

**LEGAL DESCRIPTION**

Block 152 on Plan 20M-1221  
 PLAN OF SUBDIVISION OF  
 PART OF LOTS 14 AND 15,  
 CONCESSION 2  
 NORTH OF DUNDAS STREET  
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
**TOWN OF OAKVILLE**  
 REGIONAL MUNICIPALITY OF HALTON

AS PREPARED BY:  
**R.P.E. SURVEYING LTD.**, ONTARIO LAND SURVEYORS

**SITE STATISTICS**

ZONING	LIGHT EMPLOYMENT   LE sp:45
SITE AREA	47,513.48 m <sup>2</sup> or 11.74 Ac
REQUIRED	PROVIDED
FRONT YARD (Loyalist Trail)	3.0 m MIN 18.70 m
FRONT YARD	24.0 m MAX 18.70 m
SIDE YARD	3.0 m MIN 10.50 m
REAR YARD	7.5 m MIN 47.61 m

BUILDING	REQUIRED	PROVIDED
BUILDING 'A'	1,240.08 m <sup>2</sup> or 13,348 SF	
BUILDING 'B'	2,575.63 m <sup>2</sup> or 27,724 SF	
BUILDING 'C'	1,995.88 m <sup>2</sup> or 21,484 SF	
BUILDING 'D'	3,392.56 m <sup>2</sup> or 36,517 SF	
BUILDING 'E'	6,374.68 m <sup>2</sup> or 68,616 SF	
TOTAL G.F.A.	15,578.83 m <sup>2</sup> or 167,689 SF	
BUILDING 'A'	1,188.00 m <sup>2</sup> or 12,788 SF	
BUILDING 'B'	2,518.35 m <sup>2</sup> or 27,107 SF	
BUILDING 'C'	1,943.88 m <sup>2</sup> or 20,924 SF	
BUILDING 'D'	3,284.25 m <sup>2</sup> or 35,351 SF	
BUILDING 'E'	6,311.51 m <sup>2</sup> or 67,937 SF	
TOTAL L.F.A.	15,245.99 m <sup>2</sup> or 164,106 SF	
REQUIRED	PROVIDED	

FLOOR SPACE INDEX	3.0 MAX	0.32
LOT FRONTAGE	15.0 m MIN	±198 m
BUILDING HEIGHT	15 STRY MAX	1 STRY
LANDSCAPED AREA	10 % MIN	16.51 %
		or 7,845.26 m <sup>2</sup>
SITE COVERAGE	15,578.83 m <sup>2</sup> or	32.78 %
PAVED AREA	24,092.43 m <sup>2</sup> or	50.71 %
REQUIRED	PROVIDED	

**PARKING ANALYSIS**

BASED ON TOTAL L.F.A.

MULTI-USE: 15,245.99 m <sup>2</sup> @ 1 Space / 50 m <sup>2</sup>	304.9 Spaces	
TOTAL PARKING	305 Spaces	341 Spaces
ACCESSIBLE PARKING 301-400 REGULAR SPACES PROVIDED	4 Type A 4 Type B OR 8 Spaces	5 Type A 5 Type B OR 10 Spaces
LOADING SPACES	2 Spaces MIN.	14 Spaces
BICYCLE SPACES [7% of Parking]	21 Spaces	22 Spaces

