

PLAN M-188

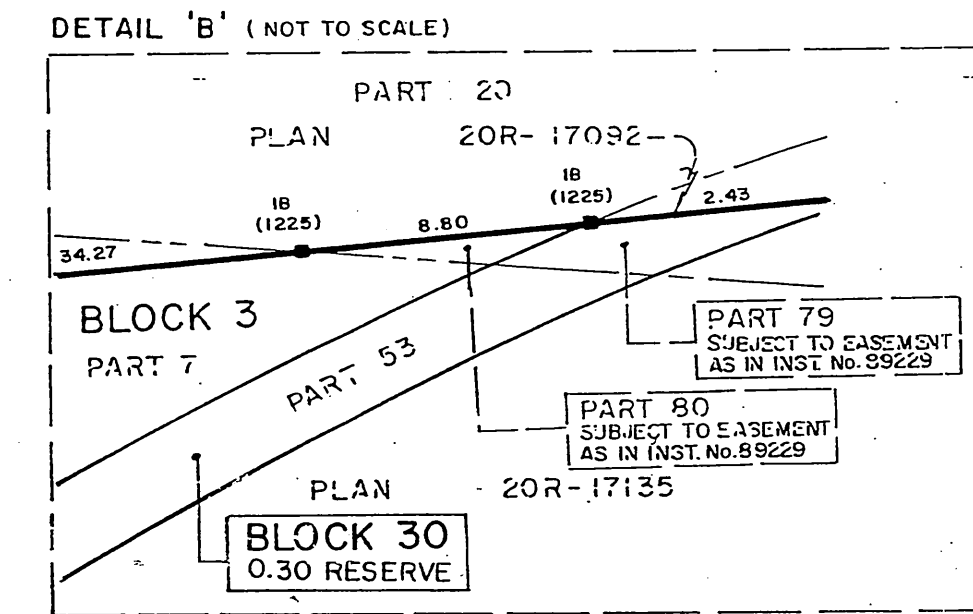
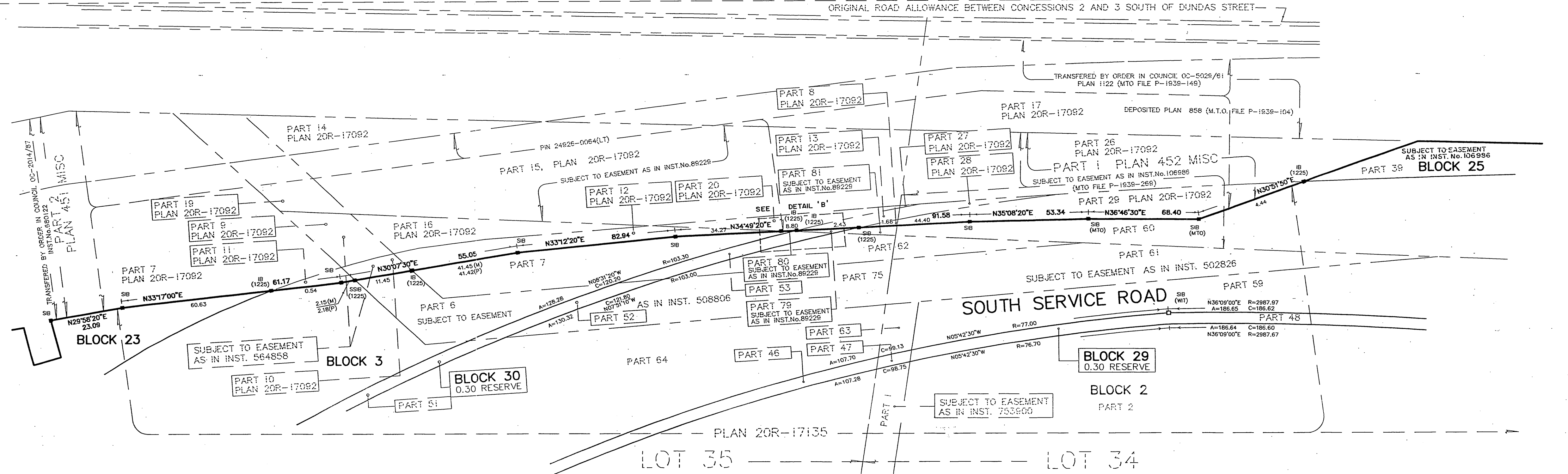
REGISTERED

HARVESTER ROAD
(FORMERLY FAIRVIEW STREET)
(BY REGISTERED PLAN M-188)

LOT 12

LOT 18

DETAIL 'A' (NOT TO SCALE)



This plan is approved by the Ontario
Municipal Board pursuant to section
57(2) of the Planning Act, R.S.O.
1990, c. 23
Dated this 21 day of May, 2007

MUNICIPAL APPROVAL 24T - 03006
APPROVED UNDER SECTION 51 OF THE PLANNING ACT,
R.S.O. 1990, c. 23, AS AMENDED, BY THE DIRECTOR OF PLANNING
SERVICES OF THE TOWN OF OAKVILLE

PETER CHATFIELD, RPP, MCRP
DIRECTOR OF PLANNING SERVICES
COURTESY GRANTED BY BY-LAW 1998-272 AS AMENDED

PLAN OF SUBDIVISION OF
PART OF LOTS 34 AND 35
CONCESSION 3
SOUTH OF DUNDAS STREET
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
REGIONAL MUNICIPALITY OF HALTON

SCALE 1: 1500
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC

PLAN 20M-1005
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE
LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF HALTON (No. 20)
AT 10:25 O'CLOCK ON THE 21 DAY OF
MAY 2007 AND ENTERED IN THE PARCEL
REGISTER FOR PROPERTY IDENTIFIERS
24T-03006-0152
AND THE
REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT No. 172-14-03
Cathy Jefferson
ASST. Deputy Land Registrar

