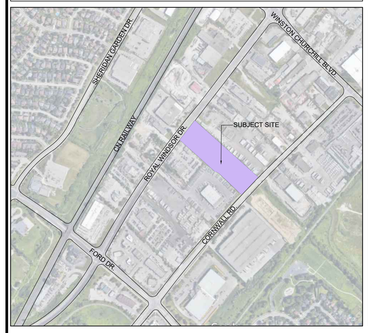
KEY PLAN (CITY OF OAKVILLE)

NTS.



LEGAL DESCRIPTION

PART OF LOT 2, CONCESSION 3
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
(FORMERLY IN THE TOWNSHIP OF TRAFALGAR)
REGIONAL MUNICIPALITY OF HALTON

FROM LEGAL SURVEY AS WAS PREPARED BY:

ERTL SURVEYORS
1234 REID STREET, UNIT 20, RICHMOND HILL, ON. L4B 1C1 | T. (905) 731-7834

PROJECT NORTH

TRUE NORTH

GENERAL NOTES

1. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREEN FROM PUBLIC VIEW.
2. GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.
3. ALL EXCESS SNOW TO BE REMOVED OFF SITE.
4. WASTE TO BE STORED INTERNALLY AND COLLECTED PRIVATELY.

SITE STATISTICS

DEVELOPABLE AREA	18,598.13	or	4.60 acres
ZONING	E2 (3) - BUSINESS EMPLOYMENT		

PARCEL "A"		9,095.16 m2	or	2.25 acres
		REQUIRED		PROVIDED
SETBACKS	FRONT YARD (CORNWALL RD.)	3.00 m		24.95 m
	INTERIOR SIDE YARD (EAST)	3.00 m		24.40 m
	REAR YARD (NORTH)	3.00 m		70.82 m
	INTERIOR SIDE YARD (WEST)	3.00 m		10.72 m
LOT FRONTAGE		30 m		67.36 m
BUILDING HEIGHT		N/A		TBD.
GFA	BUILDING A			
	OFFICE	743.28 m2	or	8,001 sqft
	SHOP	794.47 m2	or	8,552 sqft
TOTAL GFA		1,537.75 m2	or	16,553 sqft

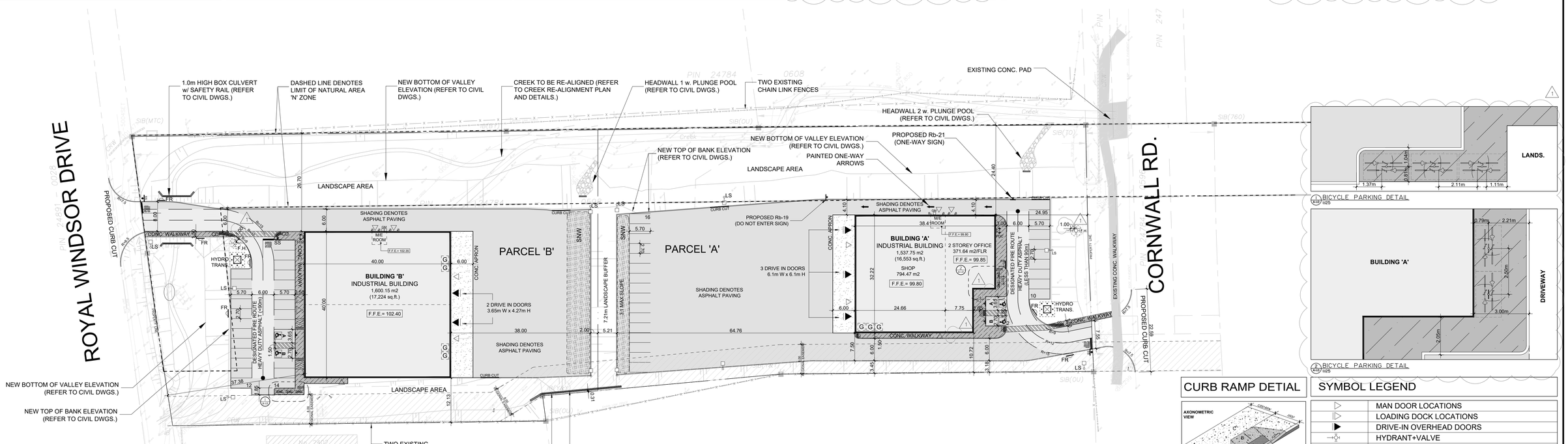
SITE COVERAGE	1,166.06 m2	or	12.82%
LANDSCAPED AREA	4,063.59 m2	or	44.68%
PAVED / GRANULAR AREA	3,865.51 m2	or	42.50%

PARKING	REQUIRED	PROVIDED
INDUSTRIAL USES 1/100m2 of NET FLOOR AREA FOR DEDUCTIBLE AREA: MECH. & ELEC ROOM = 14.40 m2 780.07 m2 / 1 SPACE PER 100 m2	8 spaces	
OFFICE USES 1/35m2 OF NET FLOOR AREA STAIRS = 39.81 m2 704.10 m2 / 1 SPACE PER 35 m2	20 spaces	
TOTAL SPACES	28 spaces	28 spaces
BARRIER FREE (26 - 100 SPACES REQUIRES 4% DESIGNATED SPACE)	1 space	2 spaces
DRIVE IN DOORS	N/A	3
BICYCLE PARKING (2 spaces plus 0.25 spaces/1000 m2 GFA)	2 spaces	4 spaces (2 racks)

