

DRAFT PLAN OF CONDOMINIUM OF
BLOCKS 5 AND 6
REGISTERED PLAN M-246
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 300 METRES
0 1 2 3 4 5 10 20

DISTANCE NOTES – METRIC
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

INFORMATION REQUIRED BY SECTION 51
OF THE PLANNING ACT

- (a) AS SHOWN ON DRAFT PLAN
(b) AS SHOWN ON DRAFT PLAN
(c) AS SHOWN ON DRAFT PLAN
(d) COMMERCIAL
(e) AS SHOWN ON DRAFT PLAN
(f) AS SHOWN ON DRAFT PLAN
(g) AS SHOWN ON DRAFT PLAN
(h) MUNICIPAL WATER SUPPLY
(i) CLAY
(j) AS SHOWN ON DRAFT PLAN
(k) STORM AND SANITARY SEWERS
(l) AS SHOWN ON DRAFT PLAN

UNIT DEFINITIONS

THE MONUMENTS CONTROLLING THE EXTENT LOCATION OF THE
UNITS ARE THE WALLS, THE FLOORS AND THE CEILINGS AS MORE
PARTICULARLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION
THE AREA WITHIN THE BOUNDARIES NOT DESIGNATED AS UNITS
IS THE COMMON ELEMENT.

- ① DENOTES BACKSIDE SURFACE OF DRYWALL
② DENOTES UNFINISHED INTERIOR SURFACE OF EXTERIOR DOORS,
DOOR & WINDOW FRAMES AND UNITS SURFACES
OF ALL GLASS PANELS LOCATED WITHIN
③ DENOTES UNFINISHED UPPER SURFACE OF CONCRETE SLAB
④ DENOTES UNFINISHED LOWER SURFACE AND PLANE OF STEEL
WEB JOISTS
⑤ DENOTES CENTRELINE OF COLUMNS
⑥ DENOTES FINISHED EXTERIOR SURFACE OF BUILDING
⑦ DENOTES VERTICAL PLANE DEFINED BY DIMENSION
⑧ DENOTES HORIZONTAL PLANE DEFINED BY DIMENSION

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE REFERRED
TO THE NORTHERLY LIMIT OF NORTH SERVICE ROAD WEST, HAVING
A BEARING OF N60°00'35"E AS SHOWN ON PLAN OF SURVEY BY
ERTL-HUNT SURVEYORS DATED JULY 19, 2023

ELEVATIONS

ELEVATIONS ARE GEODETIC AND REFERRED TO COSINE
BENCHMARK O.B.M. 251 AND HAVING A GEODETIC
ELEVATION OF 118.729m METRES.

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 AND CORRECTLY SHOWN.

JULY 16, 2024
Date Kevin Ertl
Ontario Land Surveyor

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE ERTL-HUNT SURVEYORS, O.L.S. TO PREPARE
AND SUBMIT THIS CONDOMINIUM DRAFT PLAN TO THE PLANNING
DEPARTMENT OF THE CITY OF TORONTO