THIS PLAN COMPREHENDS ALL OF PIN 24858-0152(LT)
SUBJECT TO EASEMENT OVER PARTS 3, 13, 36, 41, 45, 49,
56 AND 65 PLAN 20R-17135 AS IN INST. NO. 50286,
AFFECTS PART OF BLOCKS 2, 5 AND 25, PART OF BLOCK 30
(0.30 RESERVE) AND PART OF SOUTH SERVICE ROAD
AND WYECROFT ROAD.
SUBJECT TO EASEMENT OVER PARTS 29, 60 AND 61, PLAN 20R-17135
AS IN INST. NO. 50286, AFFECTS PART OF BLOCK 30
(0.30 RESERVE) AND PART OF SOUTH SERVICE ROAD.
SUBJECT TO EASEMENT OVER PARTS 30, 31 AND 72, PLAN 20R-17135
AS IN INST. NO. 10086, AFFECTS PART OF BLOCK 30
(0.30 RESERVE) AND PART OF SOUTH SERVICE ROAD.
SUBJECT TO EASEMENT OVER PARTS 61, PLAN 20R-17135 AS IN INST. NO.
50286, AFFECTS PART OF SOUTH SERVICE ROAD.
SUBJECT TO EASEMENT OVER PARTS 53 AND 75, PLAN 20R-17135
AS IN INST. NO. 50286, AFFECTS PART OF BLOCK 30, PART OF
BLOCK 30 (0.30 RESERVE) AND PART OF SOUTH SERVICE ROAD.
SUBJECT TO EASEMENT OVER PARTS 1, 47 AND 63, PLAN 20R-17135
AS IN INST. NO. 75500, AFFECTS PART OF BLOCK 2, PART OF
BLOCK 29 (0.30 RESERVE) AND PART OF SOUTH SERVICE ROAD.
SUBJECT TO EASEMENT OVER PARTS 5, 16, 23, 26, 34, 36 AND 56
PLAN 20R-17135 AS IN INST. NO. 10086, AFFECTS
BLOCK 26 (STREET WIDENING), BLOCK 33 (0.30 RESERVE)
AND PART OF BLOCKS 4, 10, 13, 16 AND 22.
SUBJECT TO EASEMENT OVER PARTS 11, 71 AND 74, PLAN 20R-17135
AS IN INST. NO. 10086, AFFECTS PART OF BLOCKS 5 AND 12.

NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE
ONTARIO COORDINATE SYSTEM HORIZONTAL CONTROL MONUMENTS
0439880000 (N 4805433.401 E 600735.762)
0439890046 (N 4805054.452 E 600108.366)
0439900027 (N 4805834.401 E 600316.536)
AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE
ZONE 17 UTM.

ALL FENCED MONUMENTS ARE MINISTRY OF TRANSPORTATION
OF ONTARIO (MTO) UNLESS NOTED OTHERWISE
LIMITS ARE NOT FENCED UNLESS NOTED ON FACE OF PLAN

LEGEND

DB DENOTES MONUMENT FOUND
SB DENOTES STANDARD IRON BAR SET
DB DENOTES IRON BAR SET
SB DENOTES STANDARD IRON BAR
SB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
CU DENOTES CROWN MONUMENT
WT DENOTES WITNESS
Y DENOTES CORNER MONUMENT
Y DENOTES VATES & VATES LTD. OLS
Y DENOTES TOWN OF GANVILLE
Y DENOTES C.A. SEXTON, OLS
Y DENOTES R.A. CLARKE, OLS
Y DENOTES D.B. SEARLES SURVEYING LTD. OLS
Y DENOTES ROBERT J. STEPHANOWSKI, OLS
Y DENOTES RADI-PENET & EDWARD SURVEYING LTD. OLS
RPE DENOTES REFUSED WITH
CLF DENOTES CHAIN LINK FENCE
UBS DENOTES POST AND WIRE FENCE
M DENOTES MEASURED
M DENOTES PLAN 20R-16091

OWNER'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT,
THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE
UNDER THEM.
2. THE STREETS AND STREET WIDENINGS ARE HEREBY DEDICATED TO THE
CORPORATION OF THE TOWN OF OAKVILLE AS PUBLIC HIGHWAYS.

OWNER: RRL BURLOAK INC

DATE: May 21, 2007
FREDERICK A. WAKES - PRESIDENT
I HAVE AUTHORITY TO BIND THE CORPORATION

OWNER: 2121049 ONTARIO LIMITED

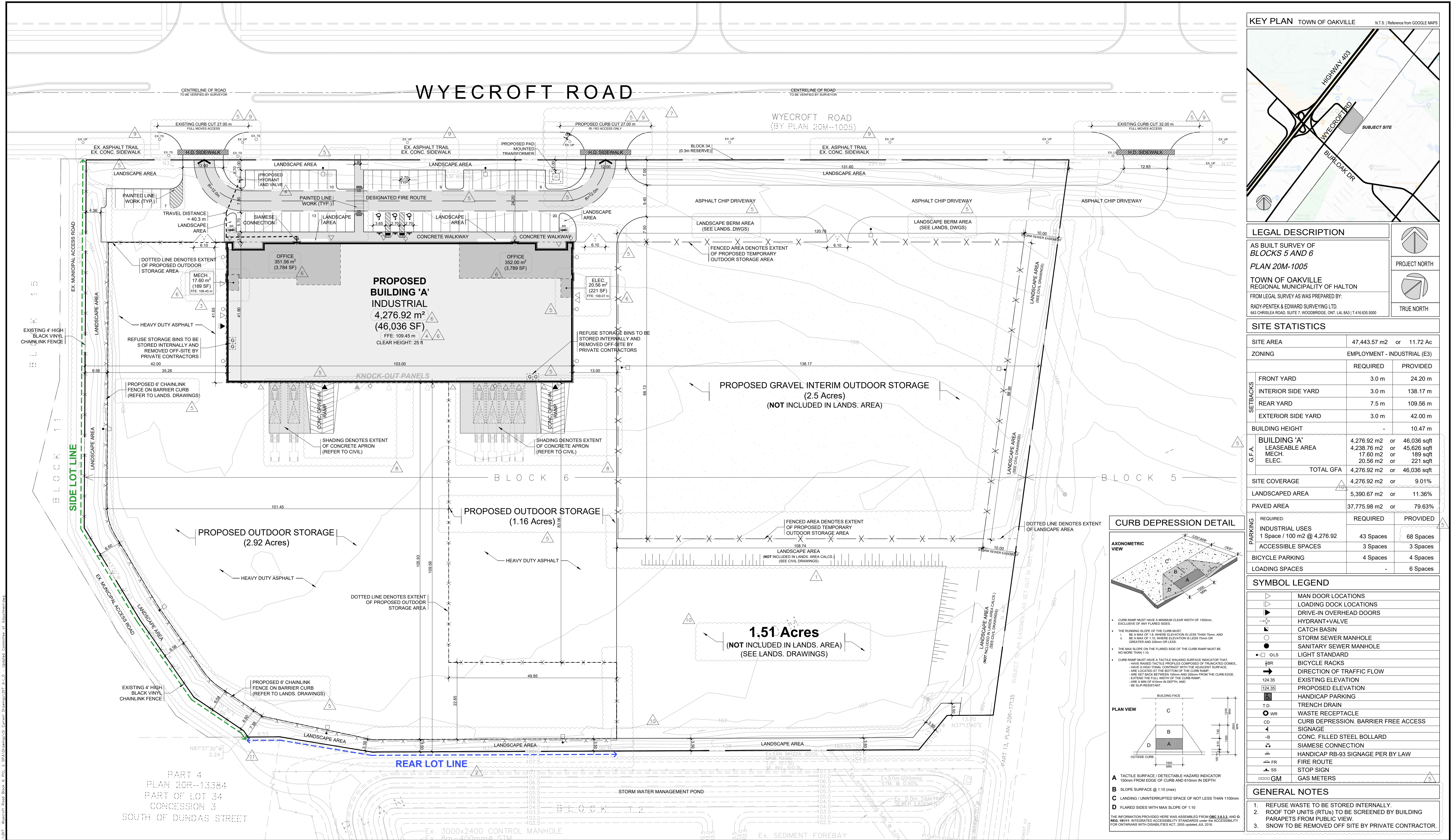
DATE: May 21, 2007
PHIL RUNDKE - AUTHORIZED SIGNING OFFICER
I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT,
THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE
UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF FEBRUARY, 2007.

