

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 ² 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

LEA

BUILDING	REQUIRED	PROVIDED
BUILDING 'A'	1,240.08 m ² or 13,348 SF	
BUILDING 'B'	2,575.63 m ² or 27,724 SF	
BUILDING 'C'	1,995.88 m ² or 21,484 SF	
BUILDING 'D'	3,302.53 m ² or 35,517 SF	
BUILDING 'E'	6,374.68 m ² or 68,616 SF	
TOTAL G.F.A.	15,578.83 m ² or 167,689 SF	
BUILDING 'A'	1,188.00 m ² or 12,788 SF	
BUILDING 'B'	2,518.35 m ² or 27,107 SF	
BUILDING 'C'	1,943.88 m ² or 20,924 SF	
BUILDING 'D'	3,284.25 m ² or 35,351 SF	
BUILDING 'E'	6,311.51 m ² or 67,937 SF	
TOTAL L.F.A.	15,245.99 m ² or 164,106 SF	

FLOOR SPACE INDEX

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 ²

PARKING ANALYSIS

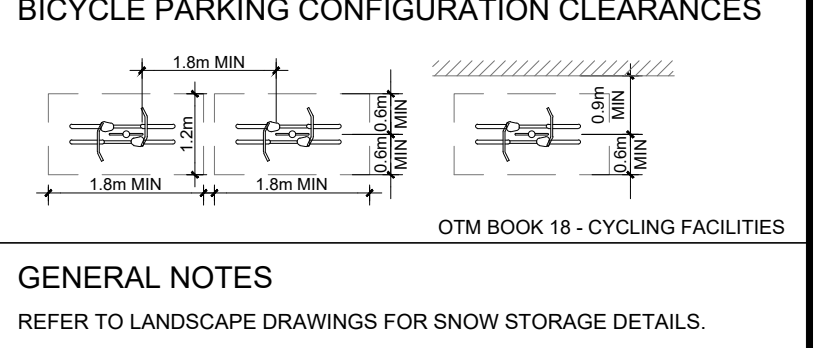
BASED ON TOTAL L.F.A.	REQUIRED	PROVIDED
OFFICE USES: 1,294.68 m ² @ 1 Space / 37 m ² =	35 Spaces	
INDUSTRIAL USES: 6,092.87 m ² @ 1 Space / 100 m ² =	61 Spaces	
COMMERCIAL FITNESS CENTRE: 7,858.44 @ 1 Space / 30 m ² =	262 Spaces	
TOTAL PARKING	358 Spaces	341 Spaces

ACCESSIBLE PARKING

201-300 spaces PROVIDED	3 Type A 4 Type B OR 7 Spaces	5 Type A 5 Type B OR 10 Spaces
LOADING SPACES [min]	2 Spaces	14 Spaces
BICYCLE SPACES [7% of Parking]	16 Spaces	16 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 / SIAMESE 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



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, 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

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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**