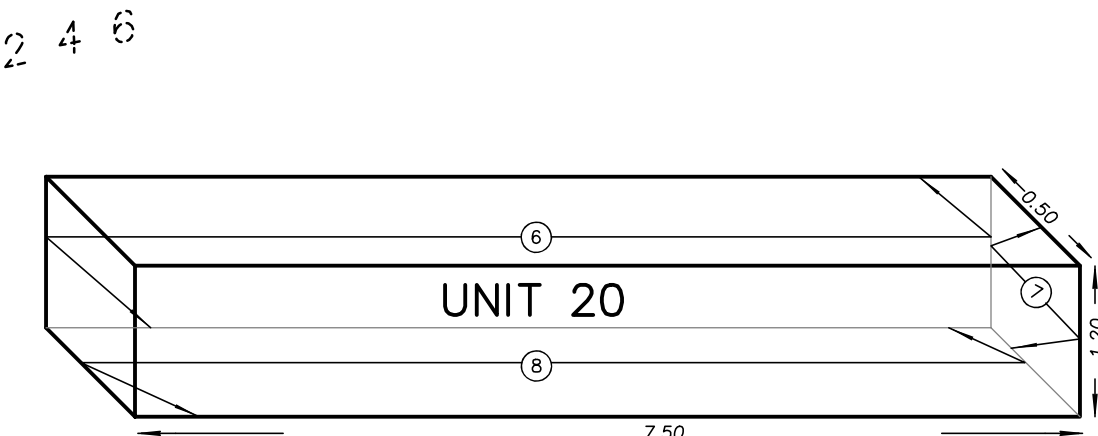
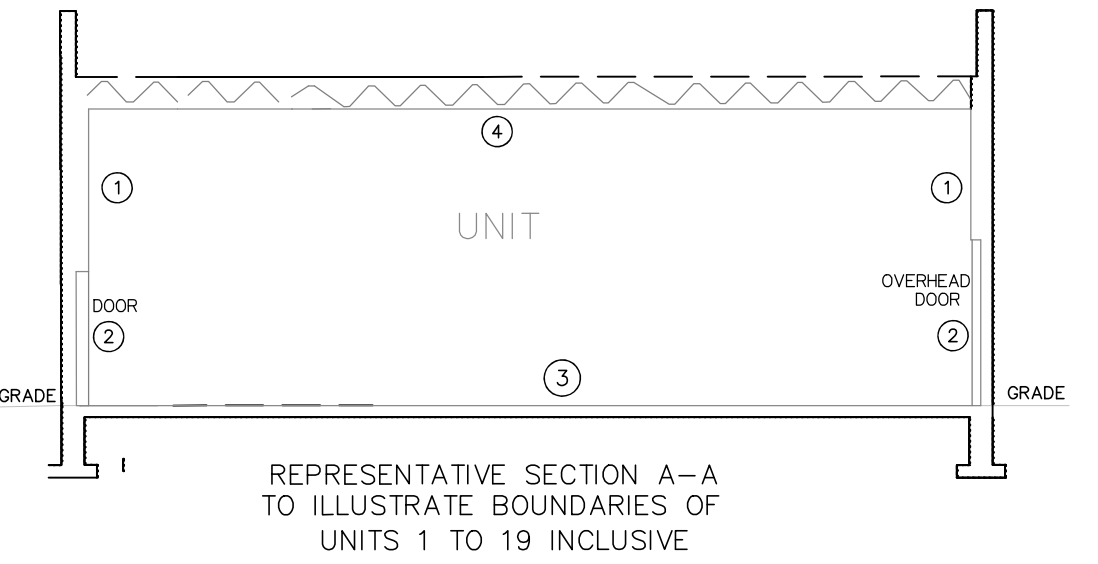
REGENCY MANAGEMENT INC.

Date EVAN DAI – PRESIDENT
I HAVE THE AUTHORITY
TO BIND THE CORPORATION



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF, CGL DRAWN BY: KEALE, PLOT DATE: JULY 16, 2024
FILE NAME: A-039946-PROP-V12 (copies available at ProtectYourBoundaries.ca)



UNIT 20 WILL BE USED FOR BUILDING BRANDING. ANY UNIT OWNER
WITHIN THE CONDOMINIUM MAY LEASE THE SPACE TO DISPLAY THEIR
COMPANY NAME AND/OR LOGO

SITE DATA

1155 NORTH SERVICE ROAD WEST

LOT AREA 22026.2 Sq. m
COMMERCIAL UNITS 3 UNITS
LEVEL 1 20 UNITS
MEDICAL OFFICE: 7 UNITS
WAREHOUSE: 1 UNIT
BUSINESS OFFICE: 1 UNIT
SPORTS FACILITY: 1 UNIT
SIGN:

GROSS FLOOR AREA: 7,467.92 SQ.M.
NET FLOOR AREA: 7,050.75 SQ.M.
PROVIDED PARKING 181 SPACES
PARKING FREE 174 SPACES
BARRIER FREE 7 SPACES
BICYCLE PARKING 10 SPACES

SPACES NOT INCLUDED IN THE PARKING COUNT
LOADING SPACES AT MTO 14M SETBACK 41 SPACES
(SHOWN IN YELLOW)

LEGEND

- DENOTES UNIT BOUNDARY
— DENOTES WALL
— DENOTES EXCLUSIVE USE
— DENOTES CORRIDOR
— DENOTES HATCH
— DENOTES CATCH BASIN
— AN DENOTES ANCHOR POINT
— POU DENOTES ANCHOR POLE
— POLP DENOTES LIGHT POST
— POLS DENOTES LIGHT STANDARD
— POU DENOTES UTILITY POLE
— TB DENOTES TERMINAL BOX
— WK DENOTES WATER KEY
— FH DENOTES FIRE HYDRANT