MAY 9, 2007
DATE: David B. Searles
DAVID B. SEARLES - ONTARIO LAND SURVEYOR

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
4284 VILLAGE CENTRE COURT, MISSISSAUGA, ONTARIO L4Z 1S2
(905) 273-6840 FAX: (905) 696-4410
E MAIL: DBS@DBS.SURV.COM
172-14-03
C 10
MTO FILE No. P-1939-0451



No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	MAY 12, 2021
2	ISSUED FOR CONSULTANT COORDINATION	MAY 25, 2021
3	RE-ISSUED FOR CONSULTANT COORDINATION / CLIENT REVIEW	JUN. 4, 2021
4	ISSUED FOR SPA	JUN. 10, 2021
5	RE-ISSUED FOR SPA	OCT. 22, 2021

6	ISSUED FOR PERMIT	DEC. 22, 2021
7	RE-ISSUED FOR CONSULTANT COORDINATION	JAN. 24, 2022
8	ISSUED FOR TENDER	JAN. 25, 2022
9	ISSUED FOR PERMIT	MAY 09, 2022
10	ISSUED FOR COMMITTEE OF ADJUSTMENT	MAY 24, 2022

No.	REVISION	DATE
1	REVISED AS NOTED	MAY 12, 2021
2	REVISED AS NOTED	MAY 19, 2021
3	REVISED AS NOTED	MAY 28, 2021
4	REVISED AS NOTED	JUN. 10, 2021
5	REVISED PER MUNICIPAL COMMENTS AND AS NOTED	SEPT. 27, 2021

6	REVISED AS NOTED	NOV. 19, 2021
7	REVISED AS NOTED	DEC. 8, 2021
8	REVISED AS NOTED	DEC. 13, 2021
9	REVISED PER MUNICIPAL COMMENTS AND AS NOTED	JAN. 12, 2022
10	REVISED AS NOTED	APR. 29, 2022
11	REVISED AS NOTED	MAY 24, 2022

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



WYECROFT RD.
BLOCK 6

Oakville, ON

SITE PLAN

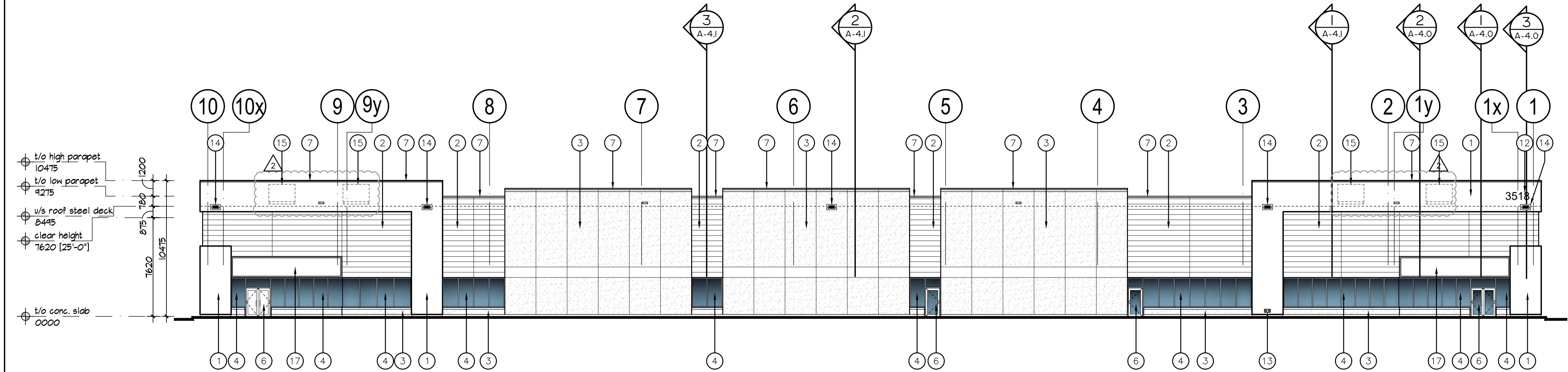
20M-1005

DATE:	DRAWN BY:	CHECKED:	SCALE:
APR. 2021	CI		1:500
PROJECT No.	DRAWING No.		

