

KEY PLAN TOWN OF OAKVILLE N.T.S. | Reference from GOOGLE MAPS

LEGAL DESCRIPTION

AS BUILT SURVEY OF
BLOCKS 5 AND 6
PLAN 20M-1005
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

FROM LEGAL SURVEY AS WAS PREPARED BY:
RADY-PENTEX & EDWARD SURVEYING LTD.
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONT. L4L 8A3 | T.416.638.5000

SITE STATISTICS

SITE AREA	47,443.57 m ²	or	11.72 Ac
ZONING	EMPLOYMENT - INDUSTRIAL (E3)		
SETBACKS	FRONT YARD	REQUIRED	PROVIDED
	INTERIOR SIDE YARD	3.0 m	24.20 m
	REAR YARD	3.0 m	18.89 m
	EXTERIOR SIDE YARD	7.5 m	109.13 m
BUILDING HEIGHT	3.0 m	42.00 m	
G.F.A.	EXISTING BLDG 'A'	4,276.92 m ²	or 46,036 sqft
	PROPOSED BLDG 'B'	4,276.92 m ²	or 46,036 sqft
	NET FLOOR AREA	4,238.76 m ²	or 45,626 sqft
	MECH. ELEC.	17.60 m ²	or 189 sqft
TOTAL GFA	8,553.84 m ²	or 92,072 sqft	
SITE COVERAGE	8,553.84 m ²	or	18.03%
LANDSCAPED AREA	5,007.46 m ²	or	10.55%
PAVED AREA	33,882.27 m ²	or	71.40%
PARKING	REQUIRED INDUSTRIAL USES	REQUIRED	PROVIDED
	1 Space / 100 m ² @	86 Spaces	131 Spaces
	ACCESSIBLE SPACES @ 1+3%	5 Spaces	6 Spaces
BICYCLE PARKING	5 Spaces	8 Spaces	
LOADING SPACES	-	12 Spaces	

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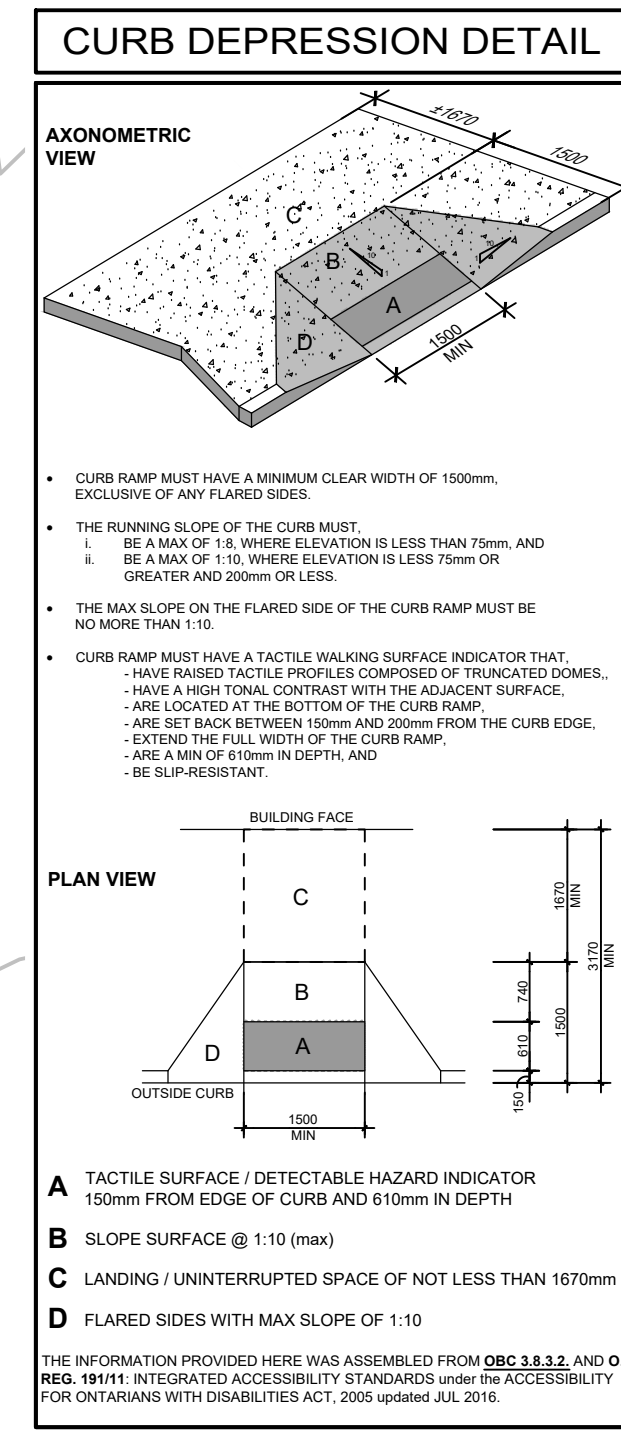
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SYMBOL LEGEND

▶	MAN DOOR LOCATIONS
▶▶	LOADING DOCK LOCATIONS
▶▶▶	DRIVE-IN OVERHEAD DOORS
⊕	HYDRANT-VALVE
⊖	CATCH BASIN
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	LIGHT STANDARD
⊙	BICYCLE RACKS (2.5m x 1.4m TYP.)
→	DIRECTION OF TRAFFIC FLOW
124.35	EXISTING ELEVATION
122.33	PROPOSED ELEVATION
♿	HANDICAP PARKING
♿	WASTE RECEPTACLE
CD	CURB DEPRESSION, BARRIER FREE ACCESS
⚡	SIGNAGE
⊕	CONC. FILLED STEEL BOLLARD
⊕	SIAMESE CONNECTION
♿	HANDICAP RB-93 SIGNAGE PER BY LAW
⚡	FIRE ROUTE
⊙	STOP SIGN
⊙	GAS METERS

- GENERAL NOTES**
- REFUSE WASTE TO BE STORED INTERNALLY.
 - ROOF TOP UNITS (RTUs) TO BE SCREENED BY BUILDING PARAPETS FROM PUBLIC VIEW.
 - SNOW TO BE REMOVED OFF SITE BY PRIVATE CONTRACTOR.
 - ROOFTOP MECH. EQUIPMENT TO BE LESS THAN 2.0m HIGH.
 - RTUs WILL BE SETBACK MIN. 5m FROM THE ROOF EDGE.

No.	ISSUED	DATE
1	ISSUED FOR SPA	MAY 17, 2023
2	RE-ISSUED FOR SPA	SEPT. 5, 2023
3	RE-ISSUED FOR SPA	NOV. 2, 2023

No.	REVISION	DATE
1	REVISED AS NOTED	AUG. 25, 2023
2	REVISED AS NOTED	OCT. 13, 2023

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
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OWNERS INFORMATION:



**WYECROFT RD.
BLOCK 6**

**SITE PLAN
PHASE 2**

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2023	MM		1:500
PROJECT No.	DRAWING No.		

23-02 **A-1.0**

Oakville, ON

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