**SYMBOL LEGEND**

- MAN DOOR LOCATIONS
- LOADING DOCK LOCATIONS
- DRIVE-IN OR OVERHEAD DOORS
- FIRE HYDRANT + VALVE
- CATCH BASIN (Ref. CIVIL DWGS)
- DOUBLE CATCH BASIN (Ref. CIVIL DWGS)
- SANITARY MANHOLE (Ref. CIVIL DWGS)
- CATCH BASIN / MANHOLE (Ref. CIVIL DWGS)
- STORM MANHOLE (Ref. CIVIL DWGS)
- HYDRO POLE STANDARD / UTILITY POLE
- 1 BICYCLE RING: 2 SPACES (Ref. DTL. BELOW & LANDS. DWGS)
- DIRECTION OF TRAFFIC FLOW
- HYDRO TRANSFORMER ON CONC. PAD (Ref. ELEC. DWGS)
- GAS METER LOCATIONS
- HANDICAP PARKING | TYPE 'A' (3.40m MIN) TYPE 'B' (2.70m MIN)
- LIGHT STANDARD (Ref. ELEC. DWGS)
- PEDESTRIAN DRIVE AISLE CONNECTIONS: IMPRESSED ASPHALT
- CURB DEPRESSION / RAMP WITH TACTILE PLATES
- CONC. FILLED STEEL BOLLARDS AT OH DOORS
- FIRE DEPARTMENT CONNECTION / SIAMISE CONNECTION
- BARRIER-FREE PARKING SIGNAGE
- BENCH & WASTE RECEPTACLE (Ref. LANDS. DWGS)
- FIRE ROUTE
- STOP SIGN
- PAINTED STOP BAR (WHERE REQUIRED)
- SPRINKLER ROOM
- ELECTRICAL ROOM
- INTERNAL REFUSE STORAGE
- LOADING SPACE (9.0 m x 3.7 m x 4.2 m Clear Height)
- LIMITED MOBILITY & CAREGIVER PARKING SPACE / SIGN
- SNOW STORAGE AREAS
- PROPERTY LINE (EXTENT OF LIMITING DISTANCE)
- SHARED COMMUNITY MAILBOX: CPC-4 MODULE
- 'SNOW PILES NOT PERMITTED' SIGNAGE

**BICYCLE PARKING CONFIGURATION CLEARANCES**

OTM BOOK 18 - CYCLING FACILITIES

**GENERAL NOTES**

REFER TO LANDSCAPE DRAWINGS FOR SNOW STORAGE DETAILS.

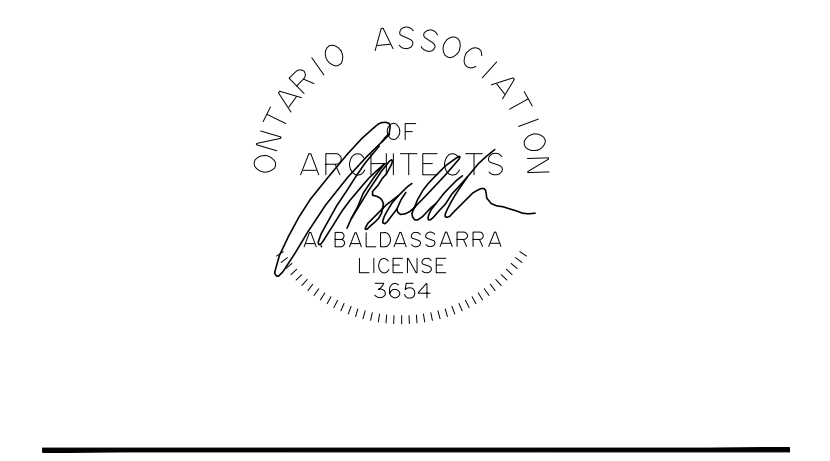
No.	ISSUED	DATE
1	ISSUED FOR SPA	JUL. 16, 2021
2	RE-ISSUED FOR SPA	NOV. 23, 2021
3	RE-ISSUED FOR SPA	MAR. 01, 2022
4	RE-ISSUED FOR SPA	MAY 19, 2022
5	ISSUED FOR ZBLA	JUNE 17, 2022
6	RE-ISSUED FOR ZBLA	NOV. 28, 2024

8	REVISED PARKING ANALYSIS PER UPDATED USES	NOV. 28, 2024
7	REVISED PARKING ANALYSIS PER UPDATED USES	JUNE 14, 2024
6	REVISED AS PER BLDG D, C.C.N. #1	JUNE 01, 2023
5	REVISED AS PER BLDG D, C.C.N. #1	MAY 31, 2023
4	BUILDING D GRID 6c REVISION	MAY 05, 2023
3	TRANSFORMERS RELOCATED AT OAKVILLE HYDRO'S REQUEST	AUG. 31, 2022
2	REVISED TO SUIT MARKETING CRITERIA	JAN. 13, 2022
1	REVISED TO SUIT SPA 1ST ROUND COMMENTS	NOV. 23, 2021

No.	REVISION	DATE
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OWNERS INFORMATION:

**TAFIA DEVELOPMENT CORP.**

65, 71, 77, 83 & 89 LOYALIST TRAIL,  
 OAKVILLE, ON.

**SITE PLAN**

SP.1215.003/01

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2021	CI/DW		1:600

PROJECT No. 22-14 DRAWING No. **A-1.0**