

BLOCK 'A'
PART 3, 20R-20683

SINCLAIR ROAD
(DEDICATED BY REGISTERED PLAN 949)
(Assumed By By-Law 1985-165, INST. N° 118957)
P.I.N. 24828-0072 (LT)

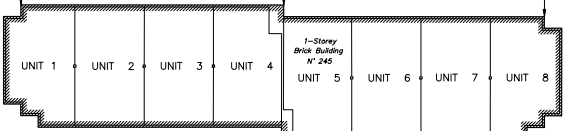
REGISTERED PLAN 949
PART 1, 20R-7606
P.I.N. 24828-0028 (LT)

REGISTERED
PART 1, 20R-9163
P.I.N. 24828-0070 (LT)

REGISTERED

PLAN 949

BLOCK 25765
HALTON STANDARD CONDOMINIUM PLAN 463



LOT 18
CONCESSION 3
SOUTH OF DUNDAS STREET
(TRAFALGAR)
P.I.N. 24828-0106

REVISION NOTE:
THIS PLAN WAS UPDATED TO ILLUSTRATE EXISTING PARKING SPACES.
DATE: NOV. 18, 2020

KEY PLAN
NOT TO SCALE

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN NUMBER 2000
2119994

THIS PLAN IS NOT VALID UNLESS IT IS AN ENDORSED DRAWING COPY ISSUED BY THE SURVEYOR

SURVEYOR'S REAL PROPERTY REPORT
PART 1 OF 2 - PLAN OF
PART OF BLOCK D
AND
PART OF SINCLAIR ROAD
(CLOSED BY BY-LAW N° 1987-155, REGISTERED AS INSTRUMENT N° 697949)
REGISTERED PLAN 949
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 400
GRAPHIC SCALE - METRES

BEARING NOTE
ALL BEARINGS SHOWN HEREON ARE ASSUMED ASTROMONIC AND WERE DERIVED FROM THE NORTHEAST LIMIT OF HALTON STANDARD CONDOMINIUM PLAN N° 463 HAVING A BEARING OF N45°08'45"W IN ACCORDANCE WITH SAID CONDOMINIUM PLAN.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

PART 2 OF 2 - SURVEY REPORT

- DESCRIPTION:
PART OF BLOCK D, REGISTERED PLAN 949, DESCRIBED AS PART 1, PLAN 20R-7606 AND PART OF SINCLAIR ROAD (CLOSED BY BY-LAW 1987-155), DESCRIBED AS PARTS 2 - 7, PLAN 20R-7606 DESIGNATED AS P.I.N. 24828-0028(LT), MUNICIPALLY KNOWN AS 874 SINCLAIR ROAD, OAKVILLE.
- MONUMENTATION:
IN ACCORDANCE WITH THE ONTARIO REGULATION N° 525/91 UNDER THE SURVEYORS ACT.
- COMPARISONS:
SOME DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON PREVIOUS PLANS. COMPARISONS ON FACE OF THE PLAN.
- FENCES:
AS INDICATED ON FACE OF THE PLAN.
- NOTES OF INTEREST:
IN ADDITION TO THE FINDINGS AS NOTED, WE FOUND A BELL PEDESTAL LOCATED WITHIN PART 6, PLAN 20R-7606 WHICH COULD BE CONSIDERED A POTENTIAL ENCROACHMENT AS WE FOUND NO EASEMENT REFERRED TO THIS CIRCUMSTANCE.
- EASEMENTS/RIGHTS-OF-WAY:
SUBJECT TO EASEMENT IN FAVOUR OF UNION GAS OVER PART 2, 4 AND 6, 20R-7606 AS IN INSTRUMENT N° 699709.
SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF OAKVILLE OVER PARTS 3, 5 AND 7, 20R-7606 AS IN INSTRUMENT N° 699711.
SUBJECT TO EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF HALTON OVER PARTS 4 AND 5, 20R-7606 AS IN INSTRUMENT N° 709306.
- ZONING:
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - ▣ DENOTES STANDARD IRON BAR
 - ▤ DENOTES SLOTTED STANDARD IRON BAR
 - ▥ DENOTES IRON BAR
 - ▦ DENOTES IRON PIPE
 - P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER
 - ① DENOTES ENCUMBRANCE REFERENCE
 - (N) DENOTES NO IDENTIFICATION
 - (NS) DENOTES NICHOLSON MASONRY LTD., O.L.S.
 - (SC) DENOTES CUNNINGHAM MCCONNELL LIMITED
 - MTO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - CMP DENOTES CORRUGATED METAL PIPE
 - HT DENOTES HYDRO TRANSFORMER
 - PH DENOTES FIRE HYDRANT
 - BE DENOTES BELL PEDESTAL
 - P-1 DENOTES REGISTERED PLAN 949
 - P-2 DENOTES PLAN BY CUNNINGHAM MCCONNELL LTD., DATED DEC. 11, 2011
 - P-3 DENOTES PLAN 20R-7606
 - P-4 DENOTES PLAN BY FRED G. CUNNINGHAM DATED JUNE 20, 1998
 - P-5 DENOTES HALTON STANDARD CONDOMINIUM PLAN 463
 - P-6 DENOTES PLAN BY FRED G. CUNNINGHAM DATED JULY 20, 2000

