



2. GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.	1. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.	

PARKING SPACES DEDICATED AS BARRIER FREE MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH MUNICIPAL DESIGN SPECIFICATIONS. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHAF LOCATION TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CONTINUOUS 15cm HEIGHT BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPE AREAS THROUGH ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT. THERE IS NO CURB-SIDE WASTE COLLECTION. ON-SITE WASTE COLLECTION IS TO BE ARRANGED THROUGH A PRIVATE CONTRACTOR. FIRE ROUTE TO BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m (8%).

<u> </u>	SITE STATISTICS — 2727 PORTLAND DRIVE, OAKVILLE	OAKVILLE ON)))) 1
TEM	V.	REQUIRED	PROVIDED
٩	ZONING: EMPLOYMENT, E2—43	-	(POST SEVERANCE) WANUFACTURING AND ACCESSORY OFFICE
ω	LOT FRONTAGE	30m	76.90m
٠,	LOT AREA	0.2 ha min.	0.89 ha
ا	FRONT YARD	3m Minimum	22.40 m
;.,	REAR YARD	3m Minimum	9.30 m
.''	INTERIOR SIDE YARD WEST	3m Minimum	3.0 m
رن	INTERIOR SIDE YARD EAST	3m Minimum	9.75 m
	MINIMUM LANDSCAPE COVERAGE OVERALL SITE MINIMUM LANDSCAPING COVERAGE PER SEC. 43 OF REQUIRED FRONT YARD	10% 25%	18.80% 85%
	PARKING:	1 PER 100m² NET FLOOR AREA FOR FIRST 7500m² OFFICE SAME RATIO IF LESS THAN 25% OF AREA. 4300m² MANUFACTURING INCL. 1000m² ACCESSORY OFFICE (24.5%) 4300m² 100 = 43	43
	DESIGNATED ACCESSIBLE PARKING	1 FOR 3-25 SPACES = 1 4% FOR 26-100 SPACES = 20X4% = 1 TOTAL = 2	2
^	BICYCLE RACK	2 + 0.25 PER 1000 NET m2 = 2+1.3 = 4	6

. FIRE ROUTE

DSED PAINTED LINE

PROPOSED HEAVY-DUTY ASPHALT PAVING

PROPERTY LINE PROPOSED CHAIN LINK FENCE

SHEET No.:	1:250	Scale:	SR 3130	Job No.:	SEPT. 2024	Date:	SP.1403.064.03	Sheet Description:	2727 PORTLAND DRIVE, OAKVILLE, ONTARIO	PROPOSED N	Project Name:			
File No.:	DT	Checked By:	RO	Drawn By.:	MAY 2025	Issued:)3		E, OAKVILLE, ONTARIO	PROPOSED MANUFACTURING/ WAREHOUSE		2 t: (905) 829-2544	2620 Bristol Circle, Suite 100 Oakville, On L6H 6Z7	Strategy 4 Development Consulting Urban Transformation Urban Design Urban Works

SP.1 OF 2

3130SP1-250513.DWG

SSOC/AMON OF	NOTE: co on the proje landscape a	REVISIONS	DATE I	MAY 27 2025			
OF LAW ON STATE OF LAW	NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is immediately report any discrepancies to the landscape architect before proceeding with the work.	SNS	DESCRIPTION CHECKED BY	ISSUED FOR SITE PLAN APPROVAL			
	s and conditions es to the			1. JK			

KEY PLAN	HIGHWAY No.403 BRISTOL CIRCLE
AN	PORTLAND PORTLAND PORTLAND PORTLAND PORTLAND PARTIES AND PARTIES A
N.T.S.	STREET N.T.S. ROAD ROAD BRISTOL CIRCLE

BASE INFORMATION TAKEN FROM DRAWING(S) BY OTHERS. S4 DOES NOT ASSUME ANY RESPONSIBILITY FOR ERRORS, OMMISIONS OR ACCURACY OF THE INFORMATION. DRAWINGS SHALL ONLY BE USED FOR GUIDELINE PURPOSES ONLY.

LEGEND: