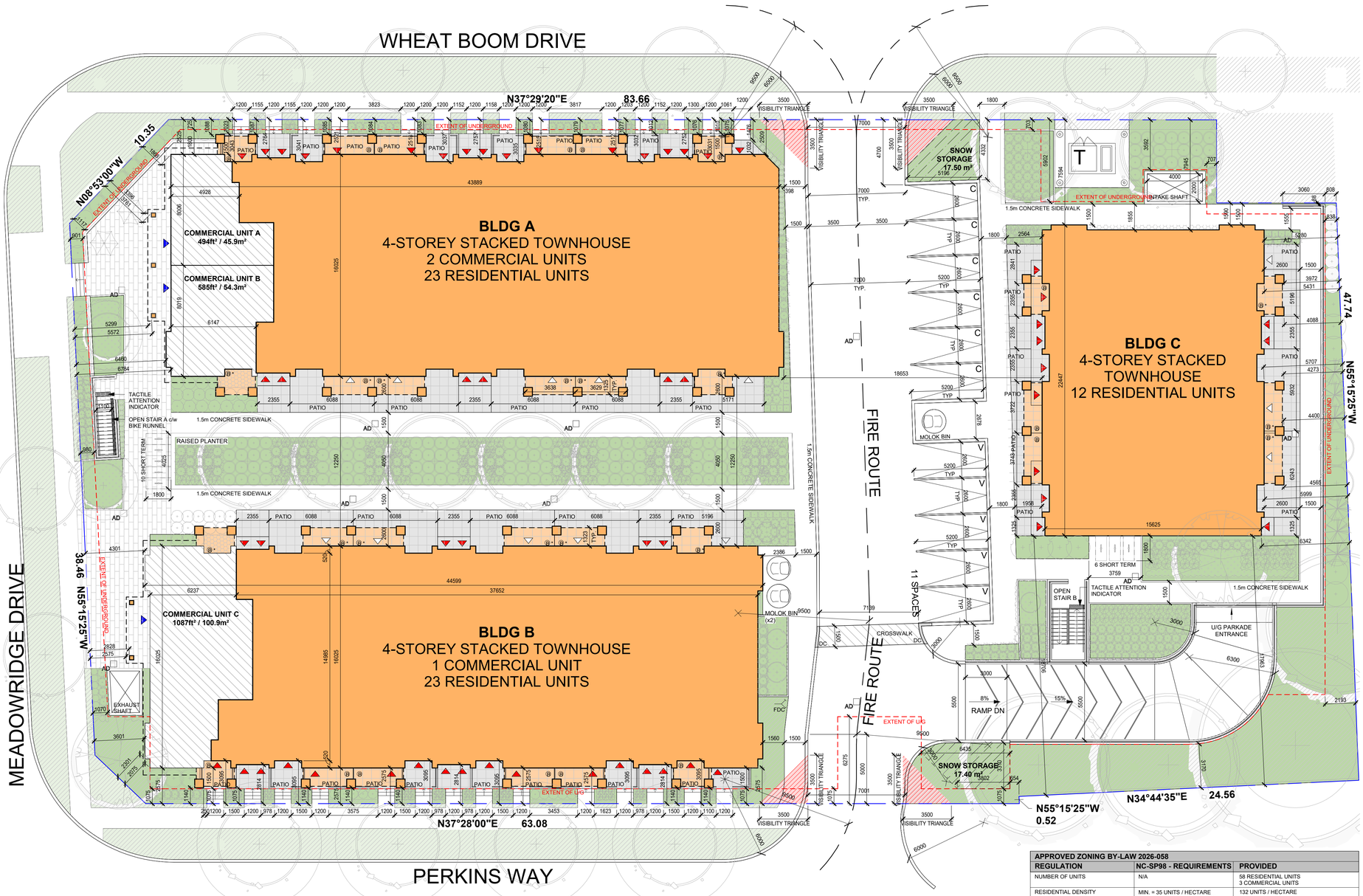
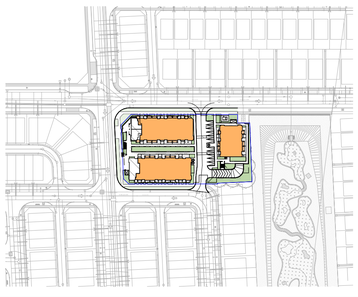


1 SITE PLAN
A001 1 : 150



2 KEY PLAN
A001 1 : 2000

LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND
- FIRE ROUTE
- **"PRINCIPAL ENTRANCE"** AS PER ONTARIO BUILDING CODE AND FIRE ACCESS/FIRE CODE
- COMMERCIAL ENTRY DOOR
- SECONDARY RESIDENTIAL DOOR (PATIO @ 1ST)
- Ⓑ Ⓑ* BALCONY ON 2ND AND 3RD (* INDICATES 3RD ONLY)

