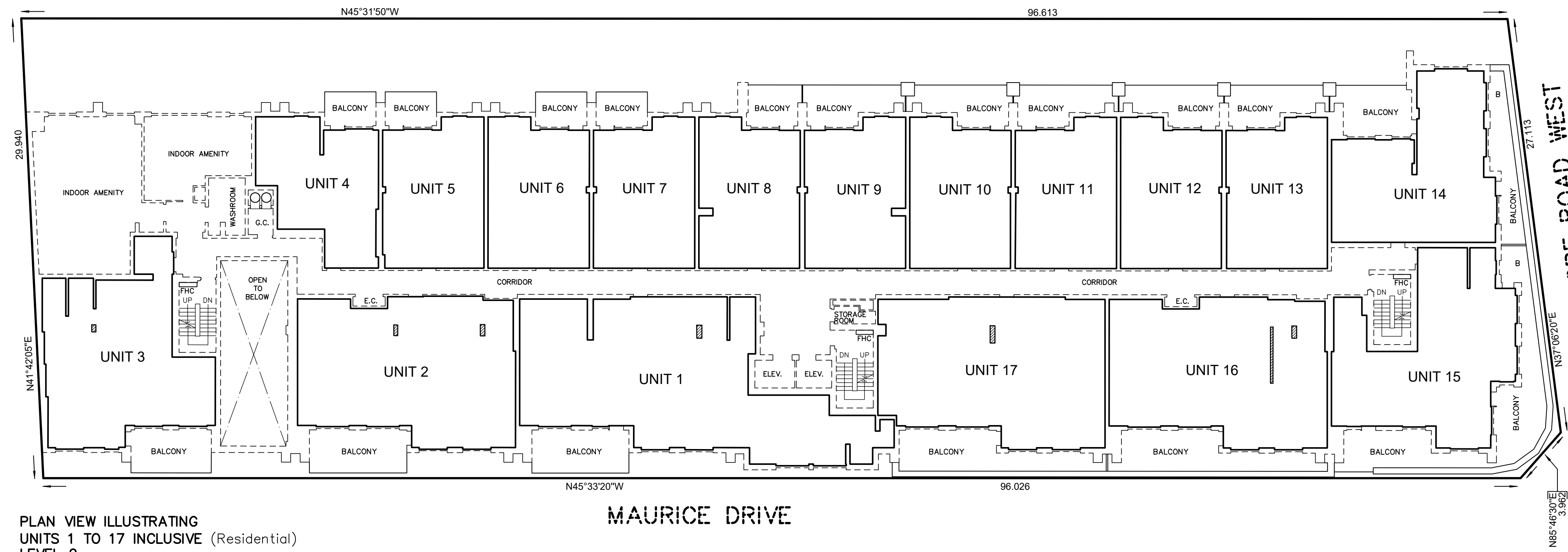
OWNER'S CERTIFICATE  
I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS CONDOMINIUM DRAFT PLAN FOR APPROVAL.  
DECLARANT: 123 MAURICE DEVELOPMENTS LTD.

DATE: March 25, 2024  
RAM DINARY - A.S.O.  
I HAVE AUTHORITY TO BIND THE CORPORATION

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.

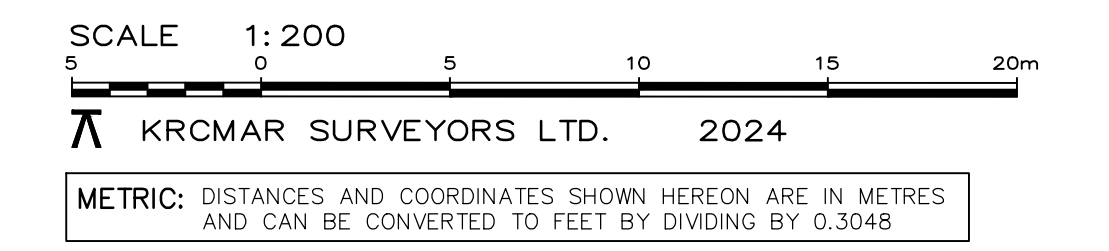
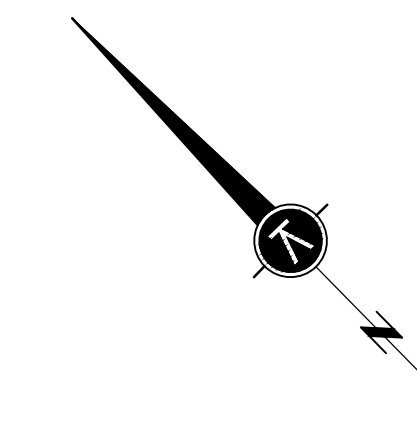
DATE: February 27, 2024  
MAJJA KRCMAR  
ONTARIO LAND SURVEYOR

