

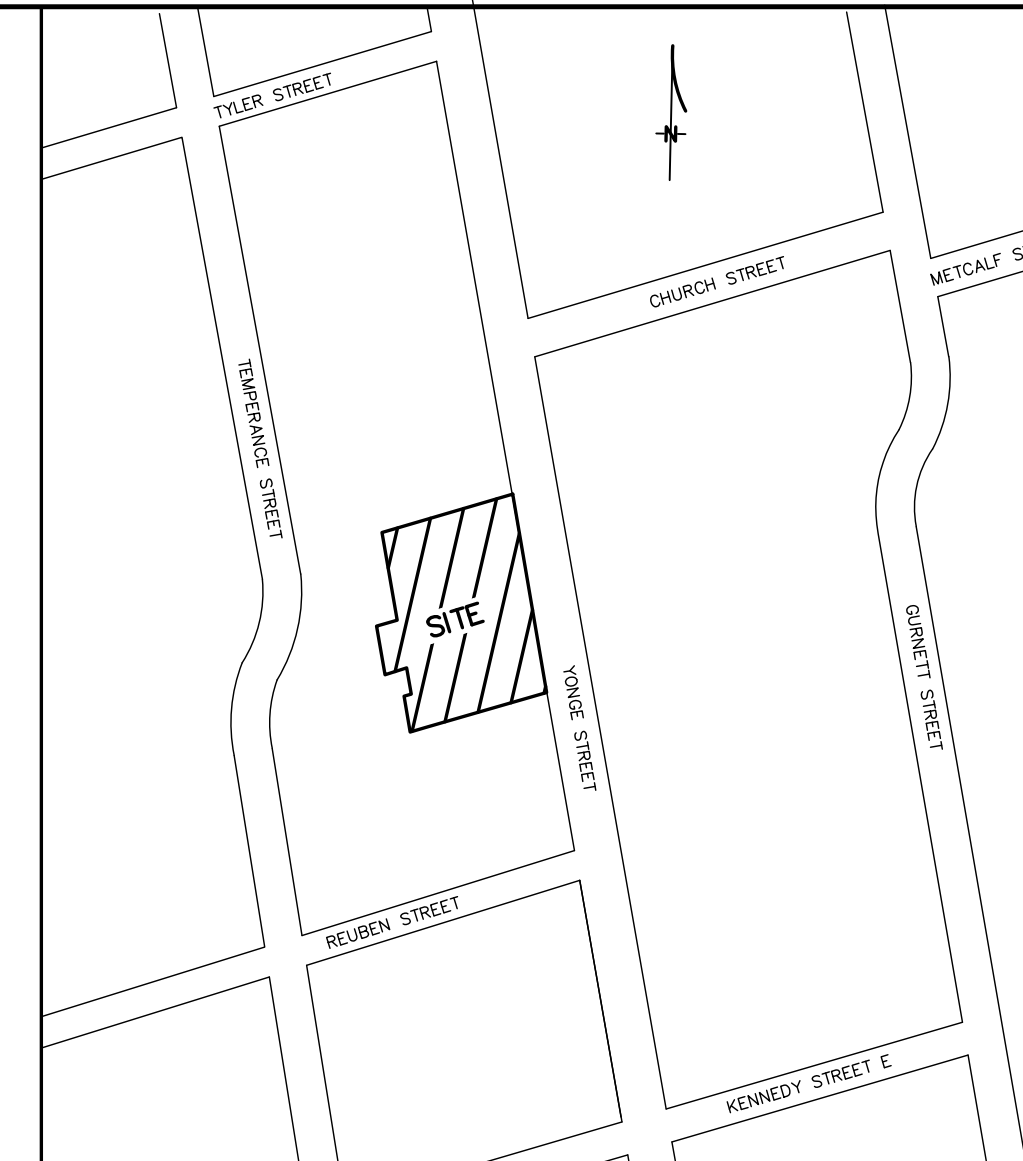
DRAFT PLAN OF STANDARD CONDOMINIUM OF
PART OF LOTS 1 AND 2
REGISTERED PLAN 9 AND
LOTS 51 AND 52
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SHEET 1 OF 2 SHEETS

SCALE 1:200
10m 5m 0 10m 20m

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.



