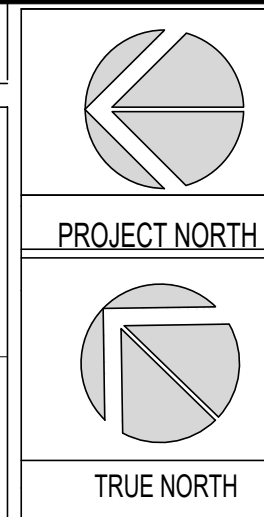


LEGAL DESCRIPTION

PART OF LOT 2, CONCESSION 3
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
(FORMERLY IN THE TOWNSHIP OF TRAFALGAR)
REGIONAL MUNICIPALITY OF HALTON

FROM LEGAL SURVEY AS WAS PREPARED BY:
ERTL SURVEYORS
1234 REID STREET, UNIT 20, RICHMOND HILL, ON. L4B 1C1 | T. (905) 731-7834



SITE STATISTICS

DEVELOPABLE AREA	18,598.13	or	4.60	acres
ZONING	E2 (3) - BUSINESS EMPLOYMENT			
PARCEL "A"	9,095.16 m ²	or	2.25	acres
FRONT YARD (CORNWALL RD.)	3.00 m	24.95 m	REQUIRED	PROVIDED
INTERIOR SIDE YARD (EAST)	3.00 m	24.40 m	REQUIRED	PROVIDED
REAR YARD (NORTH)	3.00 m	70.82 m	REQUIRED	PROVIDED
INTERIOR SIDE YARD (WEST)	3.00 m	10.72 m	REQUIRED	PROVIDED
LOT FRONTAGE	30 m	67.36 m	REQUIRED	PROVIDED
BUILDING HEIGHT	N/A	TBD.	REQUIRED	PROVIDED
BUILDING A OFFICE SHOP	743.28 m ²	or	8,001	sqft
	794.47 m ²	or	8,552	sqft
TOTAL GFA	1,537.75 m ²	or	16,553	sqft

SITE STATISTICS

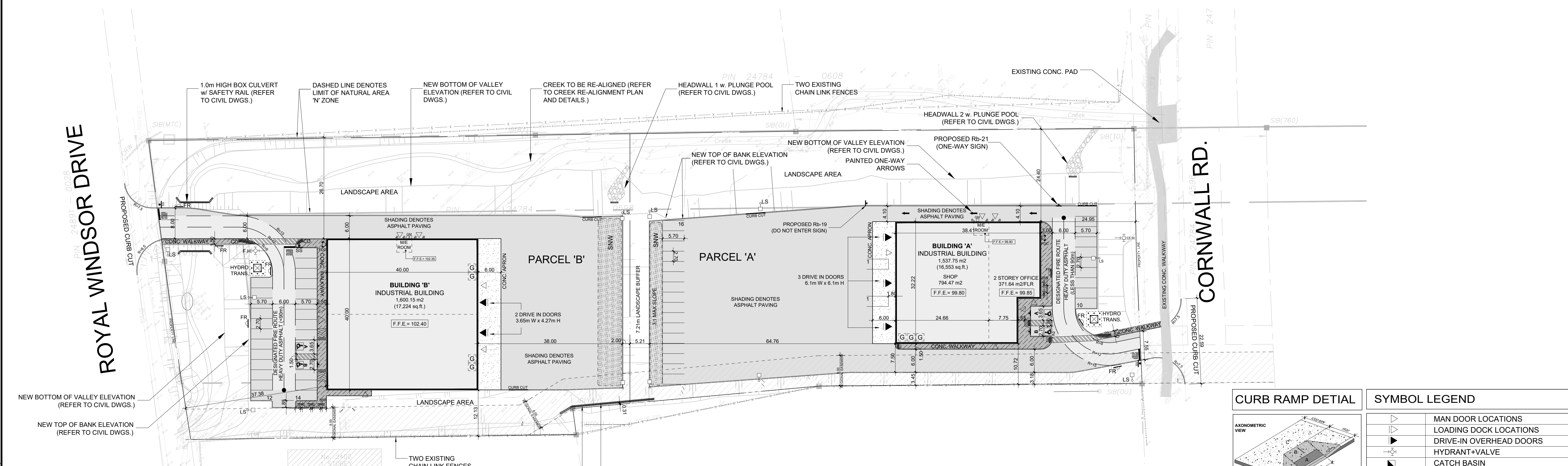
PARCEL "B"	9,502.16 m ²	or	2.35	acres
FRONT YARD (ROYAL WINDSOR BLVD.)	3.00 m	37.69 m	REQUIRED	PROVIDED
INTERIOR SIDE YARD (EAST)	3.00 m	26.70 m	REQUIRED	PROVIDED
REAR YARD (SOUTH)	3.00 m	40.00 m	REQUIRED	PROVIDED
INTERIOR SIDE YARD (WEST)	3.00 m	12.13 m	REQUIRED	PROVIDED
LOT FRONTAGE	30 m	67.36 m	REQUIRED	PROVIDED
BUILDING HEIGHT	N/A	TBD.	REQUIRED	PROVIDED
BUILDING B INDUSTRIAL	1,600.15 m ²	or	11,196	sqft
TOTAL GFA	1,600.15 m ²	or	11,196	sqft