CLIENT'S NOTE
THIS REPORT WAS PREPARED FOR POST SURVEY HOLDINGS INC. AND ITS SOLICITOR(S), MORTGAGE(S) AND (S) AGENT(S) AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 9, 2020.
DATE: JUNE 9, 2020

ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

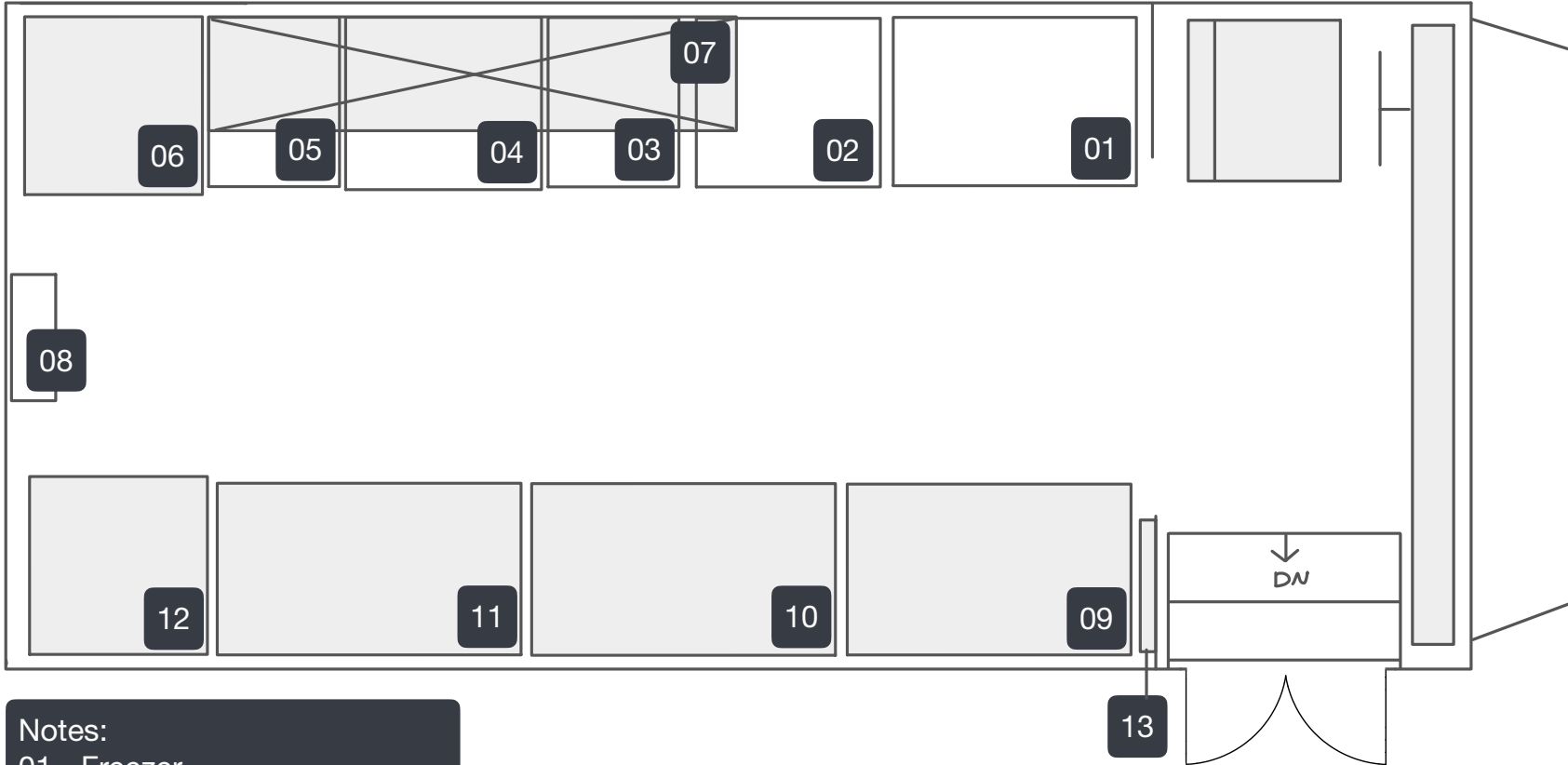
CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-4497
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205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672