KEYPLAN (NOT TO SCALE)

NOTES

- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- UP DENOTES STEPS UP
- DN DENOTES STEPS DOWN
- ST DENOTES STAIRS
- RT DENOTES ROOFTOP TERRACE
- JB DENOTES JULIET BALCONY
- P DENOTES EXCLUSIVE USE PORCH AND EXTERIOR STAIRS
- E.C. DENOTES ELECTRICAL CLOSET
- LBA DENOTES LINE OF BUILDING ABOVE
- V DENOTES VISITOR PARKING
- MECH. DENOTES MECHANICAL

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

- (b) SEE PLAN
- (c) SEE KEY PLAN
- (d) RESIDENTIAL
- (e) SEE PLAN
- (f) SEE PLAN
- (g) SEE PLAN
- (h) PIPED WATER
- (i) SEE SOILS REPORT
- (j) SEE APPROVED SITE AND GRADING PLAN
- (k) FULLY SERVICED
- (l) THE SITE IS COMPRISED OF A RESIDENTIAL CONDOMINIUM (PHASE 1 AND PHASE 2) AND FREEHOLD COMMERCIAL COMPONENTS. EASEMENTS AND RECIPROCAL AGREEMENTS SHALL BE ENTERED INTO FOR PURPOSES OF ACCESS, SERVICING, MAINTENANCE, SUPPORT AND COST OF SHARING BETWEEN THE CONDOMINIUM PHASES AND COMMERCIAL COMPONENT.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B USING CANNET REAL TIME NETWORK (RTN) OBSERVATIONS, 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.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP (B)	4872503.42	622890.08
ORP (C)	4872519.59	622940.91
RTN/20120110002	4872129.55	623879.33
PRS732850599383		

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999755.

LAND USE

SITE AREA:	0.399 (HA)
PARKING PROVIDED:	
RESIDENTIAL PARKING:	49 (49 UNDERGROUND, 4 AT SURFACE)
VISITORS PARKING:	1 SPACE (AT SURFACE)
TOTAL PARKING PROVIDED:	54 SPACES
TOTAL RESIDENTIAL UNITS:	53 UNITS
BIKE STORAGE:	12 SPACES
LANDSCAPED AREA:	
HARD-SCAPING:	1604.3 SQM
SOFT-SCAPING:	856.6 SQM

ALL LAND USE INFORMATION ARE PROVIDED BY RAW DESIGN INC. (RECEIVED ON 11 AUGUST, 2022).

