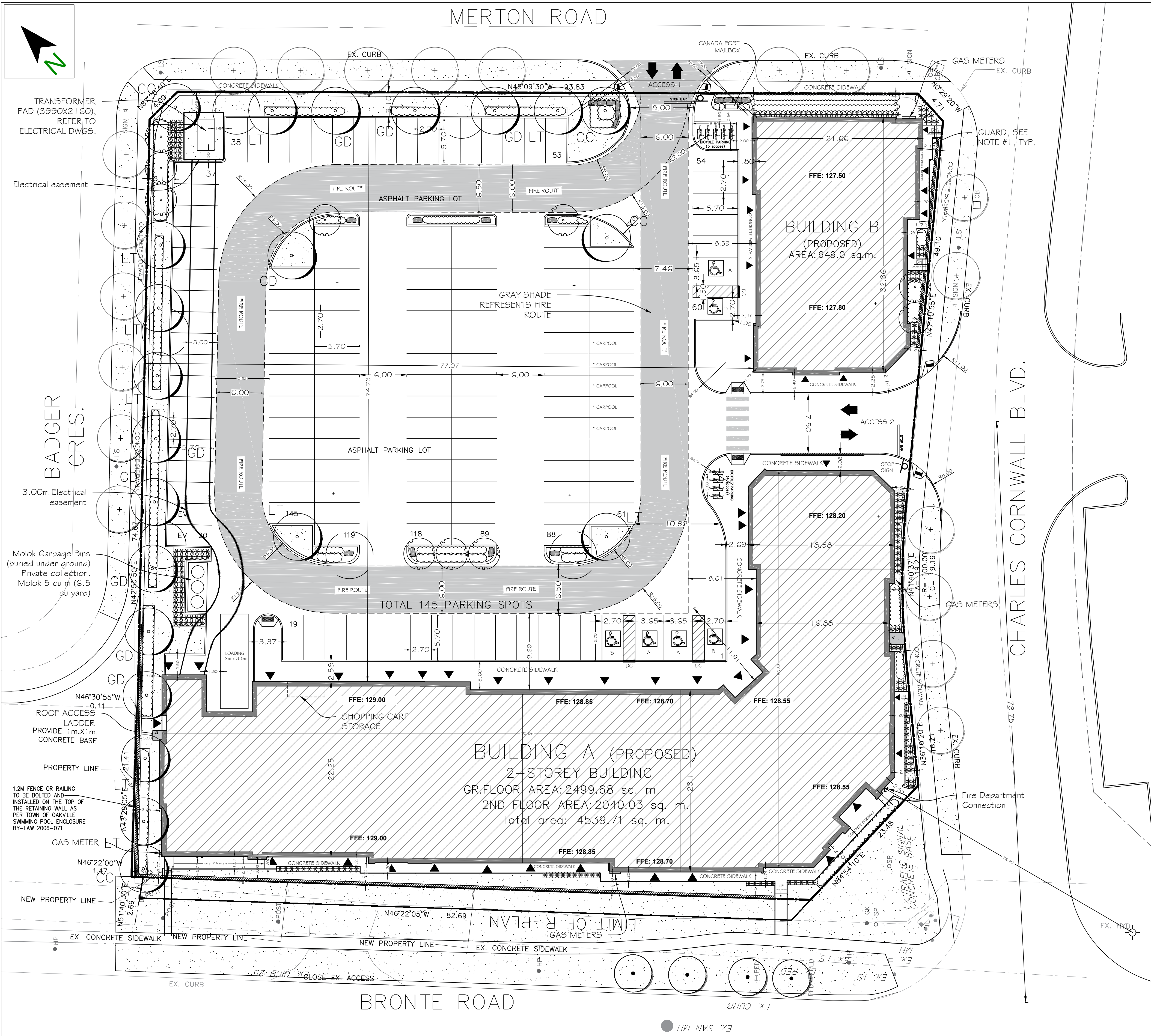
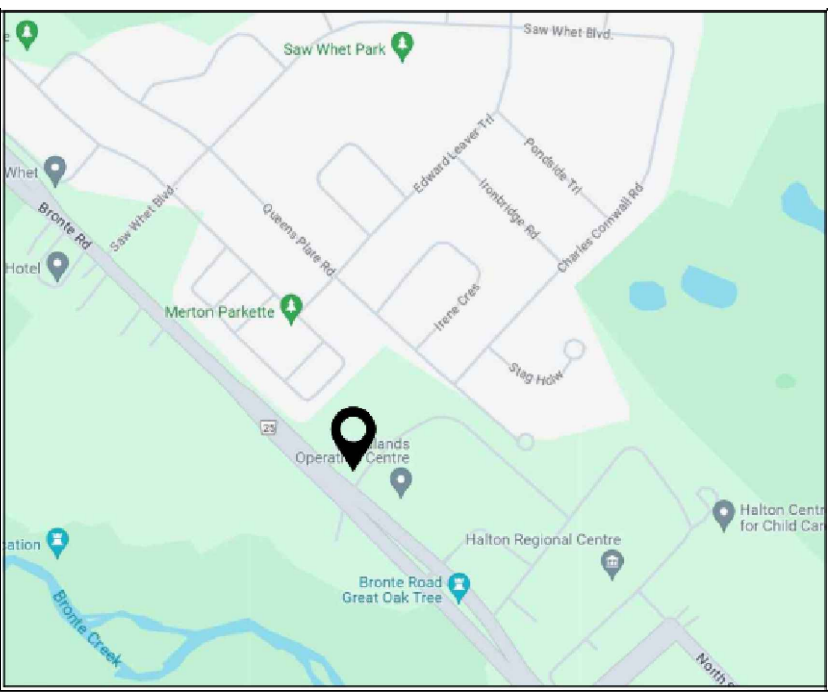