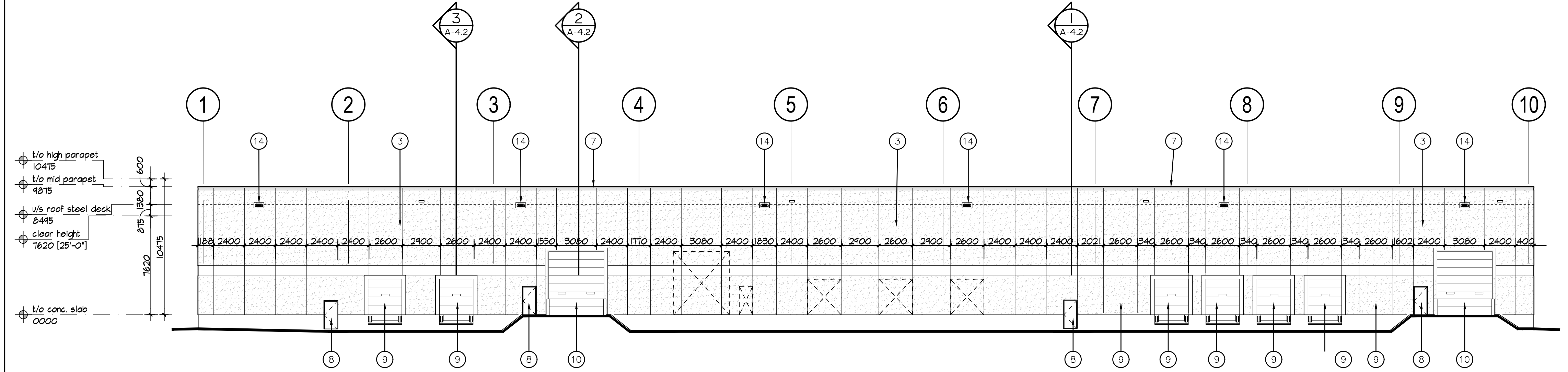
21-17

A-1.0

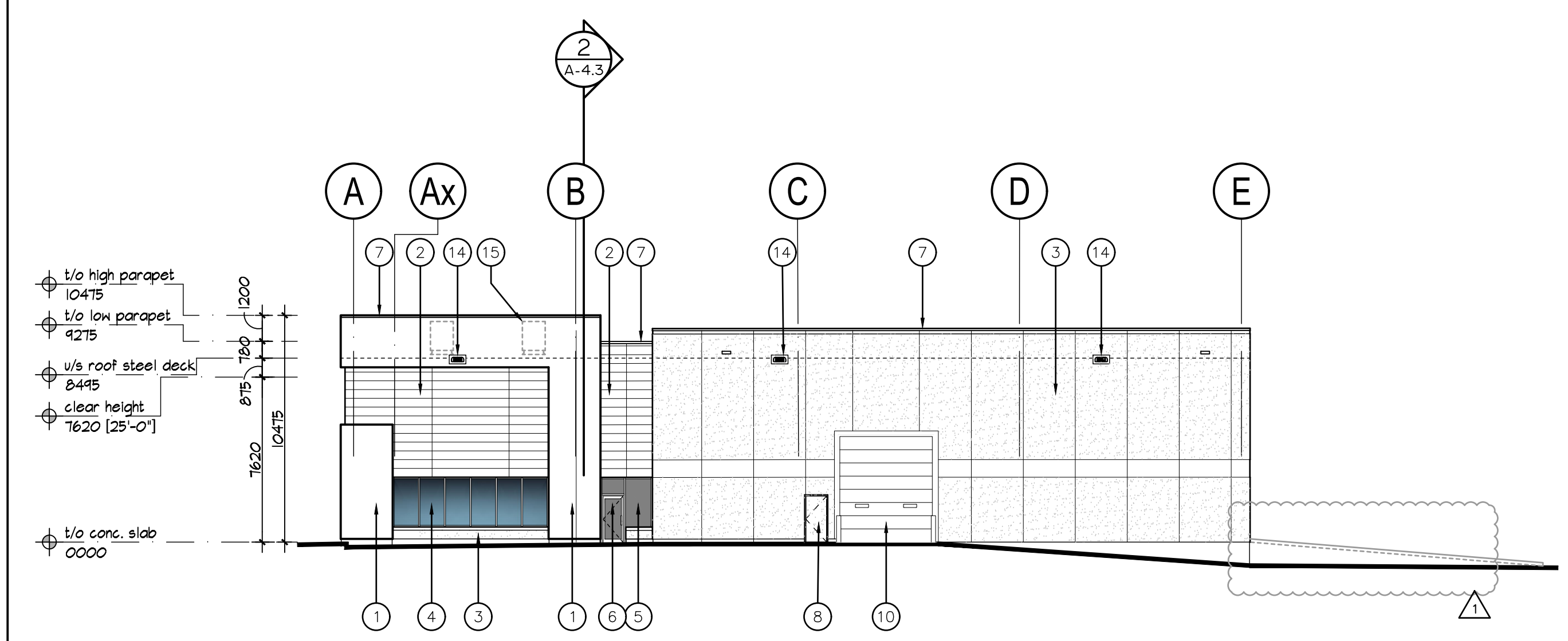
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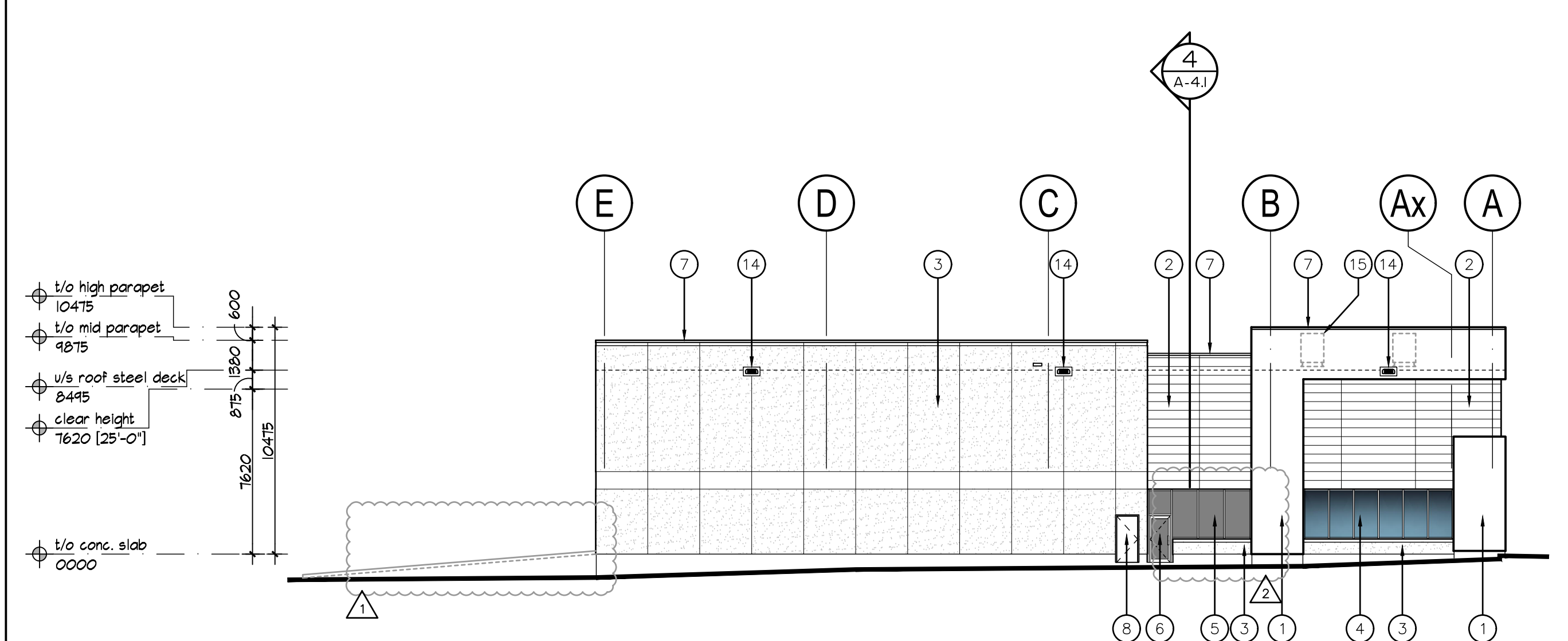
1 NORTH ELEVATION
A-3.0 1:200