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 _____, 2023

Y. WAHBA
ONTARIO LAND SURVEYOR

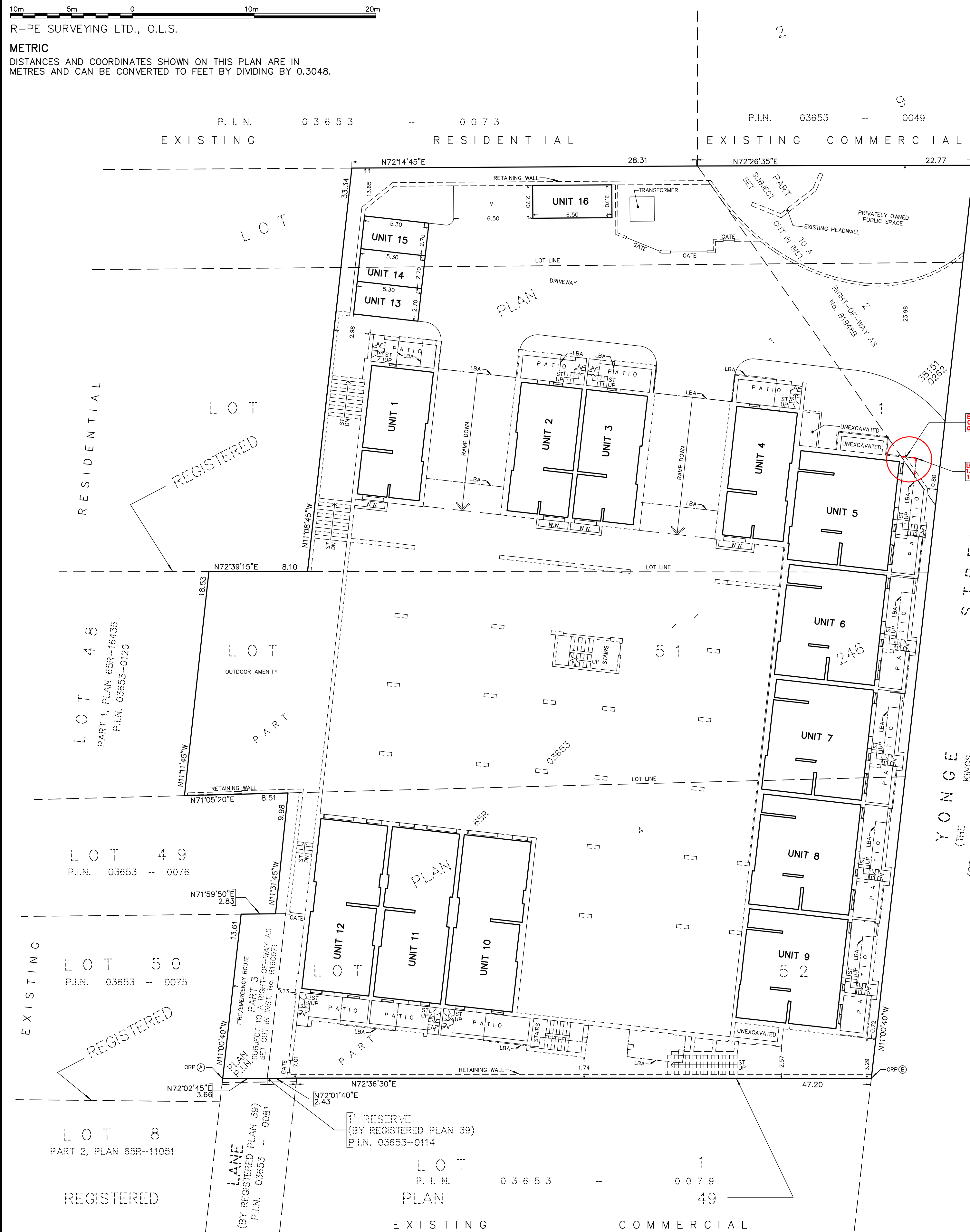
OWNER'S CERTIFICATE

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

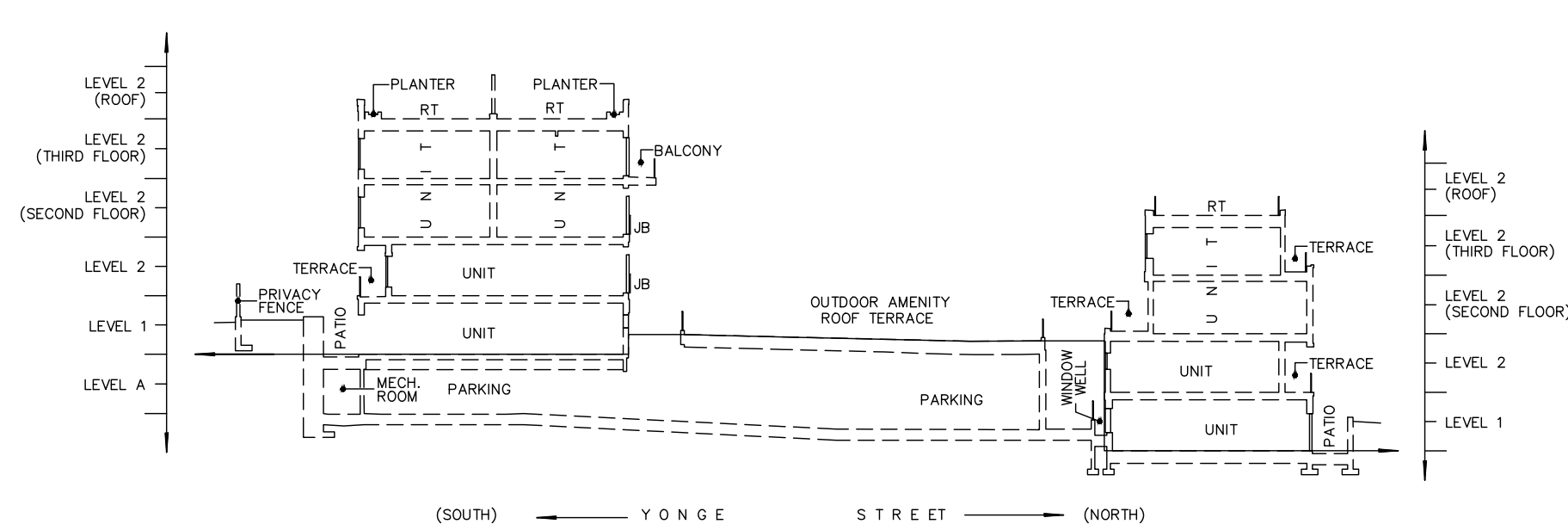
SILHOUETTE AURORA INC.

DATE _____, 2023

DANNY DI MEO
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION



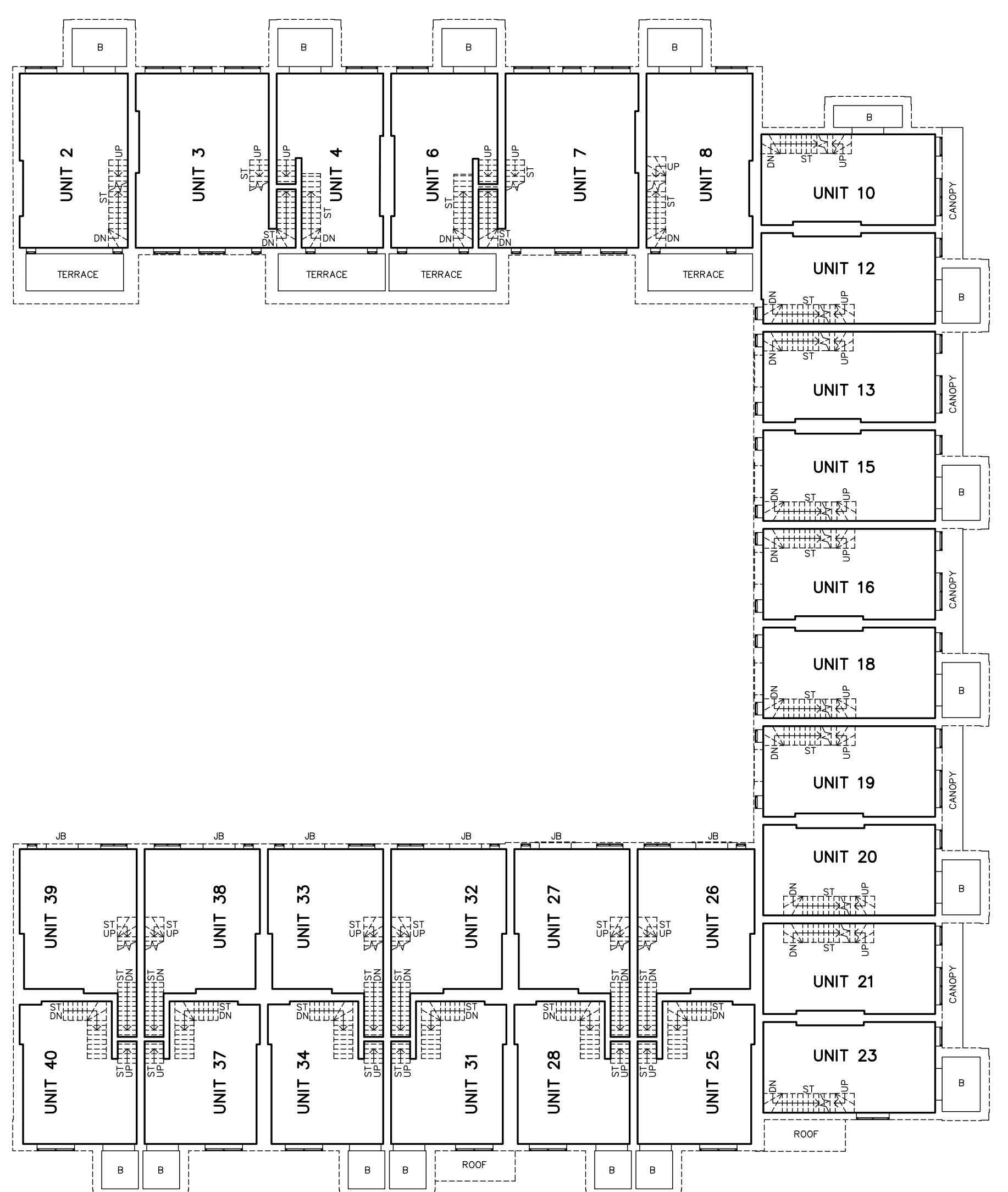
