

TRAFALGAR ROAD
(FORMERLY SEVENTH LINE)

STREET WIDENING
(BY REGISTERED PLAN M-14)
PIN 24883 - 0001

BLOCK 'A'
(0.50 RESERVE)
PIN 24883 - 0016

PART 1, PLAN 20R-21220
SUBJECT TO EASEMENT AS IN
INSTRUMENT HR1610565

SIDEWALK CONNECTION TO
EXISTING MUNICIPAL SIDEWALK;
REFER TO OPSD 310.033

PART 2, PLAN 20R-4521
PIN 24883 - 0001

PART 7, PLAN 20R-4521
PIN 24883 - 0001

PART 6, PLAN 20R-4521
PIN 24883 - 0001

PART 5, PLAN 20R-4521
PIN 24883 - 0001

PART 4, PLAN 20R-4521
PIN 24883 - 0001

PART 3, PLAN 20R-4521
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PART 2, PLAN 20R-4521
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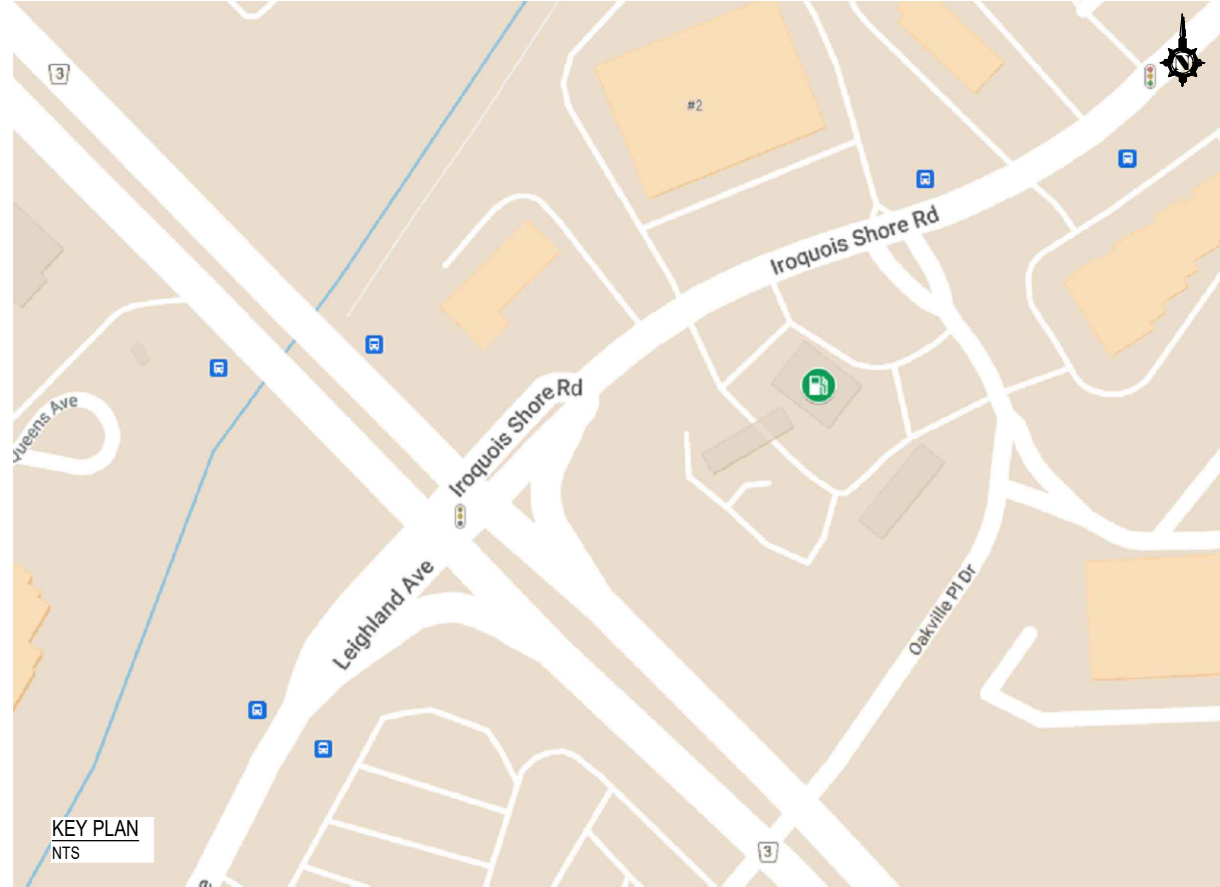
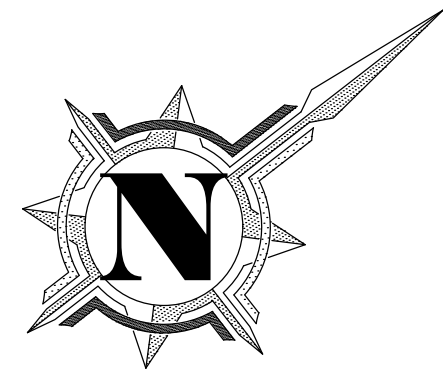
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DESCRIPTION OF PROPERTY
PART OF LOT 8
REGISTERED PLAN M-14
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
(FORMERLY GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)