MUNICIPAL ADDRESS: No. 123 MAURICE DRIVE, TOWN OF OAKVILLE	FIELD:	DRAWN: J.Y.	CHECKED: C.T./M.K.	JOB NO: 20-110
DATE: 20-11-02/01	PLOT INFO: 15-45-20/04/2024	WORK ORDER NO: 53732		
1137 Centre Street, Thornhill, ON L4J 3M6   905.738.0693   F 905.738.9221   www.krcmar.ca				
PLAN AVAILABLE AT <a href="http://www.ProtectYourBoundaries.ca">www.ProtectYourBoundaries.ca</a>				



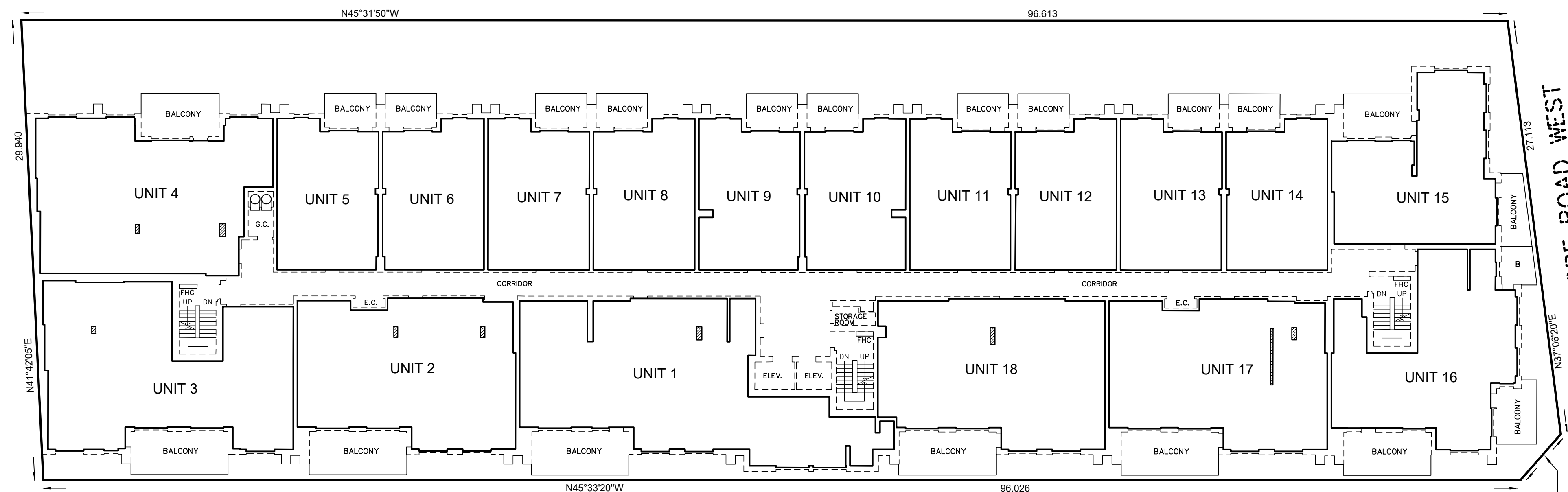
PLAN VIEW ILLUSTRATING UNITS 1 TO 17 INCLUSIVE (Residential) LEVEL 2

