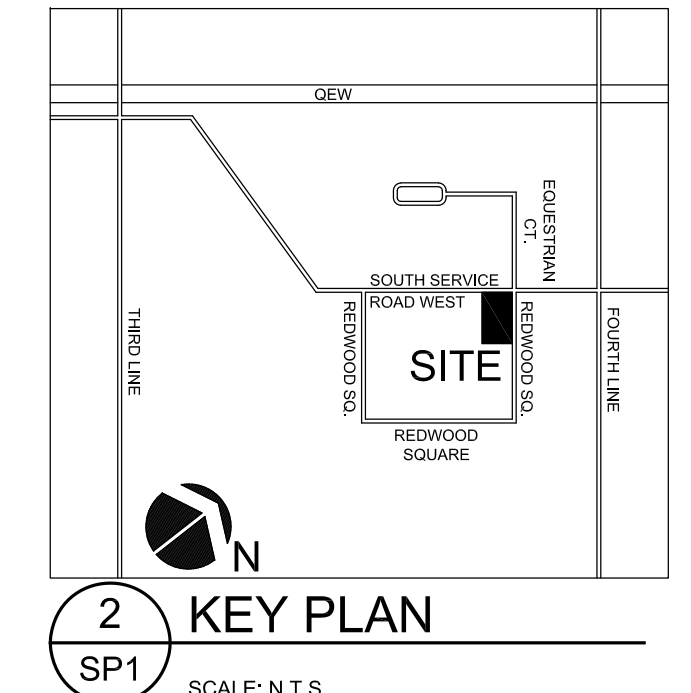


SURVEY INFORMATION TAKEN FROM  
**TOPOGRAPHIC SKETCH OF PART OF BLOCK 2 REGISTERED PLAN 20M-476**  
 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON  
 BY CUNNINGHAM McCONNELL LTD.  
 ONTARIO LAND SURVEYORS  
 APRIL 15, 2020



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.  
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION  
 No. DETAIL NUMBER  
 Drawing Sheet Number

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
SITE PLAN APPLICATION	1	24-06-2021	BC

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY
CLIENTS REVIEW	1	23-04-2021	BC
CLIENTS REVIEW	2	04-05-2021	BC
CO-ORDINATE WITH CIVIL DESIGN	3	12-05-2021	BC
REVISED WASTE STORAGE ENCLOSURE	4	18-05-2021	BC
REVISED WASTE DRIVEWAY ISLAND	5	01-06-2021	BC
RESUBMIT FOR SITE PLAN APPLICATION	6	22-08-2022	KNYMH

BUILDING PERMIT NUMBER:

KNYMH INC.  
 1006 SKYVIEW DRIVE • SUITE 101  
 BURLINGTON, ONTARIO • L7P 0V1  
 T 905.639.6595  
 F 905.639.0394  
 www.knymh.com info@knymh.com

ONTARIO ASSOCIATION OF ARCHITECTS  
 PRZEMYSŁAW MYŚKOWSKI  
 LICENCE 7884

SP.1621.044/01  
 PROPOSED OFFICE BUILDING  
 1044 SOUTH SERVICE ROAD WEST, OAKVILLE, ON

DRAWING SHEET TITLE:  
**SITE PLAN**

DRAWING SCALE: AS NOTED  
 PROJECT NUMBER: 20012  
 DRAWING SHEET NUMBER: SP1  
 PLOT DATE: September 15, 2022

**ABBREVIATIONS**

AW	ANCHOR WIRE(S)
BB	BELL BOX
B	UG BELL CABLE
CB	CATCH BASIN
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
DS	DOWN SPOUT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
HT	HYDRO TRANSFORMER
LS	LIGHT STANDARD
MH	MANHOLE
OW	OVERHEAD WIRE(S)
R	REMOVE
RS	ROAD SIGN
S/W	SIDEWALK
UP	UTILITY POLE
WM	WATER MAIN
WV	WATER VALVE (KEY)

**SITE PLAN NOTES**

ALL ROAD, CURB, AND SIDEWALK CUTS TO BE MADE WITH APPROVAL OF THE GOVERNING AUTHORITY. CONSTRUCT AND MAKE GOOD ALL ROADS, CURBS, AND SIDEWALKS IN ACCORDANCE WITH SPECIFICATIONS OF LOCAL AND GOVERNING AUTHORITIES.

