

DESCRIPTION OF PROPERTY
PART OF LOT 8
REGISTERED PLAN M-14
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
 (FORMERLY GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)

SITE INFORMATION
 ADDRESS: 350 IROQUOIS SHORE ROAD, OAKVILLE, ONTARIO
 ZONE: E1 SP:52

	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA
TOTAL LOT AREA	9,379.9 M ²	9,379.9 M ²	2.32	100%
TOTAL BUILDING AREA (C-STORE + CAR WASH)	579.4 M ²	636.8 M ²		6.2%
LANDSCAPED AREA	4,177.7 M ²	4,100.9 M ²		44.5%
ASPHALT PAVED AREA	3,545.6 M ²	4,175.4 M ²		37.8%
CONCRETE PAVED AREA	1,162.2 M ²	466.8 M ²		12.4%

	REQUIRED AREA: (15% OF HARDSCAPED AREA (4747.8 / .15) = 706.17 M ²)	PROVIDED AREA:	731 M ²	7.79%
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	PROPOSED	EXISTING	% OF TOTAL	% OF TOTAL LOT AREA
MAIN BUILDING AREA (C-STORE)	288.1 M ²	349.3 M ²	100%	3.1%
C-STORE GFA	190.3 M ²	349.3 M ²	66.1%	
A&W GFA	97.8 M ²	NA	33.9%	
(EXISTING) CARWASH BUILDING AREA	287.5 M ²	287.5 M ²		3.07%
CANOPY COVERAGE	338.6 M ²	243.2 M ²		3.6%
BUILDING HEIGHT - CANOPY	5.50 M	5.70 M		
HEIGHT - STORE	4.89 M	4.20 M		
HEIGHT - CAR WASH	4.15 M	4.15 M		

LOT FRONTAGE (METERS)

TRAFALGAR ROAD (REAR LOT)	163
OAKVILLE PLACE DRIVE (FRONTAGE)	64
OAKVILLE PLACE DRIVE (FLANKAGE)	115
IROQUOIS SHORE ROAD (FLANKAGE)	122.2

MAIN WALL / PROPORTION OF BUILDING WITHIN SETBACK

FRONT WALL:	1.4% WITHIN 17.5M MAX SETBACK
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PARKING

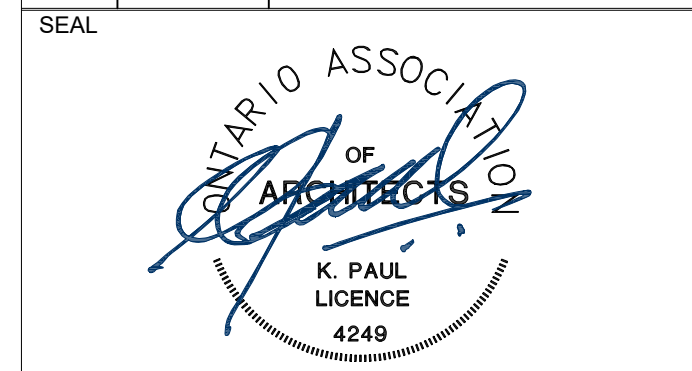
USE	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
RETAIL (GAS & C-STORE)	1 SPACE PER 16.0 M ² OF NET FLOOR AREA (190.3/16) = 10.5 ROUNDED UP = 11	11	20	(12) INCLUDING 2 BARRIER FREE
RESTAURANT (A&W)	1 SPACE PER 10.0 M ² OF NET FLOOR AREA FLOOR AREA: A&W 97.8M ² + PATIO 22.0M ² = 120.4M ² 132.4M ² NET RESTAURANT AREA (120.4/10) = 12.0 ROUNDED DOWN TO 12	12	N/A	(13) INCLUDING (+10 CARS STACKING)
CARWASH	1 SPOT PER 100 M ² NET FLOOR AREA (287.5/100) 2.9= ROUNDED UP = 3	3	3	(3) INCLUDING 2 VACUUM STALLS (+10 CARS STACKING)
BARRIER FREE PARKING STALLS	28 PROPOSED PARKING SPACES, 4% OF 28 SPACES = 1.12 ROUNDED UP = 2	2	2	(2) INCLUDED IN TOTAL OF 28)
TOTAL:		26	23	28
BICYCLE PARKING	2 FOR RETAIL USE + 2 FOR RESTAURANT USE (4)	4	N/A	6
LOADING SPACE PROVIDED				
C-STORE & A&W	6M x 13M	NA	1	1

ISSUED

NO.	DATE	DESCRIPTION
01	2025-08-25	ISSUED FOR SPA
02	2026-03-03	RE-ISSUED FOR SPA

REVISION

NO.	DATE	DESCRIPTION
1	2025-12-10	REVISION AS PER CITY COMMENTS
2	2026-02-19	REVISION AS PER CITY COMMENTS: ADD TYPE B STALL, ADD PRE-CAST CONCRETE WHEEL STOPS, 1.1M CLEAR STALLS AT CAR WASH



The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION

DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

K. PAUL ARCHITECT INC.
 TORONTO • VANCOUVER • ORLANDO
 2660 Sherwood Heights Dr. Suite 200, Oakville, Ontario, L6J 7Y8
 www.kpaularchitect.com
 (905) 337-9800 fax (905) 337-1986



DRAWING TITLE

PROPOSED SITE PLAN

PROJECT
350 IROQUOIS SHORE & TRAFALGAR RD
 OAKVILLE, ONTARIO

DRAWN J.NORTON	CHECKED
SCALE 1:250	DATE 2026-02-19
PROJECT NO. 52224	DRAWING NO. SP1