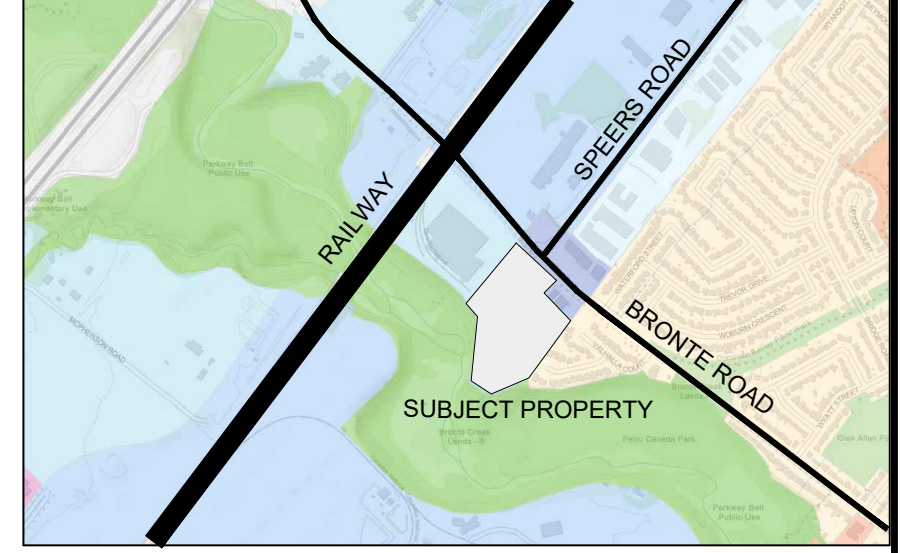




KEY PLAN NTS



**LEGAL DESCRIPTION**

PLAN OF SURVEY OF PART OF LOT 31 CONCESSION 3, SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON) AND BLOCK 9, REGISTERED PLAN 20M-418 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

FROM LEGAL SURVEY PREPARED BY: DAVID B. SEARLES SURVEYING LTD.

**SITE STATISTICS**

ZONING	E2, SP-72	EMPLOYMENT ZONE
SITE AREA	42,930.04 m <sup>2</sup>	or 10.61 Ac
LOT FRONTAGE	30.0 m MIN	132.28 m
FRONT YARD (BRONTE RD.)	3.0 m MIN	6.00 m
INTERIOR SIDE YARD (SOUTH) (ADJUTING RESIDENTIAL ZONE)	15.0 m MIN	25.00 m
INTERIOR SIDE YARD (NORTH)	3.0 m MIN	13.01 m
REAR YARD (WEST)	3.0 m MIN	+/- 23.18 m
G.F.A.	BUILDING "A" 5,273.72 m <sup>2</sup> or 57,766 sqft	BUILDING "B" 7,788.26 m <sup>2</sup> or 83,832 sqft
	BUILDING "C" 5,988.96 m <sup>2</sup> or 64,465 sqft	BUILDING "D" 5,327.03 m <sup>2</sup> or 57,340 sqft
TOTAL GFA	24,377.97 m <sup>2</sup> or 262,403 sqft	
SITE COVERAGE (SITE AREA)	17,504.84 m <sup>2</sup> or 40.78%	
LANDSCAPED AREA (MIN. 10%)	5,116.22 m <sup>2</sup> or 11.92%	
PAVED AREA	20,308.98 m <sup>2</sup> or 47.31%	
BUILDING HEIGHT	REQUIRED 9.70 m	PROVIDED 9.70 m

WAREHOUSE	REQUIRED	PROVIDED
1 per 100 m <sup>2</sup> of GFA up to 7,500 m <sup>2</sup> @ 7,500 m <sup>2</sup>	75 spaces	
2,000 m <sup>2</sup> @ 15 spaces / 100 m <sup>2</sup>	84 spaces	
10 spaces / 200 m <sup>2</sup> for additional GFA	159 spaces	
16,877.97 m <sup>2</sup> @ 1.0 space / 200 m <sup>2</sup>	84 spaces	
TOTAL PARKING	159 spaces	299 spaces
BARRIER-FREE PARKING	8 spaces	12 spaces

DRIVE IN DOORS	REQUIRED	PROVIDED
BUILDING "A" DRIVE IN DOORS	14	14
BUILDING "B" DRIVE IN DOORS	23	23
BUILDING "C" DRIVE IN DOORS	20	20
BUILDING "D" DRIVE IN DOORS	18	18
TOTAL DRIVE IN DOORS	75	75

BICYCLE SPACES	REQUIRED	PROVIDED
2 + 0.25 spaces / 1,000 m <sup>2</sup> GFA	8 spaces	16 Rings / 32 spaces

SNOW STORAGE TO BE REMOVED OFF-SITE

**SYMBOL LEGEND**

- ▶ MAN DOOR LOCATIONS
- ▶ LOADING DOCK LOCATIONS
- ▶ DRIVE-IN OVERHEAD DOORS
- ⊕ FH HYDRANT & VALVE
- ⊕ FDC FIRE DEPARTMENT CONNECTION / SIAMESE
- CATCH BASIN
- DOUBLE CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TW TOP OF WALL
- DIRECTION OF TRAFFIC FLOW
- 124.35 EXISTING ELEVATION
- 124.35 PROPOSED ELEVATION
- DIRECTION OF DRAINAGE FLOW
- ♻️ REFUSE STORAGE BINS
- ⊕ BIKE RING (TWO BIKES PER RING)
- ⊕ ACCESSIBLE PARKING SPACE
- ⊕ ACCESSIBLE PARKING SPACE SIGNAGE
- ⊕ LOADING SPACE (3.5m x 12.0m x 4.2m TYP.)
- FR FIRE ROUTE SIGN

No.	ISSUED	DATE	6	ISSUED FOR COORDINATION	OCT. 01, 2024
1	ISSUED FOR SPA	SEPT. 07, 2023	7	ISSUED FOR REVIEW	OCT. 30, 2024
2	ISSUED FOR SPA	APR. 12, 2024	8	ISSUED FOR REVIEW	JAN. 06, 2025
3	ISSUED FOR COORDINATION	MAY. 27, 2024	9	ISSUED FOR COORDINATION	JAN. 09, 2025
4	ISSUED FOR COORDINATION	JUN. 25, 2024	10	ISSUED FOR COORDINATION	JAN. 17, 2025
5	ISSUED FOR REVIEW	SEPT. 30, 2024			

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:

ONTARIO ASSOCIATION OF ARCHITECTS  
BALDASSARRA LICENSE 3654

576 Bronte Road

Oakville, ON

**Site Plan**

DATE: JULY 2023 DRAWN BY: MP CHECKED BY: JP SCALE: 1:500  
PROJECT No. 23-01 DRAWING No. A-1.1