THE POSITION OF POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE SITE PLAN DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATION AND INVERTS OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM.

BARRIER CURB TO BE CONSTRUCTED TO MUNICIPAL STANDARDS.

BOULEVARDS TO BE RESTORED WITH 150mm TOPSOIL AND NURSERY SOIL WHERE REQUIRED.

THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE GRADING AND SERVICING PLAN DRAWINGS, MECHANICAL AND ELECTRICAL SITE PLAN DRAWINGS AND LANDSCAPE DRAWINGS.

ALL ON-SITE EXTERIOR LIGHTING IS TO BE DIRECTED ONTO THE SITE AND IN NO WAY INFRINGE UPON ADJACENT PROPERTIES.

ALL SIGNAGE SHOWN ON DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT.

**ZONING BY-LAW SUMMARY**  
 THE TOWN OF OAKVILLE ZONING BY-LAW 2014-10

GENERAL INFORMATION		
MUNICIPAL ADDRESS	1044 SOUTH SERVICE ROAD WEST, OAKVILLE, ON	
USE	BUSINESS EMPLOYMENT	
ZONING	E2-603 BUSINESS EMPLOYMENT SPECIAL PROVISIONS 3)	
BUILDING AREA	EXISTING	PROPOSED
	N/A	1,042 m <sup>2</sup> (11,216 ft <sup>2</sup> )
TOTAL GROSS FLOOR AREA	EXISTING	PROPOSED
GROUND FL.	N/A	1,042 m <sup>2</sup> (11,216 ft <sup>2</sup> )
SECOND FL.	N/A	N/A
MEZZANINE	N/A	N/A
SUB-TOTAL	N/A	1,042 m <sup>2</sup> (11,216 ft <sup>2</sup> )
TOTAL	1,042 m <sup>2</sup> (11,216 ft <sup>2</sup> )	

PART 10 - EMPLOYMENT ZONES		
TABLE 10.2 & 10.3	REQUIRED	PROVIDED
PERMITTED USE	PER TABLE 10.2	TO COMPLY WITH TABLE 10.2
LOT AREA	MIN. 0.2 Ha.	0.3467 Ha (0.857 Acres)
LOT FRONTAGE	MIN. 30 m	> 30 m
LOT DEPTH	N/A	97.63 m
MAX. COVERAGE	N/A	(30.1%)
SETBACKS	N/A	(6)
FRONT YARD:	MIN. 3.0 m	3.0 m
FLANKAGE YARD:	MIN. 3.0 m	3.0 m
SIDE YARD (INT.):	MIN. 3.0 m	3.0 m
REAR YARD:	MIN. 3.0 m	3.0 m
BUILDING HEIGHT	N/A	7.5 m ±
LANDSCAPED AREA	MIN. 10%	(722 m <sup>2</sup> (20.8%))

PART 4 - GENERAL PROVISIONS		
TABLE 4.11.2	REQUIRED	PROVIDED
LANDSCAPE BUFFER	MIN. 3.0 m (Abuts any road)	3.0 m (Min.)
	MIN. 3.0 m (surface parking & any road an interior lot line)	3.0 m (Min.)
PAVEMENT AREA	N/A	(1,703 m <sup>2</sup> )
SNOW STORAGE AREA:	REQUIRED SNOW STORAGE AREA: 1,703 m <sup>2</sup> x 15% = 256 m <sup>2</sup>	PROVIDED: 256.4 m <sup>2</sup> PARKING SPACES USED FOR SNOW STORAGE IS EXCESS SPACES