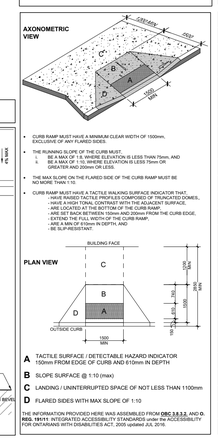
PARCEL "B"		9,502.16 m2	or	2.35 acres
		REQUIRED		PROVIDED
SETBACKS	FRONT YARD (ROYAL WINDSOR BLVD.)	3.00 m		37.69 m
	INTERIOR SIDE YARD (EAST)	3.00 m		26.70 m
	REAR YARD (SOUTH)	3.00 m		40.00 m
	INTERIOR SIDE YARD (WEST)	3.00 m		12.13 m
LOT FRONTAGE		30 m		67.36 m
BUILDING HEIGHT		N/A		TBD.
GFA	BUILDING B INDUSTRIAL	1,600.15 m2	or	11,196 sqft
TOTAL GFA		1,600.15 m2	or	11,196 sqft

SITE COVERAGE	1,600.15 m2	or	16.84%
LANDSCAPED AREA	4,798.05 m2	or	50.49%
PAVED / GRANULAR AREA	3,103.96 m2	or	32.67%

PARKING	REQUIRED	PROVIDED
INDUSTRIAL USES 1/100m2 of NET FLOOR AREA FOR DEDUCTIBLE AREA: MECH. & ELEC ROOM AREA = 14.40 m2 1,585.75 m2 / 1 SPACE PER 100 m2	16 spaces	
TOTAL SPACES	16 spaces	26 spaces
BARRIER FREE (26 - 100 SPACES REQUIRES 4% DESIGNATED SPACE)	1 space	2 spaces
DRIVE IN DOORS	N/A	2
BICYCLE PARKING (2 spaces plus 0.25 spaces/1000 m2 GFA)	3 spaces	6 spaces (3 racks)



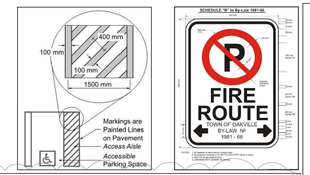
CURB RAMP DETIAL



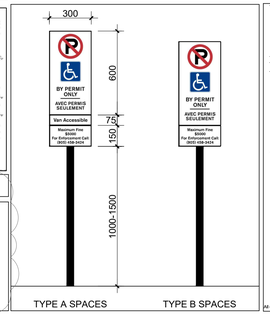
SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OVERHEAD DOORS
	HYDRANT+VALVE
	CATCH BASIN
	CATCH BASIN-MANHOLE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
LS	LIGHT STANDARD
BR	BICYCLE RACKS
	DIRECTION OF TRAFFIC FLOW
124.35	EXISTING ELEVATION
124.35	PROPOSED ELEVATION
	HANDICAP PARKING
T.D.	TRENCH DRAIN
WR	WASTE RECEPTACLE
	SETTING OUT POINT
CD	CURB DEPRESSION. BARRIER FREE ACCESS
	SIGNAGE
B	CONC. FILLED STEEL BOLLARD
FDC	SIAMESE CONNECTION
	HANDICAP RB-93 SIGNAGE PER BY LAW
SNOW	SNOW STORAGE AREA
FR	FIRE ROUTE
SS	STOP SIGN
GM	GAS METERS

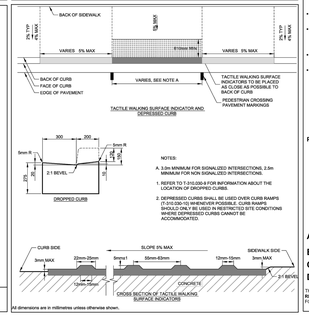
TYPICAL SIGN STANDARDS



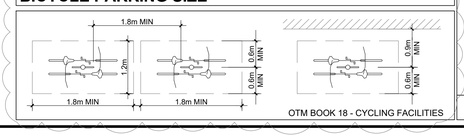
B.F. SIGNAGE DETAIL



CURB RAMP DETIAL



BICYCLE PARKING SIZE



No.	ISSUED	DATE
1	ISSUED FOR PAC	MAY 26, 2020
2	RE-ISSUED FOR SPA	NOV. 14, 2022
3	RE-ISSUED FOR SPA	SEPT. 22, 2023
4	RE-ISSUED FOR SPA	AUG. 15, 2024
5	RE-ISSUED FOR SPA	AUG. 28, 2025

No.	REVISION	DATE
1	REVISED TO ADDRESS SPA COMMENTS	AUG. 28, 2025

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:
Royal Windsor Property Inc.

ONTARIO ASSOCIATION OF ARCHITECTS
BALDASSARRA LICENSE 3654

Royal Windsor

2395 Cornwall Rd. & 2420 Royal Windsor Dr.
OAKVILLE, ON.

SITE PLAN

SP.1601.030/01

DATE:	DRAWN BY:	CHECKED:	SCALE:
APRIL 2023	MZ		1:500

PROJECT No. P-20023

DRAWING No. A-1.0