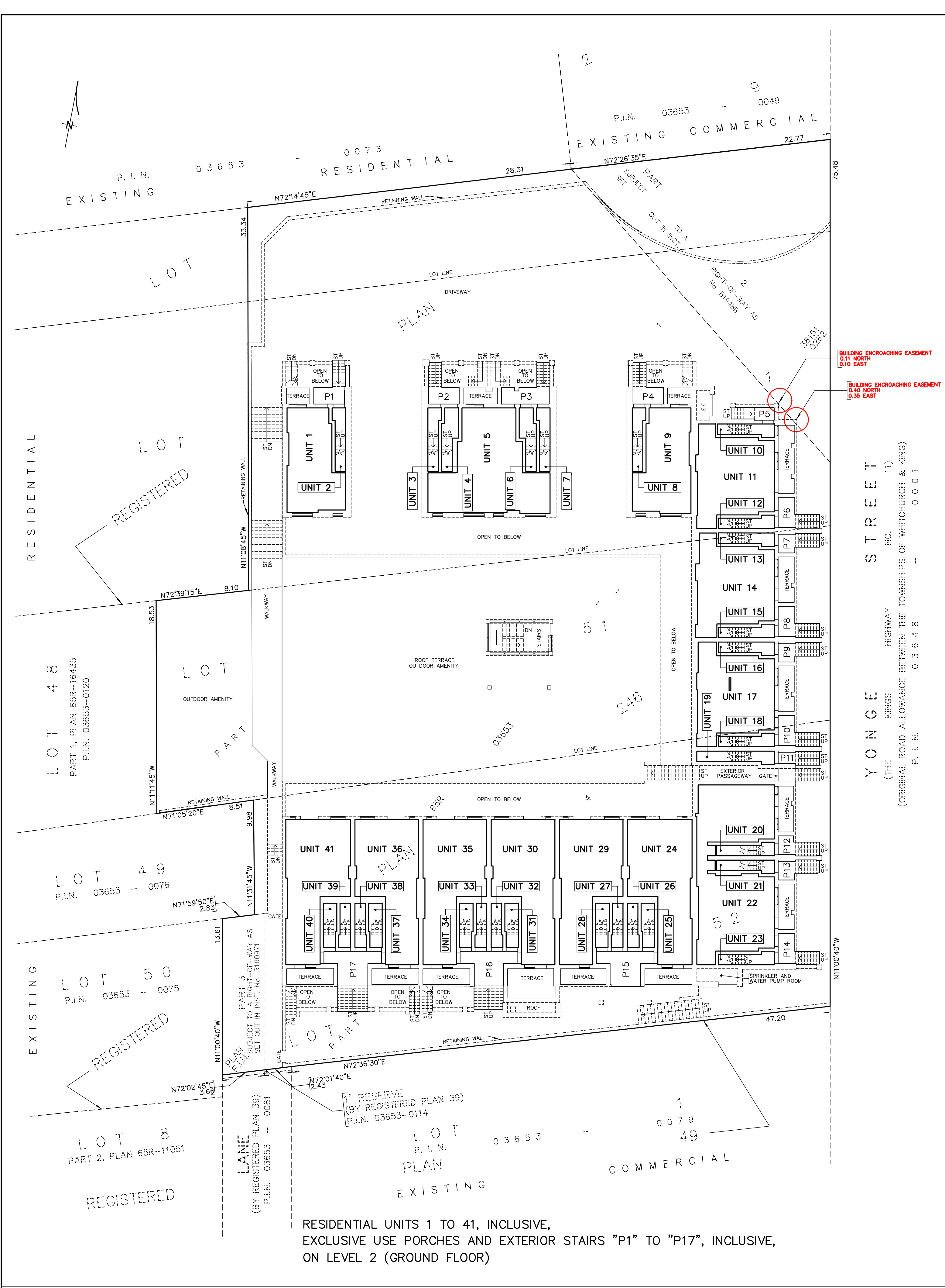
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
PARKING UNITS 13 TO 16, INCLUSIVE,
ON LEVEL 1



