



KEY PLAN

SCALE: N.T.S.

PROJECT STATISTICS – CAR WASH & MR. LUBE		
ADDRESS: 630 FOURTH LINE, OAKVILLE, ON.		
ZONING : E4 – BUSINESS COMMERCIAL		
	REQUIRED	PROVIDED
LOT(SITE) AREA (m ²)	6 HA.	3410.7 (0.84 ACRES)
LOT FRONTAGE MIN. (m)	30 M.	42.58 M.
LOT DEPTH MIN. (m)		80.09 M.
EX. C–STORE		147.25 SQM
PROPOSED CAR WASH G.F.A.		193.04 SQM
PROPOSED COIN CAR WASH G.F.A.		114.12 SQM
PROPOSED DETAILING G.F.A.		76.08 SQM
TOTAL COVERAGE		530.49 SQM (15.55%)
TOTAL GFA (m ²)		530.49 SQM
LANDSCAPE (MIN.) (m ²)	10%	587.77 SQM (17.23%)
PARKING SPACES	12	12
BUILDING HEIGHT (m)	18.5 M.	5.4 M

SETBACK (m)		
	REQUIRED	PROVIDED
FRONT YARD SETBACK (NORTH)	3.0 M	EXISTING
REAR YARD SETBACK (SOUTH)	3.0 M.	15.15 M.
INTERIOR SIDE YARD SETBACK (WEST)	3.0 M.	24.17 M.
INTERIOR SIDE YARD (EAST)	3.0 M.	2.5 M.

PARKING		
	REQUIRED	PROVIDED
C–STORE (2.7 M. x 5.7 M.) 1 PARKING SPACE PER 18SQ.M	8	8
CARWASH/DETAILING (2.7 M. x 5.7 M.) 1 PARKING SPACE PER 100SQ.M	4	4
BARRIER FREE (3.65 M. x 5.7 M.)	1	1
TOTAL	12 (INCL. 1 B/F)	12 (INCL. 1 B/F)

APPLICANT
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SURVEY
F.S. SURVEYING INC.
7 COLKWICK DRIVE
NORTH YORK, ON M2K 2G2
416-786-8080

OWNER:
GLOBAL WEST REALTY LTD.
30 TOPFLIGHT DRIVE, SUITE 6
MISSISSAUGA, ON L5A 0A8
416-908-1575

MUNICIPAL ADDRESS AND LEGAL DESCRIPTION
630 FOURTH LINE
OAKVILLE, ONTARIO
PARTS OF LOT 46, 47 AND 48
REGISTERED PLAN 350, TOWN OF OAKVILLE

LEGEND

- NEW BUILDING
- EX. BUILDING
- LANDSCAPE
- CONG. PAVEMENT
- PAINTED LINE
- BARRIER FREE PARKING
- MAIN ENTRANCE
- OVERHEAD DOOR
- BARRIER CURB
- BARRIER FREE CURB

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ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE 6211
20 SEP 2021
PROJECT NORTH

20th SEPTEMBER 2021
SITE PLAN APPLICATION
NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
2.	20 SEPT. 2021	ISSUED FOR SPA 1	NG
1.	25 FEB. 2021	ISSUED FOR PRE CON	NG

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PROJECT:
CAR WASH & DETAILING ADDITION AT 630 FOURTH LINE OAKVILLE, ON.

DRAWING TITLE:
SITE PLAN

DRAWN BY: NG	DATE: 05th FEB. 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
21-19	A-1.0

1 SITE PLAN
A-1.0 SCALE 1:200