SECTION 5 - PARKING AND LOADING PROVISIONS			
5.7(d)	TYPICAL DRIVEWAY WIDTH (2 WAY)	REQUIRED	PROPOSED COMPLIANCE
		MIN. 5.5 m	> 5.5 m
5.7(a)	TYPICAL PARKING AISLE WIDTH (2 WAY)	MIN. 6.0 m	6.0 m
5.7(c)	TYPICAL PARKING AISLE WIDTH (1 WAY)	MIN. 4.0 m	4.0 m
5.2.3 (a)	PERPENDICULAR PARKING STALL SIZE	2.7 m x 5.7 m	2.7 m x 5.7 m
5.2.3 (c)	PARALLEL PARKING STALL SIZE	2.7 m x 7.0 m	2.7 m x 7.0 m
5.2.3 (d)	WIDTH INCREASE FOR OBSTRUCTIONS	N/A	0.3 m (see, slope)
TABLE 5.3.2	BARRIER-FREE PARKING	TYPE A: 3.65m x 5.7m TYPE B: 2.70m x 5.7m	3.65m x 5.7m 2.70m x 5.7m
TABLE 5.2.1	MIN. OFF-STREET PARKING	1 SPACE PER 35 m <sup>2</sup> OF NET FLOOR AREA	
		1.053 m <sup>2</sup> @ 1 SPACE/35 m <sup>2</sup> = 30 SPACES*	
		*NOTE: CALCULATION ABOVE IS BASED ON "GROSS FLOOR AREA", NOT "NET FLOOR AREA" THAT EXCLUDES MECHANICAL ROOMS, WASHROOMS & WALL THICKNESSES.	
TABLE 5.3.1	BARRIER-FREE PARKING	< 30 SPACES	41 SPACES
TABLE 5.4.1	BICYCLE PARKING	TYPE 'A': 1 SPACE TYPE 'B': 1 SPACE	1 SPACE 1 SPACE
TABLE 5.4.1	BICYCLE PARKING	2, PLUS 0.25 per 1,000m <sup>2</sup> of Net Floor Area	2 SPACES
5.6 (a)	LOADING SPACE (MIN. 3.5 m x 12.0 m)	N/A	NIL
5.10(w)	PARKING AREA LOCATION SETBACK FROM BUILDING / STRUCTURE:	MIN. 1.8 m	MIN. 1.8 m

**LEGEND**

	PROPERTY LINE		OVERHEAD DOOR
	BUILDING SETBACK		MAN DOOR
	NEW CONCRETE CURB		BARRIER-FREE ENTRANCE
	PAINTED LINE		FIRE HYDRANT
	NEW LIGHT DUTY ASPHALT PAVING		LIGHT STANDARD
	NEW HEAVY DUTY ASPHALT PAVING		FIRE DEPARTMENT CONNECTION
	NEW CONCRETE PAVED AREA		POLE-MOUNTED PARKING SIGNAGE
	NEW DRAINAGE TRENCH		SURFACE-MOUNTED PARKING SIGNAGE
	NEW SODDED & LANDSCAPED AREA		POLE-MOUNTED TRAFFIC SIGN
	EXISTING TREE TO BE REMOVED		FIRE TRUCK ACCESS ROUTE SIGNAGE ON LIGHT STANDARD
	EXISTING GRADE		POLE-MOUNTED FIRE TRUCK ACCESS ROUTE SIGNAGE
	BOLLARD		POLE-MOUNTED STOP SIGN
	DEPRESSION CURB/CURB CUT		PRECAST CONCRETE PARKING BLOCK
	RETAINING WALL		WORKING ORIGIN
	TACTILE WARNING SURFACE		BOREHOLE
	COMMUNITY MAILBOX		BOREHOLE / MONITORING WELL
			TEST PIT
			SNOW STORAGE AREA (LANDSCAPED AREA AND EXCESS PARKING)

**DRAWING NOTES**

1. PAINT GROUND SURFACE OF THE ENTIRE TYPE 'A' AND 'B' PARKING PARKING IN BLUE. INTERNATIONAL SYMBOLS OF ACCESS IN MIN. 1200mm W. BY 1500mm L. AND PAINTED IN WHITE. AND DIAGONAL LINES OF ACCESS AISLES IN YELLOW. ALL PAINT SHALL BE SLIP-RESISTANT. CONTACT OAKVILLE FACILITY CONSTRUCTION MANAGEMENT (FCM) OR TECH SERVICES FOR PAINT SPECIFICATIONS OR SUPPLIER INFORMATION.

TIMESTAMP: 2022-09-15 01:16 AM FILEPATH: O:\2020\20012 -Redwood\_Square\_Tools\Drawings\20012\_000\_Sp1\_Site\_Plan\_1.dwg