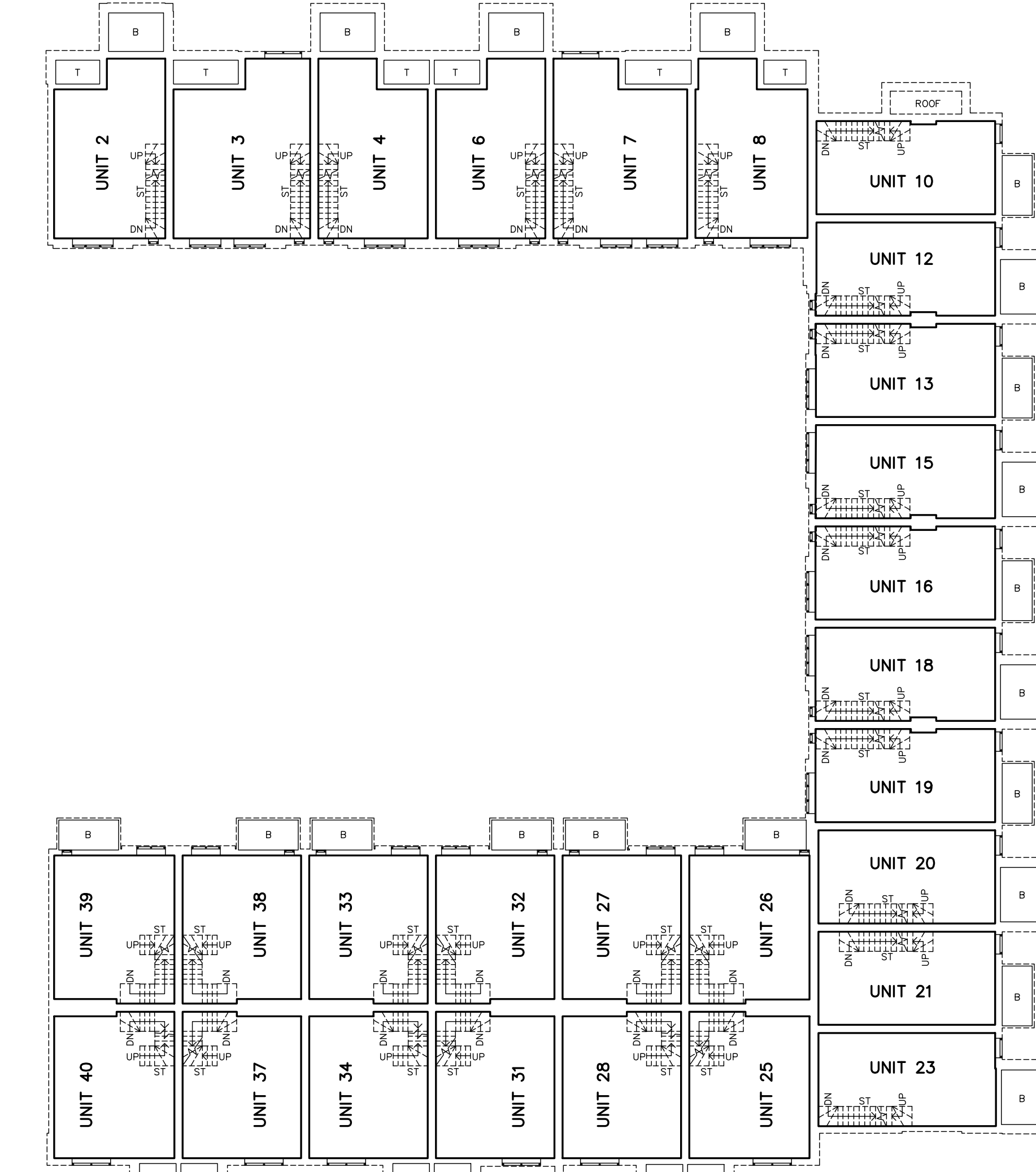
SECTION TO ILLUSTRATE THE VERTICAL RELATIONSHIP BETWEEN LEVELS (NOT TO SCALE)

TOWN OF AURORA APPROVED
DATE: Nov. 29, 2023
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