OFFICE OF ORIGIN: OAKVILLE
CLIENT: CHANGERY INVESTMENTS INC.
O.L.S. FILE N° 56-20
PLAN N° 56-20-1

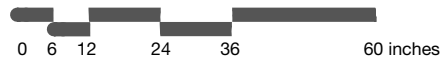
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Notes:

- 01 - Freezer
- 02 - Table
- 03 - Fryer
- 04 - 36" Griddle
- 05 - 24" Stove
- 06 - Fridge
- 07 - 8' Hood
- 08 - Hand Washing Station
- 09 - Table
- 10 - Fridge
- 11 - Table
- 12 - Dish Pit
- 13 - Electrical Panel

Scale 1"=1'0"



Project:
Agedrxn Food Truck

Address:
Mobile Food Truck

Date:
22-01-2024

Employment Zones

10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

10.2 Permitted Uses

Uses permitted in the Employment Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones				
	E1	E2	E3	E4
Office Uses				
<i>Business office</i>	✓	✓	✓ (1)	✓
<i>Medical office</i>	✓	✓		✓
Employment Uses				
<i>Bulk storage facility</i>			✓	
<i>Commercial self-storage</i>		✓	✓	✓
<i>Contractors establishment</i>	✓	✓	✓	✓
<i>Manufacturing</i>	✓ (2)	✓	✓	
<i>Outside processing</i>			✓	
<i>Outside storage</i>		✓	✓	
<i>Repair shop</i>	✓ (2)	✓	✓	
<i>Retail store, accessory and showroom</i>	✓ (3)	✓ (3)	✓ (3)	
<i>Training facility</i>	✓	✓	✓	✓
<i>Warehousing</i>	✓ (2)	✓	✓	
<i>Waste processing station</i>			✓ (4)	
<i>Waste transfer station</i>			✓ (4)	
<i>Wholesaling</i>		✓	✓	
Retail Uses				
<i>Outside display and sales area</i>		✓		✓ (11)
<i>Retail propane and transfer facility</i>				✓
<i>Retail store</i>	✓ (5)			✓ (11)
Service Commercial Uses				
<i>Adult entertainment establishment</i>		✓ (4)(10)	✓ (4)(10)	
<i>Commercial school (PL140317)</i>	✓	✓		✓
<i>Drive-through facility</i>	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
<i>Dry cleaning depot (PL140317)</i>	✓ (5)			✓
<i>Dry cleaning/laundry establishment (PL140317)</i>		✓	✓	
<i>Financial institution</i>	✓ (5)	✓ (6)(7)		✓

Employment Zones

Table 10.2: Permitted Uses in the Employment Zones				
	E1	E2	E3	E4
<i>Food production</i>	✓ (2)	✓		✓
<i>Funeral home</i>				✓
<i>Pet care establishment</i>				✓
<i>Place of entertainment</i>				✓
<i>Rental establishment</i>		✓	✓	✓
<i>Repair shop</i>	✓	✓	✓	✓
<i>Restaurant</i>	✓ (5)	✓ (6)(7)		✓
<i>Service commercial establishment</i>	✓ (5)			✓
<i>Sports facility</i>	✓ (9)	✓ (9)	✓ (2)	✓ (9)
<i>Taxi dispatch</i>	✓	✓	✓	✓
<i>Veterinary clinic (PL140317)</i>		✓		✓
Community Uses				
<i>Art gallery (2016-023)</i>	✓ (5)	✓ (6)(7)		✓
<i>Community centre</i>				✓
<i>Day care (PL140317)</i>	✓ (5)(17)	✓ (17)		✓ (17)
<i>Emergency service facility</i>	✓	✓	✓	✓
<i>Food bank</i>	✓	✓		✓
<i>Place of worship (PL140317)</i>	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
<i>Public works yard</i>		✓	✓	
<i>School, private (PL140317)</i>	✓	✓ (17)		✓
Hospitality Uses				
<i>Hotel</i>	✓	✓		✓
<i>Public hall</i>	✓	✓		✓
Open Space Uses				
<i>Conservation use</i>	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓
Motor Vehicle Uses				
<i>Motor vehicle body shop</i>				✓ (8)(13)
<i>Motor vehicle dealership</i>				✓ (8)(14)
<i>Motor vehicle rental facility</i>				✓ (13)(14)
<i>Motor vehicle repair facility</i>				✓ (13)
<i>Motor vehicle service station</i>				✓ (15)
<i>Motor vehicle storage compound</i>			✓	
<i>Motor vehicle washing facility</i>				✓ (8)(16)
<i>Parking area, heavy vehicle</i>		✓	✓	
<i>Transportation terminal</i>			✓	

