



**KEY PLAN**  
SCALE: N.T.S.

PROJECT STATISTICS – CAR WASH & DETAILING  
ADDRESS: 630 FOURTH LINE , OAKVILLE, ON.  
ZONING : E4 – BUSINESS COMMERCIAL

	REQUIRED	PROVIDED
LOT(SITE) AREA (m <sup>2</sup> )	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 (m <sup>2</sup> )		147.25 SQM.
PROPOSED CAR WASH G.F.A. (m <sup>2</sup> )		188.27 SQM.
PROPOSED COIN CAR WASH G.F.A. (m <sup>2</sup> )		114.12 SQM.
PROPOSED DETAILING G.F.A. (m <sup>2</sup> )		76.08 SQM.
TOTAL COVERAGE (m <sup>2</sup> )		525.72 SQM. (15.41%)
TOTAL GFA (m <sup>2</sup> )		525.72 SQM.
LANDSCAPE (MIN.) (m <sup>2</sup> )	10%	705.94 SQM. (20.69%)
PARKING SPACES	12	12
PAVED AREA		1807.53 SQM.
SNOW STORAGE	15%	276.1 SQM. (15.27%)
BUILDING HEIGHT (m)	18.5 M.	5.4 M.

SETBACK (m)

	REQUIRED	PROVIDED
FRONT YARD SETBACK (NORTH)	3.0 M	EXISTING 15 M.
REAR YARD SETBACK (SOUTH)	3.0 M.	15.15 M.
INTERIOR SIDE YARD SETBACK (WEST)	3.0 M.	EXISTING 4.02 M.
INTERIOR SIDE YARD (EAST)	3.0 M.	3.0 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  
n Architecture Inc  
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RICHMOND HILL, ON., L4B 3J9  
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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
- CONC. PAVEMENT
- PAINTED LINE
- BARRIER FREE PARKING
- MAIN ENTRANCE
- OVERHEAD DOOR
- BARRIER CURB
- BARRIER FREE CURB

**n Architecture Inc**  
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PROJECT NORTH

17 AUG 2022

17TH AUGUST 2022  
SITE PLAN APPLICATION 3  
NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
3.	17 AUG. 2022	ISSUED FOR SPA 3	NG
3.	11 FEB. 2022	ISSUED FOR SPA 2	NG
2.	25 FEB. 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.: 21-19	DRAWING NO.: A-1.0