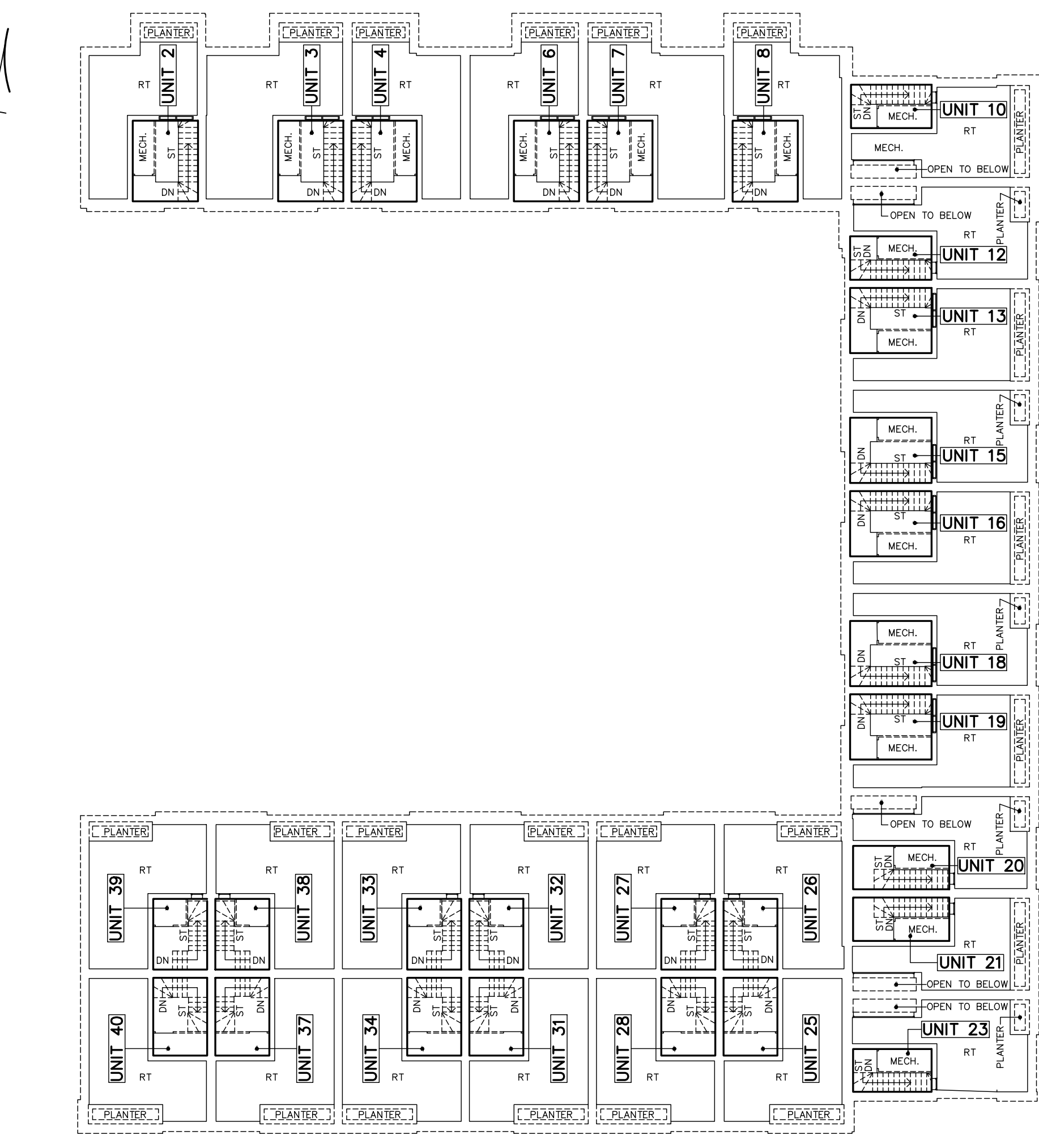
rpe R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
Tel: (905) 264-0381 Fax: (905) 264-2099
Website: www.r-pe.ca
DRAWN: B.P. CHECKED: Y.W.
JOB No. 22-020
CAD FILE No. 18-277DR-PL1