Employment Zones

Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted use and shall not exceed a maximum of 25% of the net floor area on the lot.
2. Permitted only where the use legally existed on the lot on the effective date of this By-law.
3.
 - a) The maximum net floor area for an accessory retail store and showroom shall be the lesser of a maximum net floor area of 15% of the net floor area of the main use or 250.0 square metres (PL140317); and,
 - b) The accessory retail store and showroom shall be contained within the same premises as the associated permitted use.
 - c) The area within the building used for the accessory retail store and showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.
4.
 - a) Prohibited on a lot within 800.0 metres of a Residential Zone, whether the Residential Zone is in Oakville or in a neighbouring municipality.
 - b) For a waste transfer facility, this footnote only applies when the use is dealing with hazardous waste. (PL140317)
5.
 - a) Permitted only within the same building or part thereof used by any other use not subject to this footnote.
 - b) A maximum of 20% of the total net floor area of the building shall be cumulatively occupied by all uses subject to this footnote.
6.
 - a) A maximum of 30% of the total net floor area on the lot shall be cumulatively occupied by all uses subject to this footnote. (PL140317)
 - b) No net floor area may be occupied by uses subject to this footnote without prior construction having occurred of an equal amount of net floor area for any other use permitted that is not subject to this footnote.
7.
 - a) Notwithstanding footnote 6, a stand-alone building that legally existed on the effective date of this By-law containing a use legally existing on the effective date of this By-law that is subject to this footnote shall be permitted.
 - b) There shall be no maximum net floor area applicable to that building.
8. Shall not be permitted on a lot abutting any Residential Zone.
9. The maximum net floor area on any lot within 100.0 metres of a Residential Zone shall be 1,000.0 square metres.
10. Shall only be located within a freestanding building as the exclusive use on the lot.
11. The maximum net floor area on a lot for all uses subject to this provision shall be 2,500.0 square metres.
12.
 - a) The maximum lot area shall be 2.5 hectares.

Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.

Only the uses covered by Footnote 11 are limited in floor area. Any other use permitted on a lot in the Business Commercial (E4) Zone is not limited in floor area – however, all other standards of the By-law must be met.

Employment Zones

- b) In the Business Commercial (E4) Zone only, the maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*. In all other zones, *net floor areas* established by other footnotes shall apply. (PL140317)
13. If the *lot* is abutting the *highway corridor*, uses subject to this footnote are permitted only in conjunction with a *motor vehicle dealership*.
14. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any yard abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
15. Shall comply with the Service Station (C4) Zone regulations.
16. Shall comply with the Service Station (C4) Zone regulations when used in conjunction with a *motor vehicle service station*.
17. Shall not be permitted within 120.0 metres of an Industrial (E3) Zone. (PL140317)

10.3 Regulations

No person shall within any Employment Zone use or permit the use of any *lot* or erect, alter or use any *building* or *structure* except in accordance with the zone standards in Table 10.3 below.

	E1	E2	E3	E4
Minimum lot area	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum lot frontage	30.0 m	30.0 m	30.0 m	30.0 m
Minimum front yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum front yard	17.5 m (1)	n/a	n/a	n/a
Minimum flankage yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum flankage yard	17.5 m (1)	n/a	n/a	n/a
Minimum interior side yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	15.0 m	15.0 m
Minimum interior side yard abutting any railway corridor	7.5 m	7.5 m	7.5 m	7.5 m
Minimum rear yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	15.0 m	15.0 m
Minimum rear yard abutting any railway corridor	7.5 m	7.5 m	7.5 m	7.5 m
Maximum height	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum landscaping coverage	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 10.3

1. For a new *building* being constructed or the addition of *floor area* in a