SITE STATISTICS

DEVELOPABLE AREA	18,598.13	or	4.60	acres
ZONING	E2 (3) - BUSINESS EMPLOYMENT			
PARCEL "A"	9,095.16 m ²	or	2.25	acres
FRONT YARD (CORNWALL RD.)	3.00 m	24.95 m	REQUIRED	PROVIDED
INTERIOR SIDE YARD (EAST)	3.00 m	24.40 m	REQUIRED	PROVIDED
REAR YARD (NORTH)	3.00 m	70.82 m	REQUIRED	PROVIDED
INTERIOR SIDE YARD (WEST)	3.00 m	10.72 m	REQUIRED	PROVIDED
LOT FRONTAGE	30 m	67.36 m	REQUIRED	PROVIDED
BUILDING HEIGHT	N/A	TBD.	REQUIRED	PROVIDED
BUILDING A OFFICE SHOP	743.28 m ²	or	8,001	sqft
	794.47 m ²	or	8,552	sqft
TOTAL GFA	1,537.75 m ²	or	16,553	sqft

GENERAL NOTES

- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREEN FROM PUBLIC VIEW.
- GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.
- ALL EXCESS SNOW TO BE REMOVED OFF SITE.
- WASTE TO BE STORED INTERNALLY AND COLLECTED PRIVATELY.



TYPICAL SIGN STANDARDS

Markings are Painted Lines on Pavement Access Aisle Accessible Parking Spaces

BICYCLE PARKING SIZE

SEE LANDSCAPE DRAWINGS FOR BIKE RING DETAILS.

B.F. SIGNAGE DETAIL

TYPE A SPACES TYPE B SPACES

CURB RAMP DETAIL

SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OVERHEAD DOORS
	HYDRANT+VALVE
	CATCH BASIN
	CATCH BASIN-MANHOLE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	LIGHT STANDARD
	BICYCLE RACKS
	DIRECTION OF TRAFFIC FLOW
	EXISTING ELEVATION
	PROPOSED ELEVATION
	HANDICAP PARKING
	TRENCH DRAIN
	CURB DEPRESSION, BARRIER FREE ACCESS
	SIGNAGE
	CONC. FILLED STEEL BOLLARD
	SIAMESE CONNECTION
	HANDICAP RB-93 SIGNAGE PER BY LAW
	SNOW STORAGE AREA
	FIRE ROUTE
	STOP SIGN
	GAS METERS

No.	ISSUED	DATE
1	ISSUED FOR PAC	MAY 26, 2020
2	RE-ISSUED FOR SPA	NOV. 14, 2022
3	RE-ISSUED FOR SPA	SEPT. 22, 2023
4	RE-ISSUED FOR SPA	AUG. 15, 2024

No.	REVISION	DATE
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BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:
Royal Windsor Property Inc.



Royal Windsor

SITE PLAN

SP.1601.030/01

DATE: APRIL 2023 DRAWN BY: MZ CHECKED: SCALE: 1:500

PROJECT No. P-2023 DRAWING No. A-1.0

2395 Cornwall Rd. & 2420 Royal Windsor Dr.
OAKVILLE, ON.