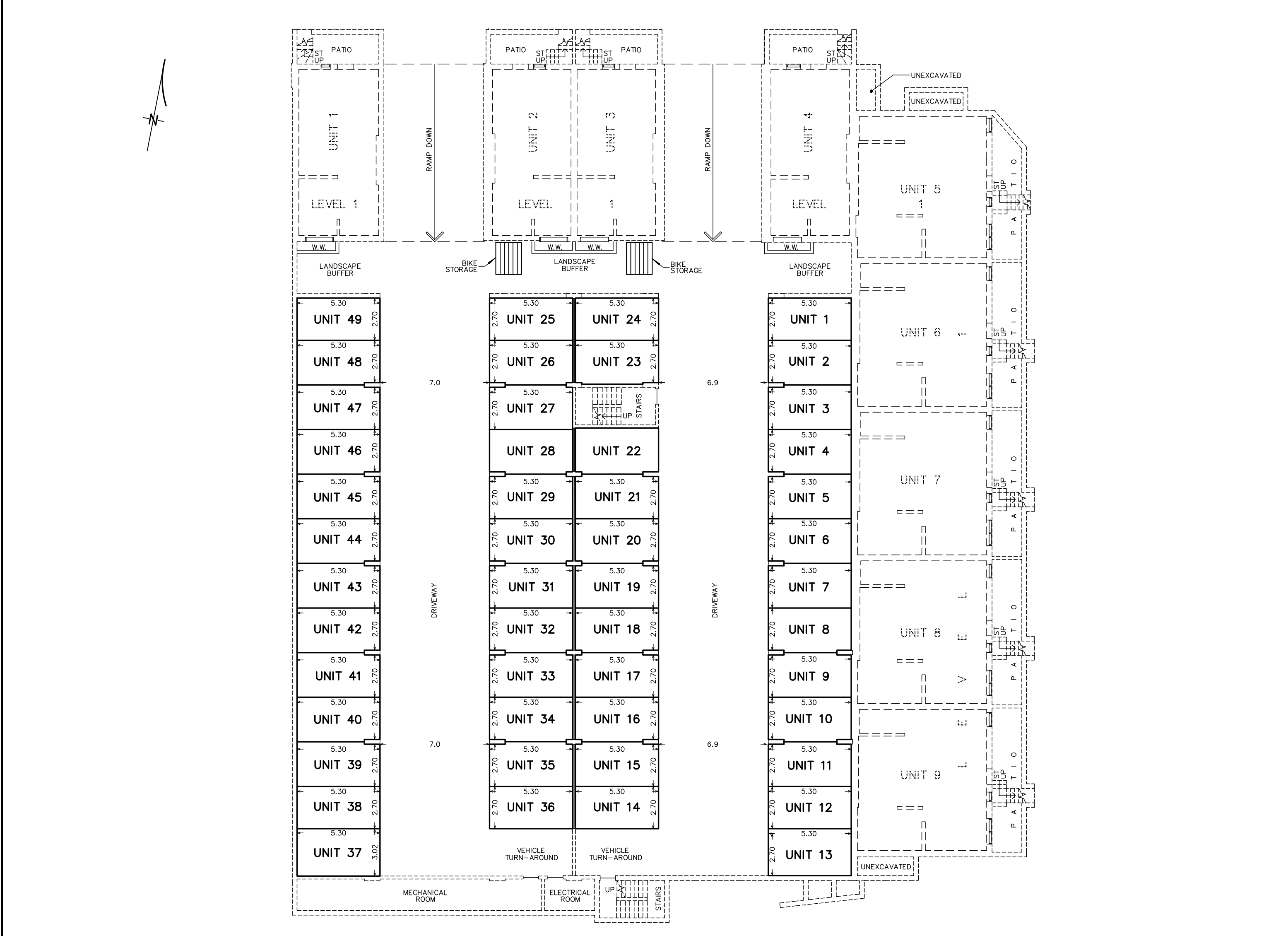
EXTENT OF RESIDENTIAL UNITS 2, 3, 4, 6, 7, 8, 10, 12, 13, 15, 16, 18, 19, 20, 21, 23, 25, 26, 27, 28, 31, 32, 33, 34, 37, 38, 39 AND 40 ON LEVEL 2 (SECOND FLOOR)



EXTENT OF RESIDENTIAL UNITS 2, 3, 4, 6, 8, 10, 12, 13, 15, 16, 18, 19, 20, 21, 23, 25, 26, 27, 28, 31, 32, 33, 34, 37, 38, 39, AND 40 ON LEVEL 2 (THIRD FLOOR)



EXTENT OF RESIDENTIAL UNITS 2, 3, 4, 6, 7, 8, 10, 12, 13, 15, 16, 18, 19, 20, 21, 23, 25, 26, 27, 28, 31, 32, 33, 34, 37, 38, 39, AND 40 ON LEVEL 2 (ROOF)



PARKING UNITS 1 TO 49, INCLUSIVE, ON LEVEL A

TOWN OF AURORA APPROVED
 DATE: Nov. 29, 2023
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES