

2 KEY PLAN  
A-100 N.T.S.

**SURVEY INFORMATION:**  
 PLAN OF SURVEY OF  
 BLOCK 214  
 PLAN 20M-1255  
 TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON  
 PREPARED BY R-PE SURVEYING LTD.  
 ONTARIO LAND SURVEYORS  
 643 CHRISLEA ROAD, SUITE 7  
 WOODBRIDGE, ONTARIO L4L 8A3  
 DATE: NOV. 29, 2023  
 TEL: (416) 635-5000  
 FAX: (416) 635-5001

**SITE ANALYSIS**  
 LOT AREA: 2,672.21 S.M. (0.66 AC)  
 BUILDING AREA:  
 GROUND FL. (RETAIL/SERVICE COMMERCIAL/MEDICAL) 1,319.43S.M. (14,202.69S.F.)  
 SECOND FLOOR (DAYCARE) 904.50S.M. (9,736.27S.F.)  
 THIRD FLOOR (DAYCARE) 946.37S.M. (10,186.97S.F.)  
 TOTAL GFA: 3,170.30S.M. (34,125.93S.F.)

COVERAGE: 49.37%  
 NUMBER OF STAFF FOR DAYCARE = 44  
 NUMBER OF STUDENTS FOR DAY CARE = 330

**PARKING STATISTICS:**  
 LEASABLE AREA:  
 DAYCARE 1,598S.M. /40S.M. =40 SPACES  
 RETAIL/SERVICE COMMERCIAL 840S.M. /30S.M. =28SPACES  
 MEDICAL OFFICE 280S.M. /20S.M. = 14 SPACES  
 TOTAL PARKING REQUIRED = 82 SPACES  
 TOTAL PARKING PROVIDED = 83 SPACES  
 BIKE PARKING: 7% OF 83 SPACES = 6 SPACES

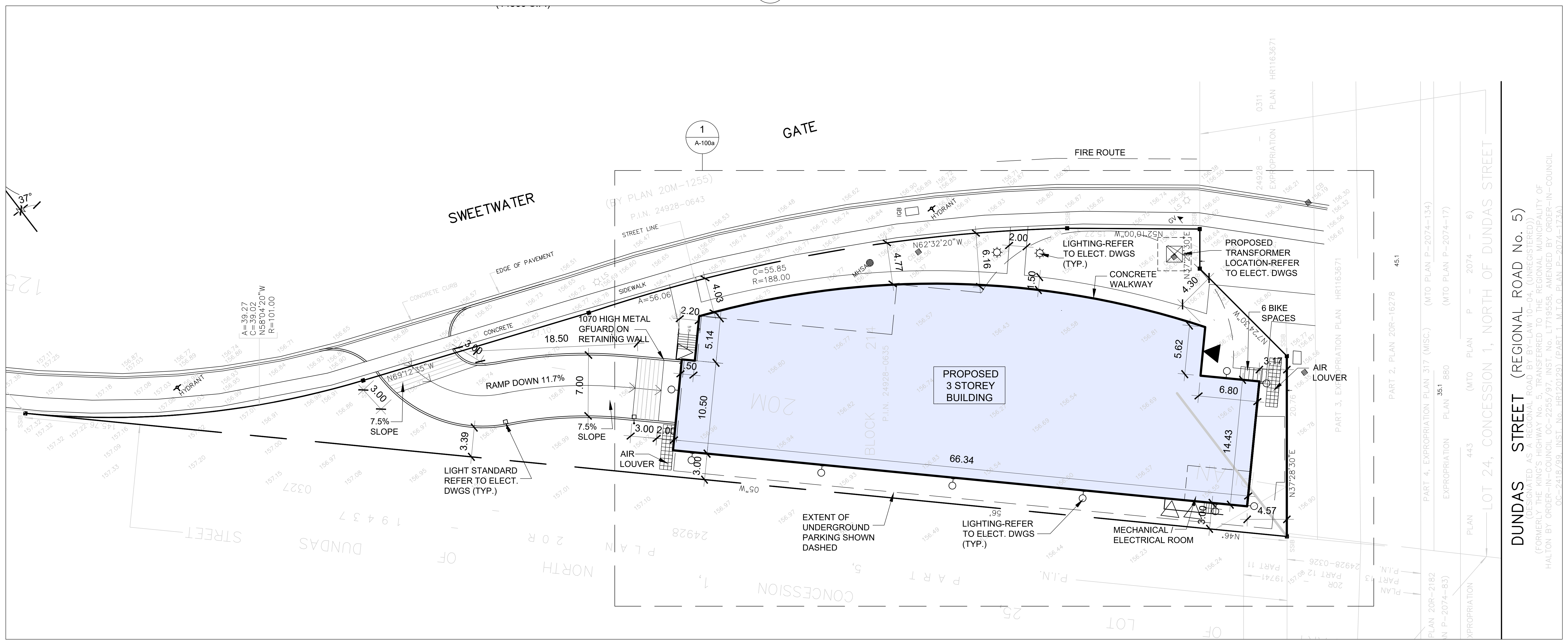
**ZONING SA-SERVICE AREA EMPLOYMENT - DAYCARE PERMITTED**

	PERMITTED	PROPOSED
LOT AREA:		2,672.21 S.M. (0.66 AC)
HEIGHT	15 STOREYS	3 OR 15M.
MIN./MAX FLOOR SPACE INDEX	0.25/3	0.418
MIN. LOT FRONTAGE	15	25M.
MIN. FRONT YARD	3	3
MAX. FRONT YARD	6	3
MIN. FLANKAGE	3	3
MIN. REAR YARD SETBACK	7.5	-
MIN. LANDSCAPE AREA	10%	-
FLOOR AREA	-	3,170.30 S.M. (34,125.93S.F.)

**SYMBOL LEGEND**

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS: 150 CONC. CURB CONT. AS SHOWN ON LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS: PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB-CUTS FOR ACCESSIBLE ACCESS
	GAS METER LOCATION (REFER TO MECHANICAL & CIVIL DRAWINGS)
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
	DESIGNATED FIRE-ROUTE (REFER TO CIVIL DRAWINGS FOR PAVING)
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
	FIRE DEPT. CONNECTION
	ALTERNATIVE FUELING STATION
	GARBAGE ROOM
	ELECTRICAL ROOM
	MECHANICAL ROOM
	CART CORRAL
	BICYCLE RACK LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES"
	ROOF DRAIN
	FIRE ANNUNCIATOR PANEL
	FIRE ALARM
	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT
	STOP SIGN & BAR

NO.	DATE	REVISIONS	BY
2	NOV.14.24	ISSUED FOR RE-SUBMISSION	RA
1	AUG.31.24	ISSUED FOR 1ST SPA SUBMISSION	ET



1 SITE PLAN  
A-100 SCALE: 1:200

**DRAWING ISSUE**

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwg.	

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**PROJECT**  
 PROPOSED  
 THREE STOREY  
 DAYCARE

3010 SWEETWATER GATE  
 OAKVILLE, ONTARIO

**DRAWING NAME**  
 SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
1:200	NOV.18.2024	23019

DRAWN BY	SHEET NO.
RA	A-100

CHKD BY	ET

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LAST PLOTTING DATE: NOV. 18, 2024