



1 SITE PLAN
A-1.0 SCALE 1:200

NOTE:
SNOW TO BE TRUCKED OFF SITE
FOR STORAGE



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 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 (m ²)		147.25 SQM.
PROPOSED CAR WASH G.F.A. (m ²)		188.27 SQM.
PROPOSED COIN CAR WASH G.F.A. (m ²)		114.12 SQM.
PROPOSED DETAILING G.F.A. (m ²)		76.08 SQM.
TOTAL COVERAGE (m ²)		525.72 SQM. (15.41%)
TOTAL GFA (m ²)		525.72 SQM.
LANDSCAPE (MIN.) (m ²)	10%	666.72 SQM. (19.54%)
PARKING SPACES	12	12
PAVED AREA		1807.53 SQM.
SNOW STORAGE	15%	232.28 SQM. (13.62%)
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
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F.S. SURVEYING INC.
7 COLKWICK DRIVE
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416-786-8080

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

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PROJECT NORTH

14 DEC 2022

14th DECEMBER 2022
SITE PLAN APPLICATION 4
NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
5.	14 DEC. 2022	ISSUED FOR SPA 4	NG
4.	17 AUG. 2022	ISSUED FOR SPA 3	NG
3.	11 FEB. 2022	ISSUED FOR SPA 2	NG
2.	20 SEP. 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