2 SOUTH ELEVATION
A-3.0 1:200



3 WEST ELEVATION
A-3.0 1:200



4 EAST ELEVATION
A-3.0 1:200

- 1 INSULATED PRECAST CONCRETE PANEL W/ SMOOTH FINISH. COLOUR TO BE WHITE.
- 2 INSULATED PRECAST CONCRETE PANEL W/ RIBBED REVEAL FINISH. COLOUR TO BE GREY.
- 3 INSULATED PRECAST CONCRETE PANEL W/ EXPOSED AGGREGATE FINISH. COLOUR TO BE WHITE.
- 4 THERMAL GLAZING IN CLEAR ANODIZED ALUMINUM CURTAIN WALL FRAMES. TINT COLOUR OF GLASS TO BE FUTURE SELECTION BY ARCHITECT.
- 5 SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM CURTAIN WALL FRAMES. TINT COLOUR OF SPANDREL TO BE FUTURE SELECTION BY ARCHITECT.
- 6 ALUMINUM AND GLASS DOOR(S) IN CURTAIN WALL DOOR FRAMING SYSTEM. COLOUR OF FRAMES AND GLAZING TO MATCH ADJACENT WINDOW GLAZING SYSTEM.
- 7 PREFINISHED METAL COPING. COLOUR TO MATCH MATERIAL BELOW.
- 8 INSULATED HOLLOW METAL DOOR IN PRESSED STEEL FRAMES PAINTED TO MATCH ADJACENT MATERIAL.
- 9 INSULATED SECTIONAL OVERHEAD DOOR C/W DOCK SEAL, DOCK LEVELLER, DOCK BUMPERS. COLOUR TO BE WHITE. SEE DOOR SCHEDULE FOR SIZE.
- 10 INSULATED SECTIONAL OVERHEAD DOOR. COLOUR TO BE WHITE. SEE DOOR SCHEDULE FOR SIZE.
- 11 SCUPPER.
- 12 MUNICIPAL ADDRESS NUMBER. 610mm HIGH 38mm THICK PAINTED BLACK FORMED PLASTIC LETTERS.
- 13 SIAMESE CONNECTION.
- 14 WALL MOUNTED LIGHTING. REFER TO ELECTRICAL DRAWINGS. PRECAST MANUFACTURER TO PROVIDE FLAT SURFACE EXTENDED 65mm MIN. BEYOND LIGHT FIXTURE IN ALL (4) DIRECTIONS.
- 15 FUTURE ROOFTOP MECHANICAL UNIT.
- 16 RESERVED
- 17 ILLUMINATED SIGN BOX

No.	ISSUED	DATE
1	RE-ISSUED FOR CONSULTANT COORDINATION / CLIENT REVIEW	JUN. 4, 2021
2	ISSUED FOR SPA	JUN. 10, 2021
3	RE-ISSUED FOR SPA	OCT. 22, 2021
4	ISSUED FOR PERMIT	DEC. 22, 2021

2	REVISED AS NOTED	OCT. 12, 2021
1	REVISED PER MUNICIPAL COMMENTS	SEPT. 30, 2021
No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

**WYECROFT RD.
BLOCK 6**

Oakville, ON

ELEVATIONS

20M-1005			
DATE:	DRAWN BY:	CHECKED:	SCALE:
MAY 2021	CI		AS NOTED
PROJECT No.		DRAWING No.	
21-17		A-3.0	

MASTER PLANT LIST

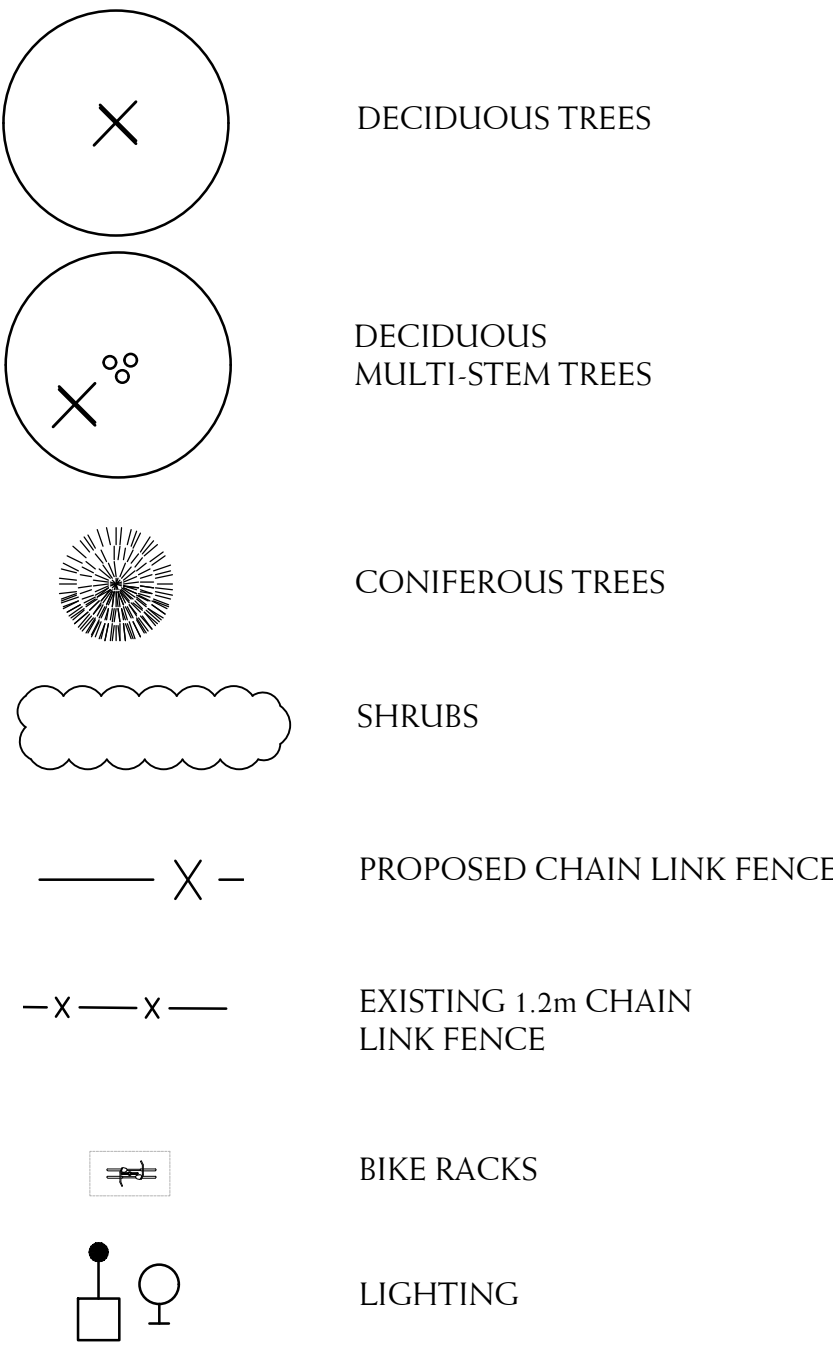
PROJECT NAME:
PCL WYECROFT BLOCK 6-(ABAL 3471)