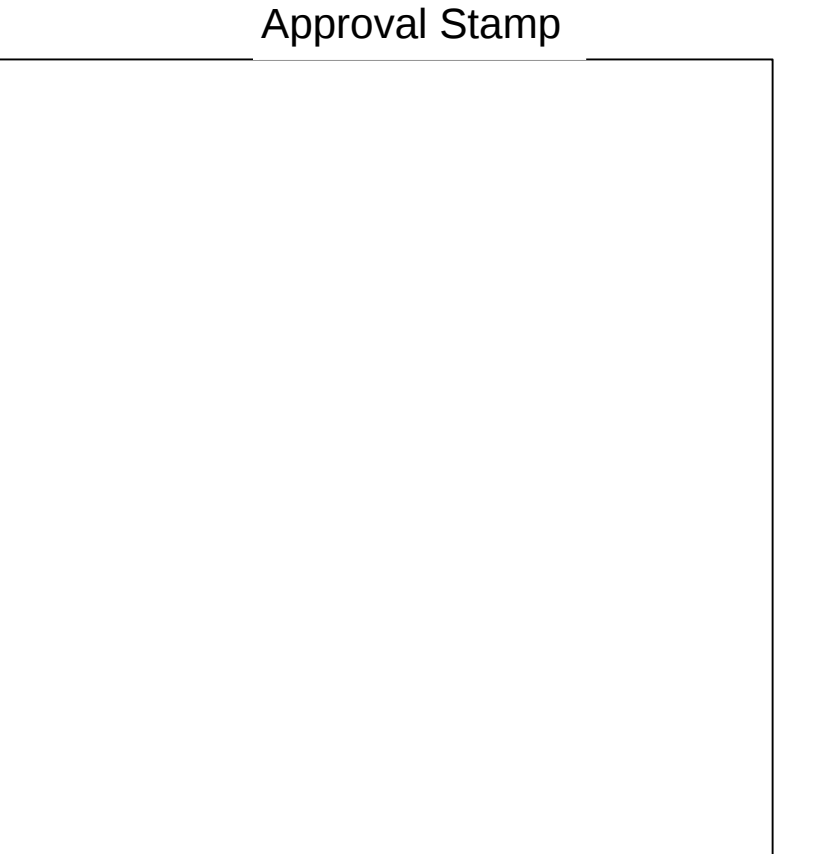


SURVEYOR'S INFORMATION:
BLOCK 473
REGISTERED PLAN 20M-1223
AND
PART OF LOT 30, CONCESSION 2
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
PREPARED BY:
R.S. QUERUBIN, OLS
J.D. BARNES LIMITED
DATE: 2024-12-03