MAURICE DRIVE



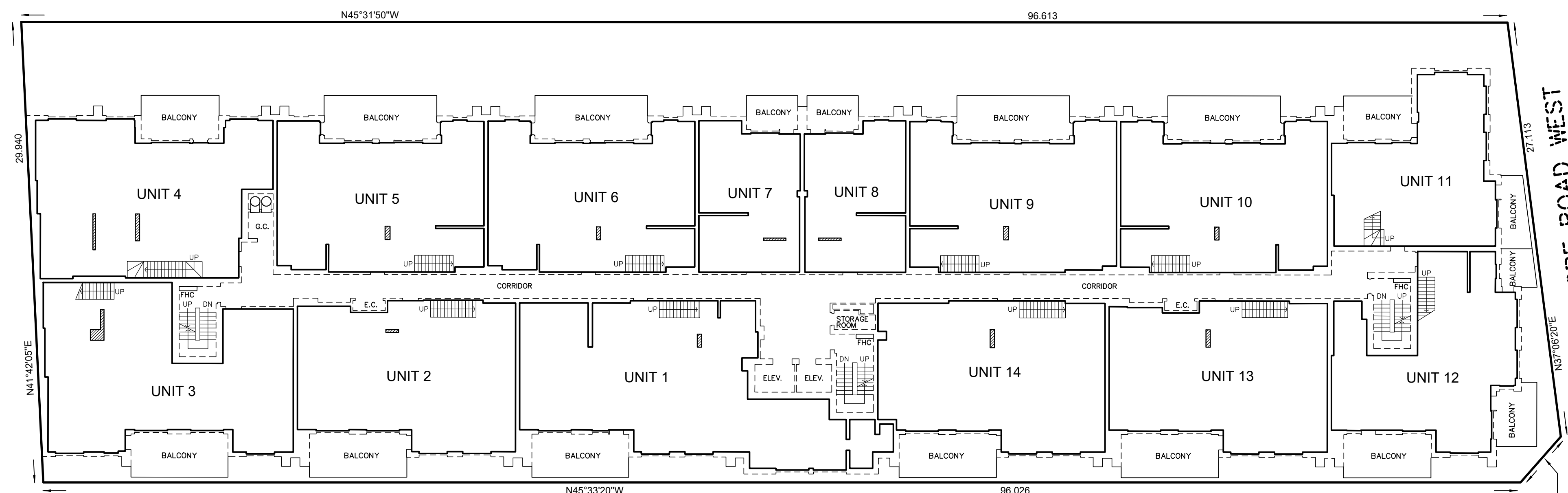
NOTES AND LEGEND

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- DENOTES FACE OF STRUCTURE
- UP DENOTES STAIRS UP
- DN DENOTES STAIRS DOWN
- B DENOTES BALCONY
- E.C. DENOTES ELECTRICAL CLOSET
- ELEV. DENOTES ELEVATOR
- FHC DENOTES FIRE HOSE CABINET
- G.C. DENOTES GARBAGE CHUTE
- (U.P.) DENOTES UPPER PORTION
- DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT



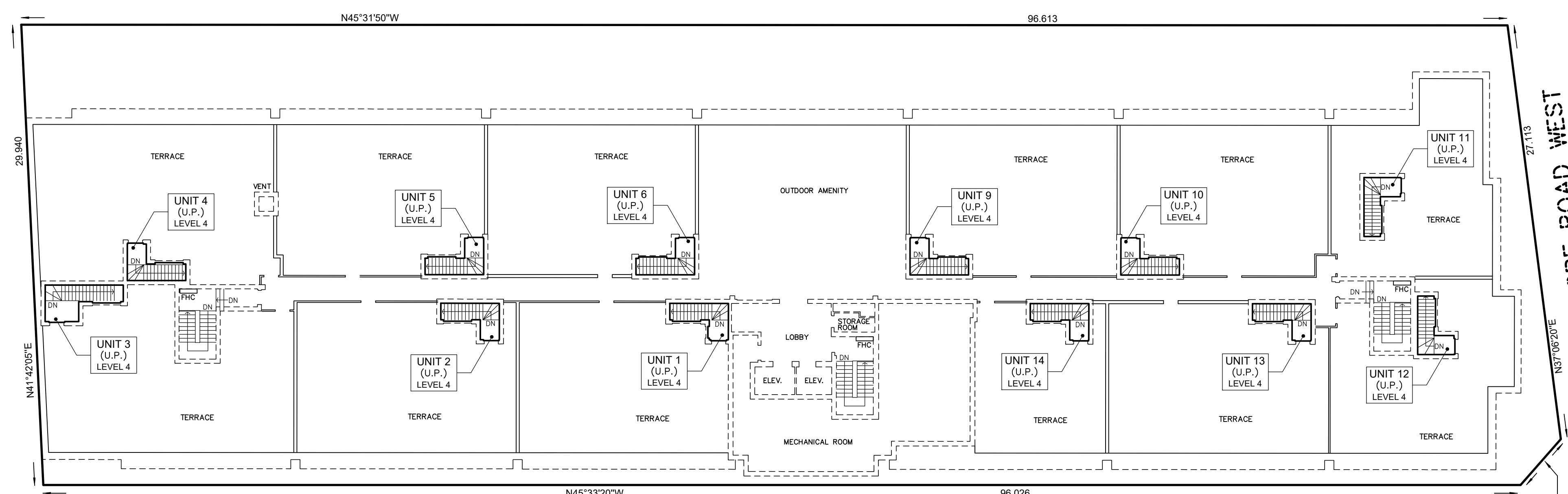
PLAN VIEW ILLUSTRATING UNITS 1 TO 18 INCLUSIVE (Residential) LEVEL 3

MAURICE DRIVE



PLAN VIEW ILLUSTRATING UNITS 1 TO 14 INCLUSIVE (Residential) LEVEL 4

MAURICE DRIVE



PLAN VIEW ILLUSTRATING UPPER PORTIONS OF UNITS 1 TO 6 INCLUSIVE, 9 TO 14 INCLUSIVE, LEVEL 4 (Residential)

MAURICE DRIVE

MUNICIPAL ADDRESS: No. 123 MAURICE DRIVE, TOWN OF OAKVILLE			
FIELD:	DRAWN: J.Y.	CHECKED: C.T.M.K.	JOB NO: 20-110
DWG NAME: 20-110DC01	PLDT INFO: 15-45-20/Feb/2024	WORK ORDER NO: 33732	
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca			
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