In the event of a discrepancy between the planting plan
and the plant list quantities, the planting plan shall govern.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
DECIDUOUS TREES									
A	4	ACER RUBRUM (CLUMP)	CLUMP RED MAPLE	3X60mm	3500mm	1200mm	S.B.	MULTI-STEM	----
B	7	QUERCUS PALUSTRIS	PIN OAK	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
C	8	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
D	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	60mm	3500mm	1200mm	S.B.	EQUAL FORM	----
E	6	FAGUS GRANDIFLORA	AMERICAN BEECH	60mm	3500mm	1200mm	S.B.	EQUAL FORM	----
F	6	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
G	6	LIRIODENDRON TULIPIFERA	TULIP TREE	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
H	6	TILIA AMERICANA	BASSWOOD	60mm	3000mm	1500mm	S.B.	EQUAL FORM	----
ORNAMENTAL TREES									
J	2	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	50mm	2500mm	1200mm	S.B.	MULTI-STEM	----
CONIFEROUS TREES									
K	21	PICEA FENSIGENS	COLORADO SPRUCE	----	2000mm	1000mm	S.B.	SPECIMEN	----
L	3	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	----	2000mm	1000mm	S.B.	SPECIMEN	----
CONIFEROUS SHRUBS									
aa	40	JUNIPERUS SABINA 'MONARD'	MOORE-DENSE JUNIPER	----	----	500mm	POTTED	MIN. 15 CANDLES	800mm
bb	20	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	----	----	600mm	POTTED	MIN. 15 CANDLES	800mm
DECIDUOUS SHRUBS									
cc	70	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	----	800mm	----	POTTED	MIN. 10 STEMS	750mm
dd	255	SALIX PURPUREA	BLUE ARCTIC WILLOW	----	600mm	----	POTTED	MIN. 10 STEMS	650mm
ee	75	SPIRAEA BIMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	----	600mm	----	POTTED	MIN. 10 STEMS	650mm
ff	150	RIBES ALPINUM	ALPINE CURRANT	----	600mm	----	POTTED	MIN. 10 STEMS	650mm
gg	90	CORNUS SERICEA	RED OSIER DOGWOOD	----	600mm	----	POTTED	MIN. 10 STEMS	800mm
hh	60	RHUS AROMATICA	FRAGRANT SUMAC	----	600mm	----	POTTED	MIN. 10 STEMS	800mm
GROUND COVERS AND GRASSES									
aaa	30	HOSTA FORTUNEI 'ALBOMARGINATA'	VARIEGATED PLANTAIN LILY	----	----	----	1 gal. POT	MIN. 2 YRS. GTH.	----
bbb	80	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	----	----	----	1 gal. POT	MIN. 2 YRS. GTH.	400mm
ccc	10	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	----	----	----	1 gal. POT	MIN. 2 YRS. GTH.	500mm

NOTE:
IRRIGATION TO BE INSTALLED
IN ALL PLANTING BEDS.

LEGEND



BASE INFORMATION OBTAINED ELECTRONICALLY FROM
BALDASSARRA ARCHITECTS INC. (JOB NO. P-20186; TEL. 905-660-0722)

9.	MAY 26 2022	REVISED AS PER TOWN COMMENTS	SO
8.	MAY 11 2022	REVISED AS PER TOWN COMMENTS	SO
7.	MAY 2 2022	ISSUED FOR SPA	SO/ LB
6.	FEB 23 2022	ISSUED FOR THIRD SUBMISSION	SO/ LB
5.	DEC 14 2021	ISSUED FOR HYDRO	SO
4.	OCT 21 2021	ISSUED FOR SECOND SUBMISSION	DS/ SO
no.	date	version	by

All information hereon to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are his property and must be returned at his request.



