EASEMENT PLAN

Blanket Easements
1. Existing easement over remaining property and proposed severance in favour of Rogers Cable Inc.

PART 16, 17, 19, 20 & 21
Existing Residential Apartment Building, subject to an easement in favour of the Future Residential Apartment Building for parking

PART 1 (retained)
Existing Residential Apartment Building

PART 12 &15 (retained)
Existing Residential Apartment Building, subject to an easement in favour of the Future Residential Apartment Building for pedestrian egress and ingress

PART 1 (retained)
Existing Residential Apartment Building

PART 9
Existing Residential Apartment Building, subject to an easement in favour of the Future Residential Building for pedestrian egress and ingress to the amenity area

PART 18 (retained)
Existing Residential Apartment Building, subject to an easement in favour of the Future Residential Apartment Building for pedestrian and vehicular egress and ingress and subject to an easement in favour of the Future Residential Apartment Building for vehicular access to the P1 parking level of the Future Residential Apartment Building

PART 8 (severed)
Future Residential Apartment Building

PART 3 (severed)
Future Residential Apartment Building, subject to an easement in favour of the Existing Residential Apartment Building for sanitary sewer

PART 4 (severed)
Future Residential Apartment Building, subject to an easement in favour of the Existing Residential Apartment Building for sanitary sewer, subject to easement in favour of the Future Residential Apartment Building for Hydro

PART 7 (severed)
Future Residential Apartment Building, subject to an easement in favour of Hydro

PART 6 (severed)
Future Residential Apartment Building, subject to an easement in favour of the Existing Residential Apartment Building for for vehicular ingress and egress.

PART 5 (severed)
Future Residential Apartment Building, subject to an easement in favour of the Existing Residential Apartment Building for sanitary sewer and subject to easement in favour of the Existing Residential Apartment Building for vehicular ingress and egress.

Proposed sanitary sewer for existing building

PART 10 (severed)
Future Residential Apartment Building, subject to an easement in favour of the Existing Residential Apartment Building for vehicular ingress and egress

PART 13 (severed)
Future Residential Apartment Building, subject to an easement in favour of the Existing Residential Apartment Building for pedestrian and vehicular egress and ingress

PART 2 (severed)
Future Residential Apartment Building

PART 11 & 14 (severed)
Future Residential Apartment Building, subject to an easement in favour of the Existing Residential Apartment Building for pedestrian egress and ingress

SITE AREA: 23715.1 m² / 255267.5 ft²

PROPOSED BUILDING:
15 REGULAR RESIDENT PARKING

PROPOSED BUILDING:
4 REGULAR VISITOR PARKING

PROPOSED BUILDING:
6 REGULAR VISITOR PARKING

PROPOSED BUILDING:
2 ACCESSIBLE VISITOR PARKING
1 REGULAR VISITOR PARKING
1 EXISTING BUILDING VISITOR PARKING
2 ACCESSIBLE VISITOR PARKING

~~PROPOSED BUILDING:~~
~~15 REGULAR RESIDENT PARKING~~

UNDERGROUND PARKING

EXISTING FIRE ROUTE

FIRE ROUTE ENTRY FOR BOTH BUILDINGS

VEHICULAR ACCESS

LOADING

DROP OFF

OPEN SPACE
482.6 m² / 5195.0 ft²

EXISTING OUTDOOR AMENITY
1314.5 m² / 14149.0 ft²

EXISTING OUTDOOR AMENITY
298.3 m² / 3210.4 ft²

RELOCATED EXISTING PRIVATE FIRE HYDRANT (REFER TO CIVIL DWGS)

SEVERANCE AREA: 3273.8 m² / 35238.4 ft²

DIXIE ROAD

RATHBURN ROAD EAST
(FORMERLY RATHBURN ROAD)
(BY BY-LAW 423-74, INST No. VS330107)

CENTRELINE OF ORIGINAL OF ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 2, NORTH OF DUNDAS STREET

MATHEMATICAL CENTRELINE

PART 1, PLAN 43R-18335

PART 2, PLAN 43R-18335

PART 3, PLAN 43R-18335

PLAN 43R-27132

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M6B 4J3

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NO.	DATE
1	OPA/ZBA SUBMISSION 2026-03-13

CADIS

PROJECT
1315 BOUGH BEECHES BOULEVARD

PROJECT NO: 30280666
DRAWN BY:
CHECKED BY:
PROJECT MGR:
APPROVED BY:

SHEET TITLE
PLAN OF SUBJECT PROPERTY

SCALE 1:300
DATE 2026-03-13

SHEET NUMBER A004
ISSUE

True North
Project North