





ISSUED

No.	DATE	DESCRIPTION
1	2016/11/25	ISSUED FOR SPA
2	2017/02/02	ISSUED FOR SPA
3	2017/09/05	ISSUED FOR SPA
4	2021/12/07	ISSUED FOR SPA
5	2023/06/03	ISSUED FOR SPA

- SITE LEGEND**
-  PEDESTRIAN ENTRY ACCESS
 -  PEDESTRIAN EXIT ACCESS
 -  VEHICULAR TRAFFIC
 -  5.0m MAXIMUM FRONT & FLANKAGE YARDS

- ZONING NOTES**
- A 10.5m MINIMUM INTERIOR SIDE YARD SETBACK (ALONG THE SOUTHERN PROPERTY LINE) IS REQUIRED FOR THE PORTION OF THE BUILDING ABOVE GRADE WITHIN 40m FROM THE FRONT LOT LINE (BRONTE ROAD) - THIS PROPOSAL IS IN COMPLIANCE
 - A 12m MINIMUM INTERIOR SIDE YARD SETBACK (ALONG THE SOUTHERN PROPERTY LINE) IS REQUIRED FOR THE PORTION OF THE BUILDING ABOVE GRADE WITHIN 40m FROM THE FRONT LOT LINE (KHALSA GATE) - THIS PROPOSAL IS IN COMPLIANCE
 - THE BUILDING CAN BE SETBACK A MAXIMUM OF 5m ALONG THE FRONT AND FLANKAGE YARDS, APPLIED TO THE FIRST 12m OF THE BUILDING. THIS DOES NOT APPLY TO BRONTE ROAD
 - 37% OF THE FRONTAGE ALONG PINE GLEN IS PERMITTED TO HAVE ANCILLARY RESIDENTIAL USES (common indoor areas located within a building which are accessible, designed for, and intended primarily for access, dining or recreational purposes for the occupants of a building and includes stairs, lobbies, elevators, mechanical facilities, storage, and facilities for a concierge) - THIS PROPOSAL IS IN COMPLIANCE
 -> CURRENTLY SHOWING 18.725m OF FRONTAGE (32% PINE GLEN PROPERTY LINE FRONTAGE)
 - 15% OF THE FRONTAGE ALONG KHALSA GATE IS PERMITTED TO HAVE ANCILLARY RESIDENTIAL USES - THIS PROPOSAL IS IN COMPLIANCE
 -> CURRENTLY SHOWING 0m OF FRONTAGE (0% PINE GLEN PROPERTY LINE FRONTAGE)

- MAIN WALL PROPORTIONS**
- THIS PROPOSAL COMPLIES WITH THE MAIN WALL PROPORTION REQUIREMENTS ON THE SITE. THE MAIN WALLS, MEASURED AT THE GROUND FLOOR, DEMONSTRATE THAT MORE THAN 75% OF THE WALL LENGTH ORIENTED TOWARDS THE FRONT LOT LINE (KHALSA GATE) AND THE FLANKAGE LOT LINE (PINE GLEN) IS WITHIN THE MINIMUM AND MAXIMUM FLANKAGE YARDS.

MAIN WALL PROPORTIONS CALCULATION

LOT LINE	TOTAL WALL AREA FACING LOT LINE	WALL AREA WITHIN SETBACK	PCT (%)
KHALSA GATE (FRONT LOT LINE)	35.09m	32.97m	93.9%
PINE GLEN ROAD	54.95m	54.95m	100%

GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 31 IN THE CITY OF OAKVILLE, AS PREPARED BY A.T. MCLAREN LIMITED AND DATED NOVEMBER 9, 2016 & JULY 12, 2019.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

ESTABLISHED GRADE

THE ESTABLISHED GRADE ACROSS THE SITE IS CALCULATED TO BE 150.06m.

ESTABLISHED GRADE CALCULATION

CENTRE POINT OF EACH LOT LINE ABUTTING A ROAD:
 BRONTE ROAD: 148.70m
 PINE GLEN ROAD: 150.18m
 KHALSA GATE: 151.30m
 $450.18m / 3 = 150.06m$

MAXIMUM HEIGHT

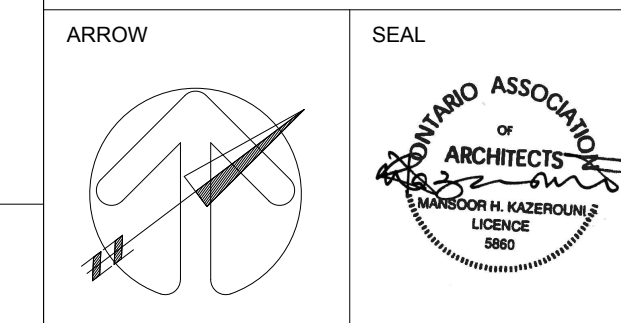
THIS PROPOSAL IS IN COMPLIANCE WITH THE MAXIMUM HEIGHT DESIGNATED FOR THE SITE - 43m.

IN THIS PROPOSAL THE BUILDING HEIGHT IS 35.49m. THIS IS CALCULATED FROM THE ESTABLISHED GRADE TO THE TALLEST POINT OF THE ROOF, EXCLUDING THE MECHANICAL PENTHOUSE (AS PER SECTION 4.6.4. OF ZONING BY-LAW 2014-014).

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PROJECT

3020 PINE GLEN
 (FORMERLY KNOWN AS
 2418 KHALSA GATE)
 OAKVILLE, ONTARIO

SHEET TITLE

SITE PLAN

DRAWN BY: Author	CHKD' BY: Checker	DATE: 2022/06/03	SCALE: 1:200
PROJECT NO: 135157	DWG NO. A0.04		