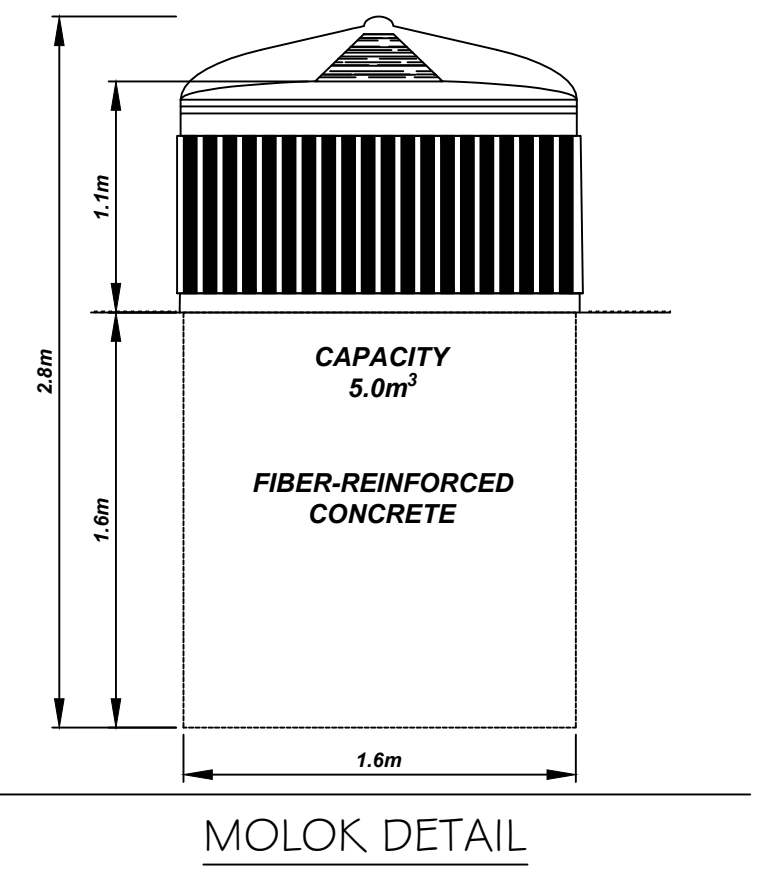
REFER TO LANDSCAPE DRAWINGS FOR
LANDSCAPE INFORMATION.
REFER TO CIVIL DRAWINGS FOR CIVIL
INFORMATION.



Location Plan



Approval Stamp



STAIR, HANDRAIL & GUARD NOTES:
1. PROVIDE 1070mm HIGH GUARD (AS PER OBC .3.1.1.8), WHERE LEVEL THE DIFFERENCE IN ELEVATION BETWEEN TWO ADJACENT SURFACES IS MORE THAN 600mm.
2. STEP DIMENSIONS:
Max. Riser = 180mm
Min.Tread = 280mm

SURVEY LEGEND

□	CB	DENOTES SINGLE CATCHBASIN
□	SCIB	DENOTES SIDE INLET CATCHBASIN
□	DICB	DENOTES DITCH INLET CATCHBASIN
•	GK	DENOTES GAS KEY
○	HMH	DENOTES HYDRO MANHOLE
○	MH	DENOTES MANHOLE
○	SAN MH	DENOTES SANITARY MANHOLE
○	STM MH	DENOTES STORM MANHOLE
•	HP	DENOTES HYDRO POLE
•	LS	DENOTES LIGHT STANDARD
•	TP	DENOTES TELEPHONE POLE
•	WV	DENOTES WATER VALVE
•	SIGN	DENOTES SIGN
•	SP	DENOTES STAND PIPE
□	PED	DENOTES TELEPHONE PEDESTAL
□	TJB	DENOTES TELEPHONE JUNCTION BOX
•	MF	DENOTES METAL FENCE
•	TL	DENOTES TRAFFIC SIGNAL
—	OC	DENOTES OVERHEAD CABLE
○		DENOTES DECIDUOUS SAPLING TREE
⊙		DENOTES CONIFEROUS SAPLING TREE
P		STOP SIGN

Parking calculation is based on Net Floor Area.

Floor Area (net) means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.

ZONE: NEIGHBOURHOOD COMMERCIAL - 'C1-376'

TWO STOREY COMMERCIAL BUILDING

STANDARD	REQUIRED/ ALLOWED	PROPOSED
LOT AREA (MIN.)	0.2 ha	0.984 ha (9841.481 sq. m.)
LOT FRONTAGE (MIN.)	30 m	104.72 m
MAXIMUM COVERAGE AREA	50 %	31.96% (total)
MAXIMUM NET FLOOR AREA (retail and service commercial uses)	3,500 sq. m. (max.)	2835.51 sq. m. (Bldg A = 2237.37 sq. m., Bldg B = 598.14 sq. m.)
FRONT YARD (MAX.)	3.0 m	2.85 m
FLANKAGE YARD (MAX.)	3.0 m	3.0 m
REAR YARD (MIN.)	7.5 m	3 m (Minor Variance # A013/2026)
INTERIOR SIDE YARD (MIN.)	0.0 m	N/A
BUILDING HEIGHT MIN.	7.0 m	Bldg A 10.8m Bldg B 5.8 m
BUILDING HEIGHT MAX.	12.0 m	10.8m (Minor Variance # A013/2026)

LANDSCAPE REQUIREMENT:

	REQUIRED	PROPOSED
MIN. LANDSCAPED OPEN SPACE	10%	10%

FLOOR AREA CALCULATION:

FLOOR	PROPOSED
GROUND FLOOR	2499.68 sq. m. (bldg A), 649.0 sq. m. (bldg B)
SECOND FLOOR	2040.03 sq. m. (bldg A)
TOTAL BUILDING AREA	4539.7 sq. m. (bldg A), 649.0 sq. m. (bldg B)

LOT COVERAGE:

STANDARD	ALLOWED	PROPOSED
TOTAL FOOTPRINT	3500 sq. m.	3148.68 sq. m.
FOOTPRINT IN %	50 %	31.99 % (total)

PARKING CALCULATION:

STANDARD	REQUIRED	PROPOSED
COMMERCIAL/ RETAIL (Net Area)		
Bldg A - Ground floor area = 2236.45 sq. m.		
Bldg A - Second floor area = 1598.87 sq. m.		
Bldg B - Ground floor = 594.54 sq. m.		
Bldg A total = 2236.45 + 704.29 = 2940.74 sq. m.		
(@1SPACE / 24.44 m²) (Minor Variance # A013/2026)		
Bldg B - Ground floor = 594.54 sq. m.		
(@1SPACE / 24.44 m²)		
TOTAL PARKING	144.64 (=145 SPACES)	
Barrier-free Parking (1, plus 3% of the total number of parking spaces in the parking area)	6 SPACES	6 SPACES

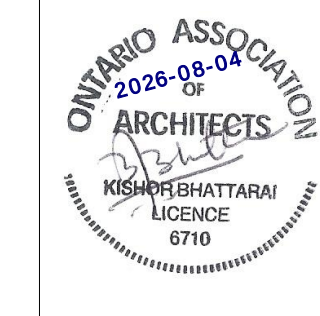
This drawing is an instrument of service and shall remain the property of the Architect. It shall not be used for additions or alterations to the project or any other project without the Architect's permission in writing.

The Contractor shall check and verify all existing conditions on site and shall also check and verify all dimensions on the drawings and report any inconsistencies to the Architect before proceeding with the work.

DRAWINGS NOT TO BE SCALED

Revisions

REVISION #	REVISION SCHEDULE Description	DATE
1	Pre-consultation application	2024-07-09
2	Site Plan Approval	2024-12-19
3	Respond to SPA comments	2025-07-14
4	Minor Variance	2025-10-29
5	Respond to SPA comments	2026-04-30
6	Coordination with Civil Drawings	2026-08-04



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WWW.KBA-ARCHITECT.CA

Project Title
Retail/ Commercial Plaza

Bronte Rd & Charles Cornwall Rd
Oakville,
ON L6M 4G3

Drawing Title
Site Plan

Date	2026-08-03	Drawn By	CS	Project #	24-022
Scale	1 : 250	Checked By	KB	Drawing #	ASP-01