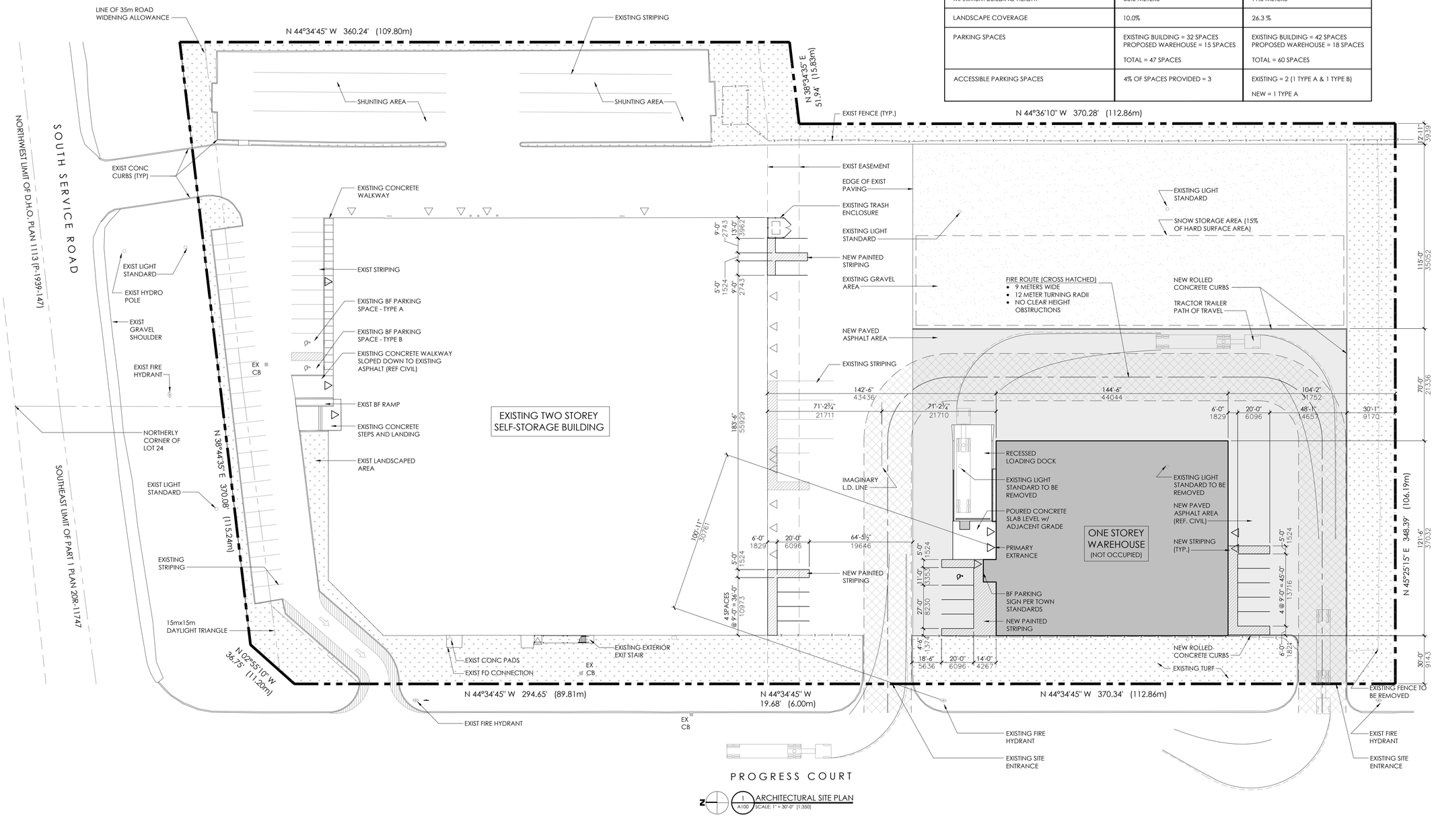
SITE LEGEND			
NEW ASPHALT PAVING (REFER TO CIVIL DRAWINGS)		NEW LANDSCAPED AREA	
EXISTING ASPHALT PAVING TO REMAIN		NEW CONCRETE PAVING	
EXISTING CONCRETE PAVING TO REMAIN		EXISTING CONCRETE CURBS TO REMAIN	
EXISTING LANDSCAPED AREA TO REMAIN		PROPERTY LINE	
EXISTING GRAVEL AREA TO REMAIN		EXISTING FENCE TO REMAIN	— x — x — x — x —

SITE DATA	
PROJECT LOCATION	1296 SOUTH SERVICE ROAD WEST OAKVILLE, ONTARIO L6L 5T7
LEGAL DESCRIPTION	PART OF LOTS 23 & 24 CONCESSION 3 SDS GEOGRAPHIC TOWNSHIP OF TRAFALGAR BEING IN THE TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON
PROPERTY OWNER	U-HAUL COMPANY OF CENTRAL ONTARIO 152 EAST DRIVE BRAMPTON, ONTARIO L6T 1C1 (905) 790-9433
ZONING DESIGNATION	E2 SP:3 - BUSINESS EMPLOYMENT ZONE 2 - SPECIAL PROVISION 3

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,000 m^2	25,399 m^2
MINIMUM LOT FRONTAGE	30.00 METERS	122.72 METERS
MAXIMUM LOT COVERAGE	N/A	EXISTING BUILDING AREA: 6,516 m^2 PROPOSED BUILDING AREA: 1,641 m^2 TOTAL BUILDING AREA: 8,157 m^2 = 32.1% LOT COVERAGE
FRONT YARD SETBACK	3.0 METERS	9.1 METERS
INTERIOR SIDE YARD SETBACK	3.0 METERS	NORTH: 21.7 METERS SOUTH: 31.7 METERS
REAR YARD SETBACK	3.0 METERS	118.9 METERS
MAXIMUM BUILDING HEIGHT	30.0 METERS	11.3 METERS
LANDSCAPE COVERAGE	10.0%	26.3 %
PARKING SPACES	EXISTING BUILDING = 32 SPACES PROPOSED WAREHOUSE = 15 SPACES TOTAL = 47 SPACES	EXISTING BUILDING = 42 SPACES PROPOSED WAREHOUSE = 18 SPACES TOTAL = 60 SPACES
ACCESSIBLE PARKING SPACES	4% OF SPACES PROVIDED = 3	EXISTING = 2 (1 TYPE A & 1 TYPE B) NEW = 1 TYPE A



1 / A100 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0" [1:350]

ARGENT ARCHITECTURE DESIGN +
679 GAUTHIER DRIVE TECUMSEH ONTARIO, CANADA N8N 3P7
PHONE: 519-257-1815 WWW.ARGENTARCHITECTURE.COM

ISSUED FOR	DATE
SITE PLAN APPROVAL	09-09-2022
SITE PLAN APPROVAL	04-08-2022
OWNER REVIEW	02-11-2022
OWNER REVIEW	01-24-2022

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT ARGENT
LICENCE 7412

PROJECT NUMBER

2022-003

PROJECT NAME

U-HAUL OF WEST OAKVILLE - NEW WAREHOUSE

SHEET TITLE

SITE PLAN AND ZONING INFORMATION

SHEET NUMBER

A100

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