project
PCL WYECROFT BLOCK 6
3518 WYECROFT ROAD
OAKVILLE, ONTARIO
BALDASSARRA ARCHITECTS

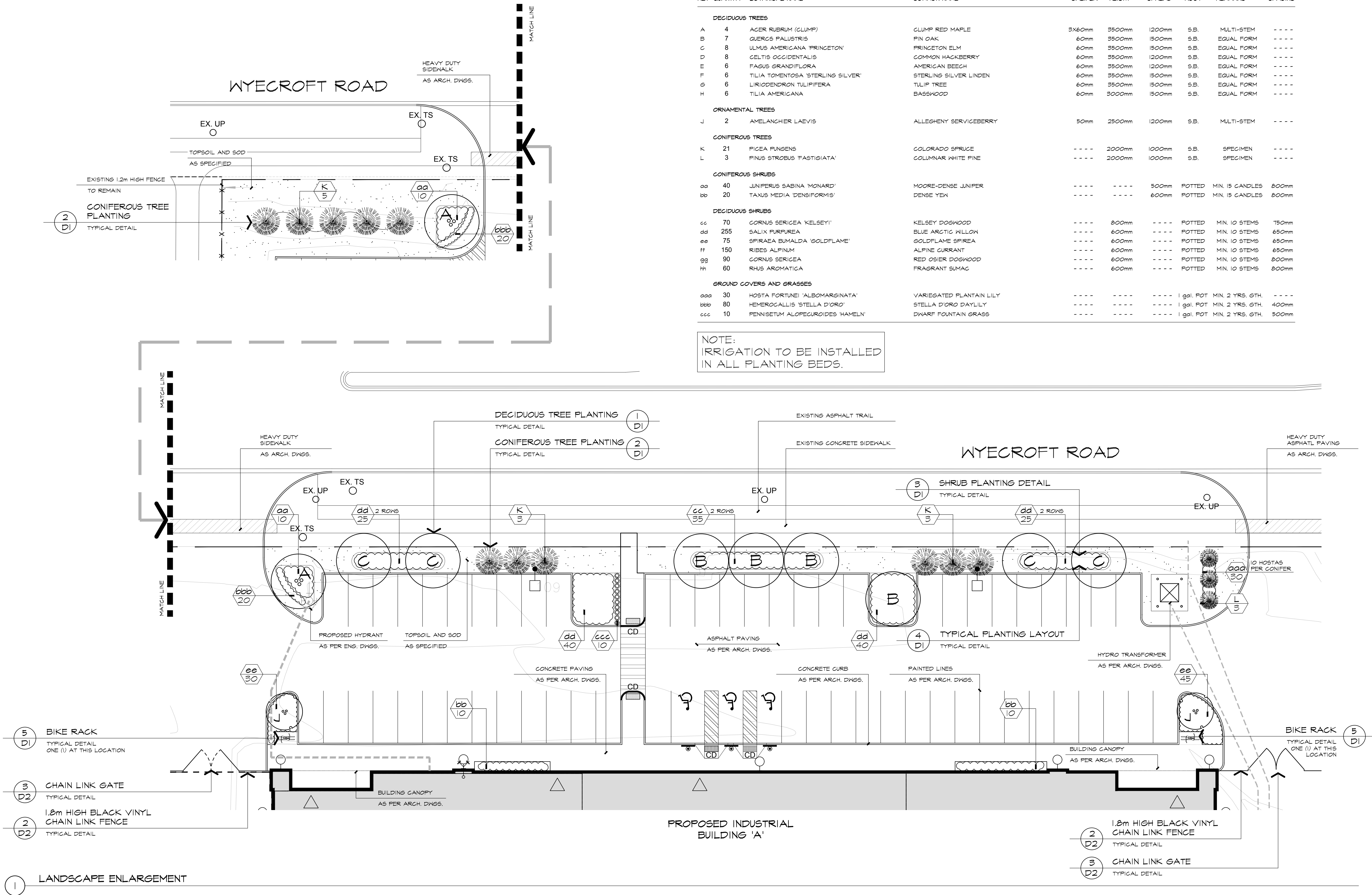
drawing

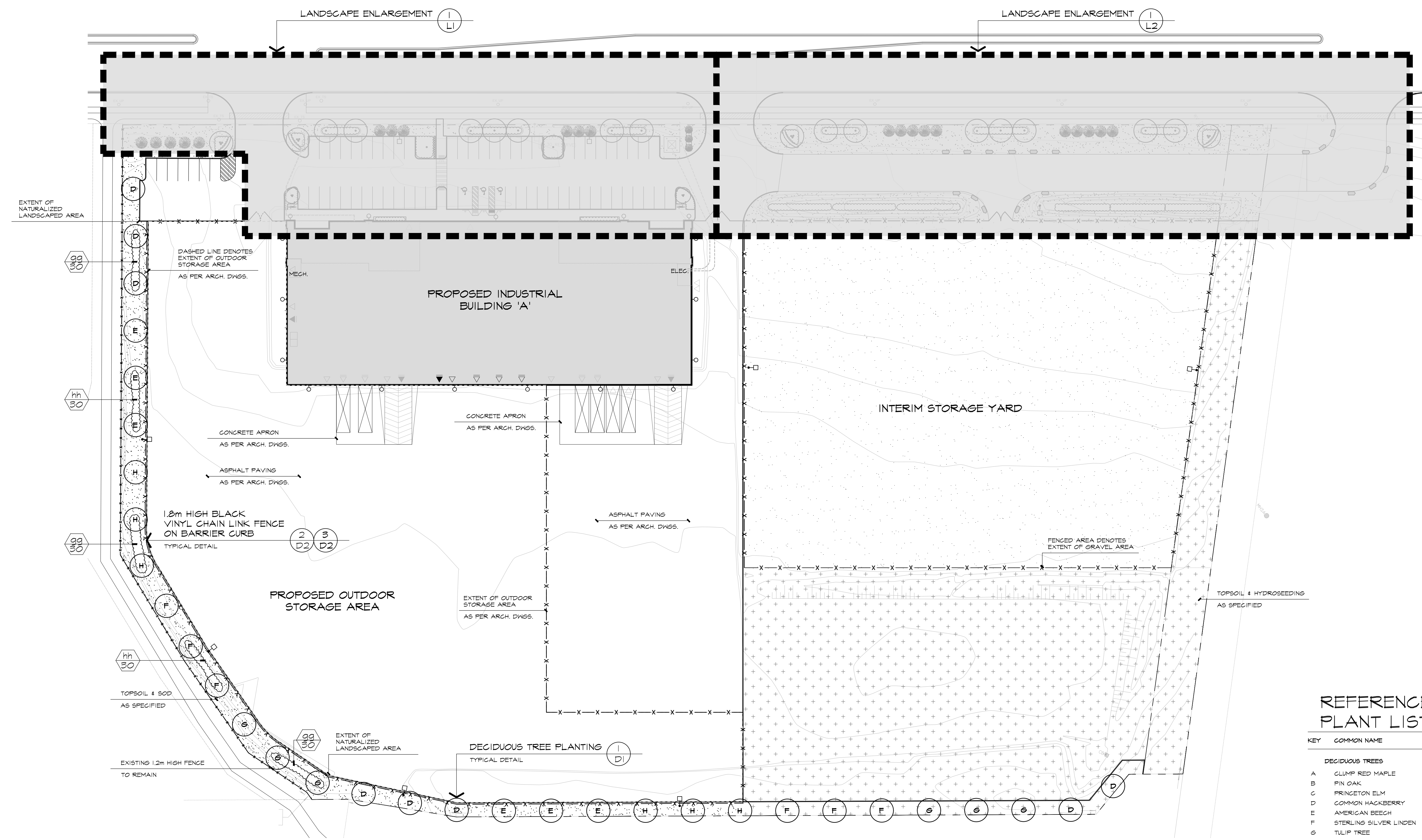
LANDSCAPE PLAN

date	APRIL 30, 2021	drawn	SO/DS
scale*	1:200	file	3471 L1 V9-220526

direction	project no.
	3471
	sheet no.
	L-1

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET





*** HYDROSEED MIX:**

SEED MIXTURE AS SUPPLIED BY ONTARIO SEED COMPANY (1-800-465-5849) OR APPROVED EQUAL. APPLIED AT THE RATE SHOWN BELOW FOR THE MIX TYPE AND IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS.

OSC - SALT TOLERANT BOULEVARD MIX WITH NURSE CROP

TURF TYPE TALL FESCUE (<i>Festuca rubra</i>)	25%
ALKALAI GRASS (<i>Puccinellia nuttalliana</i>)	20%
CREEPING RED FESCUE (<i>Festuca rubra</i>)	20%
TURF TYPE PERENNIAL RYEGRASS (<i>Lolium perenne</i>)	20%
KENTUCKY BLUEGRASS (<i>Poa pratensis</i>)	15%

SEED RATE: 180kg/ha

NURSE CROP

ANNUAL RYE GRASS
SEED RATE: 22kg/h

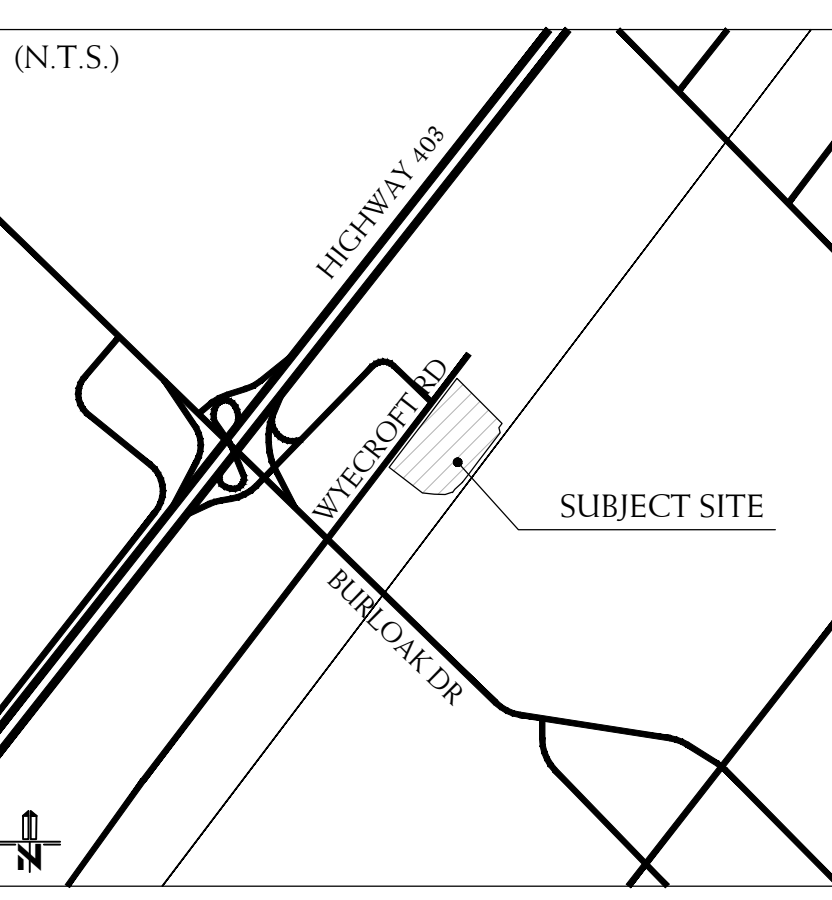
NOTE:
IRRIGATION TO BE INSTALLED
IN ALL PLANTING BEDS

REFERENCE PLANT LIST

KEY	COMMON NAME
DECIDUOUS TREES	
A	CLUMP RED MAPLE
B	FIN OAK
C	PRINCETON ELM
D	COMMON HACKBERRY
E	AMERICAN BEECH
F	STERLING SILVER LINDEN