APPROVED ZONING BY-LAW 2026-058		
PARKING REGULATIONS	**REQUIREMENTS**	**PROVIDED**
TOWNHOUSE DWELLINGS (INCL. BACK-TO-BACK & STACKED)	1.9 SPACE / RESIDENTIAL UNIT MINIMUM (110 SPACES)	114 UNDERGROUND SPACES
COMMERCIAL RESIDENTIAL - COMBINED (MIXED-USE)	THE APPLICABLE REGULATIONS FOR NON-RESIDENTIAL USES APPLY TO THE NON-RESIDENTIAL FLOOR AREA, WHILE THE APPLICABLE RESIDENTIAL REGULATIONS APPLY TO THE DWELLING UNITS 2.66 (3) COMMERCIAL SPACES REQUIRED	5 DEDICATED VISITOR SPACES / 6 DEDICATED COMMERICAL SPACES
RETAIL STORE	1 PARKING SPACE PER 75 SQUARE METRES OF LEASABLE FLOOR AREA MINIMUM 1 PARKING SPACE PER 20 SQUARE METERS OF LEASABLE FLOR AREA MAXIMUM	
RESIDENTIAL BICYCLE PARKING	LONG TERM = 0.75 SPACES PER DWELLING UNIT SHORT TERM = 0.25 SPACES PER DWELLING UNIT	LONG TERM = 62 SPACES SHORT TERM = 6 SPACES
COMMERCIAL BICYCLE PARKING	0 SPACES	10 SPACES

APPROVED ZONING BY-LAW 2026-058		
REGULATION	**NC-SP98 - REQUIREMENTS**	**PROVIDED**
NUMBER OF UNITS	N/A	58 RESIDENTIAL UNITS 3 COMMERCIAL UNITS
RESIDENTIAL DENSITY	MIN. = 35 UNITS / HECTARE MAX. = 150 UNITS / HECTARE	132 UNITS / HECTARE
GROSS FLOOR AREA	-	6853.0 m²
LANDSCAPED AREA (m² / %)	-	1365.2 m² OF 4399.3 m² (31%) *(INCLUDES GRASS, PLANTS, PAVERS)*
MINIMUM LOT FRONTAGE *(MEADOWRIDGE DRIVE)*	5.5m / UNIT	38.46 m
MINIMUM LOT DEPTH	12m	47.74m
MINIMUM FLANKAGE SETBACK *(PERKINS WAY)*	2m	2.1m
MINIMUM FLANKAGE SETBACK *(WHEAT BOOM DRIVE)*	2m	2.5m
MINIMUM REAR YARD SETBACK *(ADJACENT TO SWM BLOCK 298)*	0m	3.9m (BUILDING C)
MAXIMUM YARD ENCROACHMENTS	GUTTERS/AWNINGS/BOX BAYS = 0.6m (ALL SIDES) EXTERIOR STAIRWAYS = 1.5m (ALL SIDES) = 0.6m (FROM LOT LINE) BALCONIES/PORCHES = 1.5m (ALL SIDES) = 1.5m (FROM LOT LINE) BOX BAYS = 0.6m (ALL SIDES) = 1m (FRONT LOT LINE)	GUTTERS/AWNINGS/BOX BAYS = 0.3m EXTERIOR STAIRWAYS = 1.8m (SIDE YARD) (BUILDING B) BALCONIES/PORCHES = 2.3m (ALL SIDES) (BUILDING C) = 0.9m (FROM LOT LINE) (BUILDING A) BOX BAYS = 0.45 m (ALL SIDES)
HEIGHT	MIN = 4 STOREYS AND 13m MAX = 6 STOREYS AND 20m	4 STOREYS
MINIMUM NON-RESIDENTIAL / COMMERCIAL FLOOR AREA ON WHOLE SITE	200m²	201.1 m²

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHOURITY.
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.

DRAWING SETS ISSUED	No.	DATE (YY.MM.DD)
CLIENT REVIEW	1.	24.08.26
STATISTICS	2.	24.09.24
110 PARKING SPACES	3.	24.10.16
ADJACENT TOWNHOMES/EXTRA STAIR	4.	24.10.25
ATTAIN 120 TOTAL PARKING SPACES	5.	24.11.07
ATTAIN 123 TOTAL PARKING SPACES	6.	24.11.18
ROTATE BUILDINGS	7.	25.01.23
BACKGROUND SET	8.	25.02.11
COORD SET	9.	25.03.19
OPA/ZBA & CONTROL ARCH REVIEW	10.	25.03.28
INSERT COMMERCIAL ON BLDG A	11.	25.11.10
INSERTED COMM. ON BLDG A & B	12.	25.11.17
AREAS	13.	25.12.10
ISSUED FOR SPA	14.	25.12.12
FOR COORDINATION	15.	26.02.02
FOR COORDINATION	16.	26.02.03
REDUCED DEPTH UNITS	17.	26.02.04
FOR COORDINATION	18.	26.02.19
ISSUED FOR 3RD ZBA RESUBMISSION	19.	26.02.20
ISSUED FOR 3RD ZBA RESUBMISSION	20.	26.03.20
REVISED ENTRANCES FOR COORD	21.	26.04.15
REVISED ELEVATIONS	22.	26.04.17
ISSUED FOR COORDINATION	23.	26.05.01
ISSUED FOR SITE PLAN APPLICATION	24.	26.05.14

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (YY.MM.DD)

NOT FOR CONSTRUCTION

KNYMH
ARCHITECTURE + SOLUTIONS

KNYMH INC.
BURLINGTON HEAD OFFICE
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
CAMBRIDGE OFFICE
34 WATER STREET N. • SUITE 101
CAMBRIDGE, ONTARIO • N1R 3B1
T 519.621.9200
www.knymh.com info@knymh.com

TRUE NORTH
PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
PRZEMYSŁAW MYSZKOWSKI
LICENCE 7984

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT
APPLICATION FILE NUMBER:

VALERY GROUP

VALGO

1320 WHEAT BOOM DRIVE
OAKVILLE, ON

DRAWING SHEET TITLE:
SITE PLAN

PROJECT NUMBER: 24451
PLOT DATE: 13-05-2026

DRAWING SHEET NUMBER:
A001