SITE INFORMATION					
ADDRESS: 350 IROQUOIS SHORE ROAD, OAKVILLE, ONTARIO					
ZONE: E1 SP-52					
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA	
TOTAL LOT AREA	9,379.9 M²	9,379.9 M²	2.32	100%	
TOTAL BUILDING AREA (C-STORE + CAR WASH)	579.4 M²	636.8 M²		6.2%	
LANDSCAPED AREA	4,177.7 M²	4,100.9 M²		44.5%	
ASPHALT PAVED AREA	3,545.6 M²	4,175.4 M²		37.8%	
CONCRETE PAVED AREA	1,162.2 M²	466.8 M²		12.4%	
SNOW STORAGE	REQUIRED AREA: (15% OF HARDSCAPED AREA (4747.8 / .15) = 706.17 M²	PROVIDED AREA:	731 M²	7.79%	
	PROPOSED	EXISTING	% OF TOTAL	% OF TOTAL LOT AREA	
MAIN BUILDING AREA (GROSS)	288.1 M²	349.3 M²	100%	3.1%	
C-STORE GFA	190.3 M²	349.3 M²	66.1%		
A&W GFA	97.8 M²	NA	33.9%		
(EXISTING) CARWASH BUILDING AREA	287.5 M²	287.5 M²		3.07%	
CANOPY COVERAGE	338.6 M²	243.2 M²		3.6%	
	PROPOSED	EXISTING			
BUILDING HEIGHT - CANOPY	5.50 M	5.70M			
BUILDING HEIGHT - STORE	4.89 M	4.20 M			
BUILDING HEIGHT - CAR WASH:	4.15 M	4.15 M			
LOT FRONTAGE (METERS)					
TRAFALGAR ROAD (REAR LOT)			163		
OAKVILLE PLACE DRIVE (FRONT LOT)			64		
OAKVILLE PLACE DRIVE (FLANKAGE)			115		
IROQUOIS SHORE ROAD (FLANKAGE)			122.2		
MAIN WALL / PROPORTION OF BUILDING WITHIN SETBACK					
MAIN BUILDING FRONT WALL:	1.4% WITHIN 17.5M MAX SETBACK				
PARKING					
USE	MINIMUM REQUIRED		REQUIRED	EXISTING	PROPOSED
RETAIL (GAS & C-STORE)	1 SPACE PER 18.0 M² OF NET FLOOR AREA (127.3/18) = 7.07 ROUNDED DOWN TO = 7		7	20	(12) INCLUDING 2-BARRIER FREE
RESTAURANT (A&W)	1 SPACE PER 10.0 M² OF NET FLOOR AREA FLOOR AREA: A&W 97.8M² + PATIO 22.8M² = 120.4M² NET RESTAURANT AREA (120.4/10) = 12.0 ROUNDED DOWN TO 12		12	N/A	(13) INCLUDING (+10 CARS STACKING)
CARWASH	1 SPOT PER 100 M² NET FLOOR AREA (287.5/100) 2.9= ROUNDED UP = 3		3	3	(3) INCLUDING 2 VACUUM STALLS (+ 10 CARS STACKING)
BARRIER FREE PARKING STALLS	28 PROPOSED PARKING SPACES. 4% OF 28 SPACES = 1.12 ROUNDED UP = 2		2		2 (INCLUDED IN TOTAL OF 28)
TOTAL:			22	23	28
BICYCLE PARKING	2 FOR RETAIL USE + 2 FOR RESTAURANT USE (4)		4	N/A	6
LOADING SPACE PROVIDED					
C-STORE & A&W	6M x 13M		NA	1	1

ISSUED		
NO.	DATE	DESCRIPTION
01	2025-08-25	ISSUED FOR SPA
02	2026-03-03	RE-ISSUED FOR SPA
03	2026-06-29	RE-ISSUED FOR SPA

REVISION		
1	2025-12-10	REVISION AS PER CITY COMMENTS
2	2026-02-19	REVISION AS PER CITY COMMENTS. ADD TYPE B STALL. ADD PRE-CAST CONCRETE WHEEL STOP. 3.0M CLEAR STALLS AT CAR WASH
3	2026-04-17	RELOCATE PROPOSED TRANSFORMER
4	2026-04-28	UPDATE AS PER CRM COMMENTS

SEAL

K. PAUL ARCHITECT INC.
OF
ARCHITECTS
K. PAUL
LICENCE
4249
June 30, 2026

The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

K. PAUL ARCHITECT INC.
TORONTO • VANCOUVER • ORLANDO

2660 Sherwood Heights Dr. Suite 200, Oakville, Ontario, L6J 7Y8
www.kpaularchitect.com
(905)337-9800 fax (905)337-9806

CLIENT

PETRO-CANADA
A Suncor business

DRAWING TITLE

PROPOSED SITE PLAN

PROJECT

350 IROQUOIS SHORE
& TRAFALGAR RD
OAKVILLE, ONTARIO

DRAWN J.NORTON	CHECKED
SCALE 1:250	DATE 2026-06-29
PROJECT NO. 52224	DRAWING NO. SP1