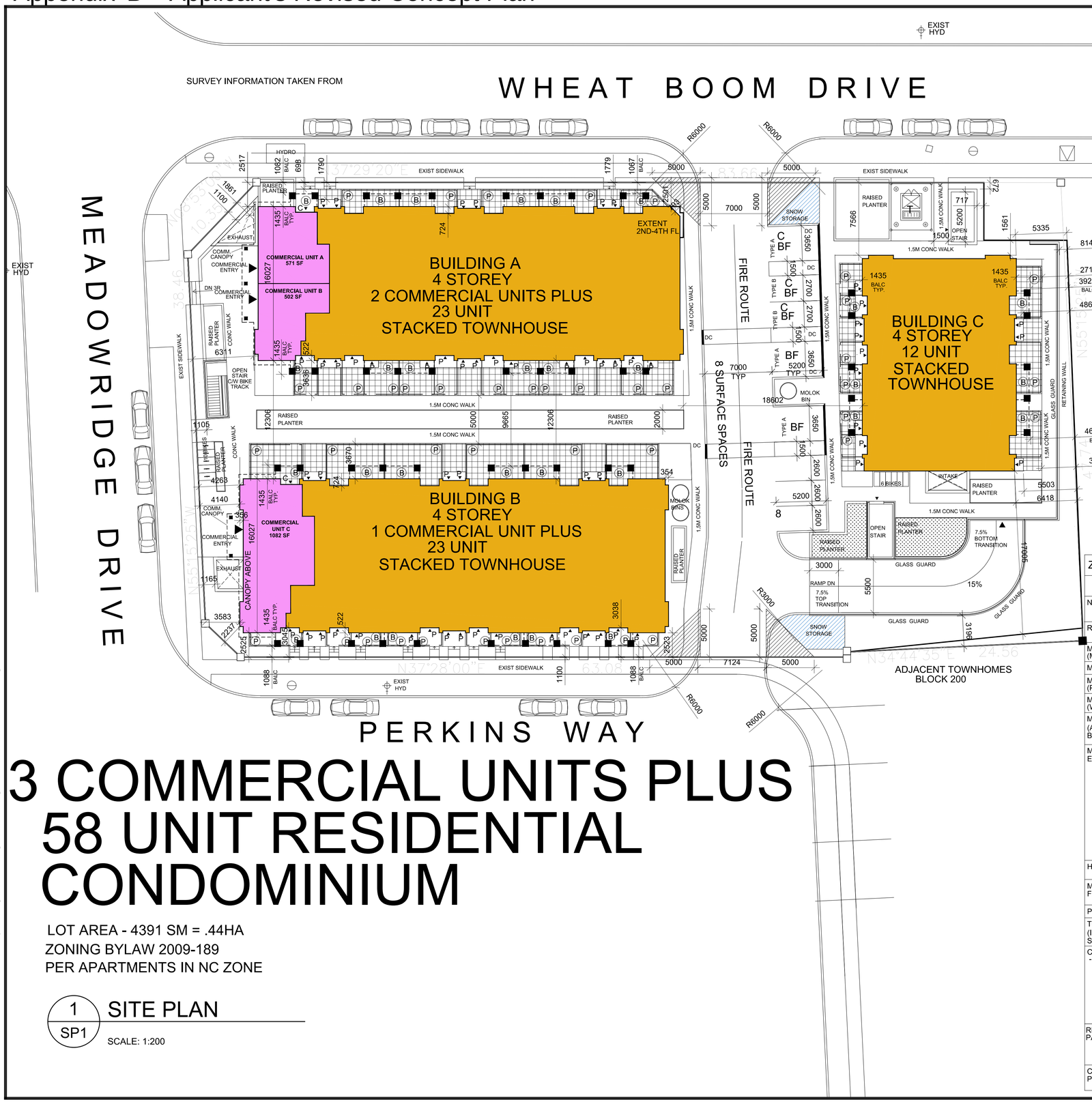
Appendix 'B' - Applicant's Revised Concept Plan



3 COMMERCIAL UNITS PLUS 58 UNIT RESIDENTIAL CONDOMINIUM

LOT AREA - 4391 SM = .44HA
ZONING BYLAW 2009-189
PER APARTMENTS IN NC ZONE

1 / SP1 SITE PLAN

SCALE: 1:200

LEGEND

BF	BARRIER FREE
V/C	VISITOR/ COMMERCIAL
V	VISITOR
HYD	HYDRANT
P	PRINCIPAL ENTRANCE
DC	DEPRESSED CURB
T	TRANSFORMER
(P)	AT GRADE PATIO
(B)	BALCONIES 2ND & 3RD FLOOR