G	TULIP TREE
H	BASSWOOD
ORNAMENTAL TREES	
J	ALLEGHENY SERVICEBERRY
CONIFEROUS TREES	
K	COLORADO SPRUCE
L	COLUMNAR WHITE PINE
CONIFEROUS SHRUBS	
aa	MOORE-DENSE JUNIPER
bb	DENSE YEW
DECIDUOUS SHRUBS	
cc	KELSEY DOGWOOD
dd	BLUE ARCTIC WILLOW
ee	GOLDFLAME SPIREA
ff	ALPINE CURRANT
gg	RED OSIER DOGWOOD
hh	FRAGRANT SUMAC
GROUND COVERS AND GRASSES	
aaa	VARIEGATED PLANTAIN LILY
bbb	STELLA D'ORO DAYLILY
ccc	DWARF FOUNTAIN GRASS

REFER TO SHEET L-1 FOR MASTER PLANT LIST

KEY PLAN



LEGEND

- (x) DECIDUOUS TREE
- x-x- PROPOSED 1.8m CHAIN LINK FENCE
- x-x- EXISTING 1.2m CHAIN LINK FENCE
- ++ HYDROSEEDING
- SHRUBS

BASE INFORMATION OBTAINED ELECTRONICALLY FROM
BALDASSARRA ARCHITECTS INC. (JOB NO. P-20186; TEL. 905-660-0722)

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895 Don Mills Road, Second Tower, Suite 212
Toronto, Ontario, Canada, M3C 1W3

416.444.5201
416.444.5208

www.budrevics.com

project

PCL WYECROFT BLOCK 6
3518 WYECROFT ROAD
OAKVILLE, ONTARIO

BALDASSARRA ARCHITECTS

drawing

**OVERALL
LANDSCAPE PLAN**

date	APRIL 30, 2021	drawn	SO/DS
scale*	1:500	file	3471 MP1 V9-220526
direction			
project no.	3471		
sheet no.	MP-1		

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET