



KEY MAP

PROJECT STATISTICS

ADDRESS: - 4243 SIXTH LINE, OAKVILLE, ON L6H 7C7
 ZONING: - FUTURE DEVELOPMENT (FD)

	REQUIRED	PROPOSED
MIN. LOT AREA A (SQ.M)	-	38,941.17 SQ.M (9.62 ACRE)
MIN. LOT FRONTAGE	-	201.25 M
EX. BUILDING AREA	-	193,800 SQ.M (2,083.85 SQ.FT.)
PROP. WAREHOUSE BUILDING-A AREA	-	8,048.99 SQ.M (86,638.65 SQ.FT.)
PROP. WAREHOUSE BUILDING-B AREA	-	5,875.24 SQ.M (63,240.55 SQ.FT.)
LOT COVERAGE	-	14,117.83 SQ.M (151,963.05 SQ.FT.)
EX. BUILDING GFA	-	3,349.94 SQ.M (3,605.25 SQ.FT.)
PROP. WAREHOUSE BUILDING-A GFA	-	8,048.99 SQ.M (86,638.65 SQ.FT.)
PROP. WAREHOUSE BUILDING-B GFA	-	5,875.24 SQ.M (63,240.55 SQ.FT.)
TOTAL GFA	-	14,259.17 SQ.M (153,484.45 SQ.FT.)
LANDSCAPED AREA (MIN.)	-	10.72%
CONC. PAVED AREA	-	3.25%
PARKING	80	165 (INC. 8 BF)

BUILDING-A SETBACKS

	ALLOWED	PROPOSED
MIN. FRONT YARD (WEST)		21.17 M
INTERIOR SIDE YARD (SOUTH)		16.30 M
INTERIOR SIDE YARD (NORTH)		113.29 M
REAR YARD (EAST)		17.26 M

BUILDING-B SETBACKS

	ALLOWED	PROPOSED
MIN. FRONT YARD (WEST)		50.19 M
INTERIOR SIDE YARD (SOUTH)		111.14 M
INTERIOR SIDE YARD (NORTH)		23.29 M
REAR YARD (EAST)		11.42 M

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
EX. BUILDING - OFFICE 1 SPACE PER 37 SQ.M OF LEASABLE FLOOR AREA	10	10
INDUSTRIAL WAREHOUSE 1 SPACE PER 200 SQ.M OF LEASABLE FLOOR AREA	70	155
TOTAL	80	165 (INC. 8 BF)
ADDITIONAL PARKING SPACES		85
BF PARKING - (3.65mx5.5m)(2.7mx5.5m)	5	6
REGULAR SPACE - (2.6mx5.5m) (101-150 MIN. 5 SPACES)		

LEGEND

- PROPERTY LINE
- NEW BUILDING
- EXISTING BUILDING
- LANDSCAPE
- CONC. PAVEMENT, 150MM RAISED
- ASPHALT
- ADDITIONAL PARKING
- BARRIER FREE PARKING
- BARRIER CURB
- BARRIER FREE CURB
- MAIN DOOR ENTRANCE
- OVERHEAD DOOR

MUNICIPAL ADDRESS & LEGAL DESCRIPTION
 4243 SIXTH LINE OAKVILLE, ON L6H 7C7

PLAN OF SURVEY SHOWING TOPOGRAPHIC FEATURES OF PART OF LOT 15, CONCESSION 2 NORTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

SURVEY INFORMATION TAKEN FROM:
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26 FEB. 2026

PROJECT NORTH

26th FEBRUARY 2026
 PRELIMINARY CONCEPT
 NOT FOR CONSTRUCTION
 MUNICIPAL APPROVAL REQUIRED
 RE-ISSUED FOR ZBA

No.	Date	Version	Dwn.
11.	26 FEB. 2026	RE-ISSUED FOR ZBA	NC.
10.	11 AUG 2025	ISSUED FOR COORDINATION	NC.
9.	25 JUNE 2025	ISSUED FOR ZBA	NC.
8.	23 JUNE 2025	ISSUED FOR COORDINATION	NC.
7.	18 JULY 2024	ISSUED FOR REVIEW	NC.
6.	21 FEB 2024	ISSUED FOR PRE-CON	NC.
5.	26 JAN 2024	ISSUED FOR REVIEW	NC.
4.	23 JAN 2024	ISSUED FOR PLANNER REVIEW	NC.
3.	14 DEC 2023	ISSUED FOR COORDINATION	JH.
2.	13 DEC 2023	ISSUED FOR COORDINATION	JH.
1.	22 NOV 2023	ISSUED FOR CLIENT AND PLANNER REVIEW	JH.

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PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE DEVELOPMENT AT 4243 SIXTH LINE, OAKVILLE, ON

DRAWING TITLE:
SITE PLAN

DRAWN BY: JH	DATE: 18 JULY 2023
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.: 23-32	DRAWING NO.: A-1.0