ZONING BY-LAW TABLE

	REQUIRED PER NC SP98 ZONE	PROVIDED
NUMBER OF UNITS	N/A	58 RESIDENTIAL UNITS 3 COMMERICAL UNITS
RESIDENTIAL DENSITY	MIN = 35 UNITS / HECTARE MAX = 150 UNITS / HECTARE	132 UNITS PER NET HA
MINIMUM LOT FRONTAGE (MEADOWRIDGE DRIVE)	5.5 M / UNIT	38.46 M
MINIMUM LOT DEPTH	12 M	47.74 M
MIN FLANKAGE SETBACK (PERKINS WAY)	2 M	2.5 M
MIN FLANKAGE SETBACK (WHEAT BOOM DRIVE)	2 M	2.5 M
MIN REAR YARD SETBACK (ADJACENT TO SWM BLOCK 298)	0 M	5.3 M (BLDG C)
MIN YARD ENCROACHMENTS	GUTTERS/ AWNINGS/ BOX BAYS = 0.6 M (ALL SIDES) BALCONIES / PORCHES = 1.5 M (ALL SIDES) = 1.5 M (FRONT LOT LINE) BOX BAYS = 0.6 M (ALL SIDES) = 1 M (FRONT LOT LINE)	GUTTERS/ AWNINGS/ BOX BAYS = 0.35 M BALCONIES / PORCHES = 1.4 M (ALL SIDES) = 1.0 M (FROM LOT LINE)(BLDG A/B) BOX BAYS = 0.35 M (ALL SIDES)
HEIGHT	MIN = 4-STOREYS & 13 M MAX = 6-STOREYS & 20 M	4-STOREYS 15.9 M
MIN HEIGHT OF FIRST STOREY	2.7 M	2.7 M
PARKING REGULATIONS		
TOWNHOUSE DWELLINGS (INCL. BACK-TO-BACK AND STACKED)	1 SPACE / UNIT	119 SPACES (2 / UNIT RATIO)
COMMERCIAL RESIDENTIAL - COMBINED (MIX-USE)	THE APPLICABLE REGULATIONS FOR NON-RESIDENTIAL USES APPLY TO THE NON-RESIDENTIAL FLOOR AREA, WHILE THE APPLICABLE RESIDENTIAL REGULATIONS APPLY TO THE DWELLING UNITS. 7.46 (8) COMMERCIAL SPACES REQUIRED	3 COMMERCIAL SPACES 1 SPACE PER 68 SM COMMERCIAL (200 M² COMMERCIAL SPACE)
RESIDENTIAL BICYCLE PARKING	OCCUPANT = 0.75 SPACES PER DWELLING UNIT VISITOR = 0.25 SPACES PER DWELLING UNIT	62 SPACES (LONG-TERM) 6 SPACES (SHORT TERM)
COMMERCIAL BICYCLE PARKING	0 SPACES	10 SPACES

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED 'FOR CONSTRUCTION' MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION

No. / No. — DETAIL NUMBER / DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)
CLIENT REVIEW	1.	26.08.2024
STATISTICS	2	24.09.2024
110 PARKING SPACES	3	16.10.2024
ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.2024
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
ATTAIN 123 TOTAL PARKING SPACES	6	18.11.2024
rotate bldgs	7	23.01.2025
BACKGROUND SET	8	11.02.2025
COORD SET	9	19.03.2025
OPA/ZBA & CONTROL ARCHITECT REVIEW	10	26.03.2025
INSERTED COMMERCIAL ON BLDG A	11	10.11.2025
INSERTED COMMERCIAL ON BLDG A AND B	12	17.11.2025
AREAS	13	10.12.2025
ISSUED FOR SPA	14	12.12.2025
FOR COORDINATION	15	02.02.2026
FOR COORDINATION	16	03.02.2026
REDUCED DEPTH UNITS	17	04.02.2026
FOR COORDINATION	18	19.02.2026
ISSUED FOR 3RD ZBA RESUBMISSION	19	20.02.2026

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

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TRUE NORTH / PROJECT NORTH

STACKED TOWNHOUSE PROJECT
1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE: SITE PLAN

DRAWING SCALE:
PROJECT NUMBER: 24451
DRAWING VERSION:
PLOT DATE: February 20, 2026
DRAWING SHEET NUMBER: SP1