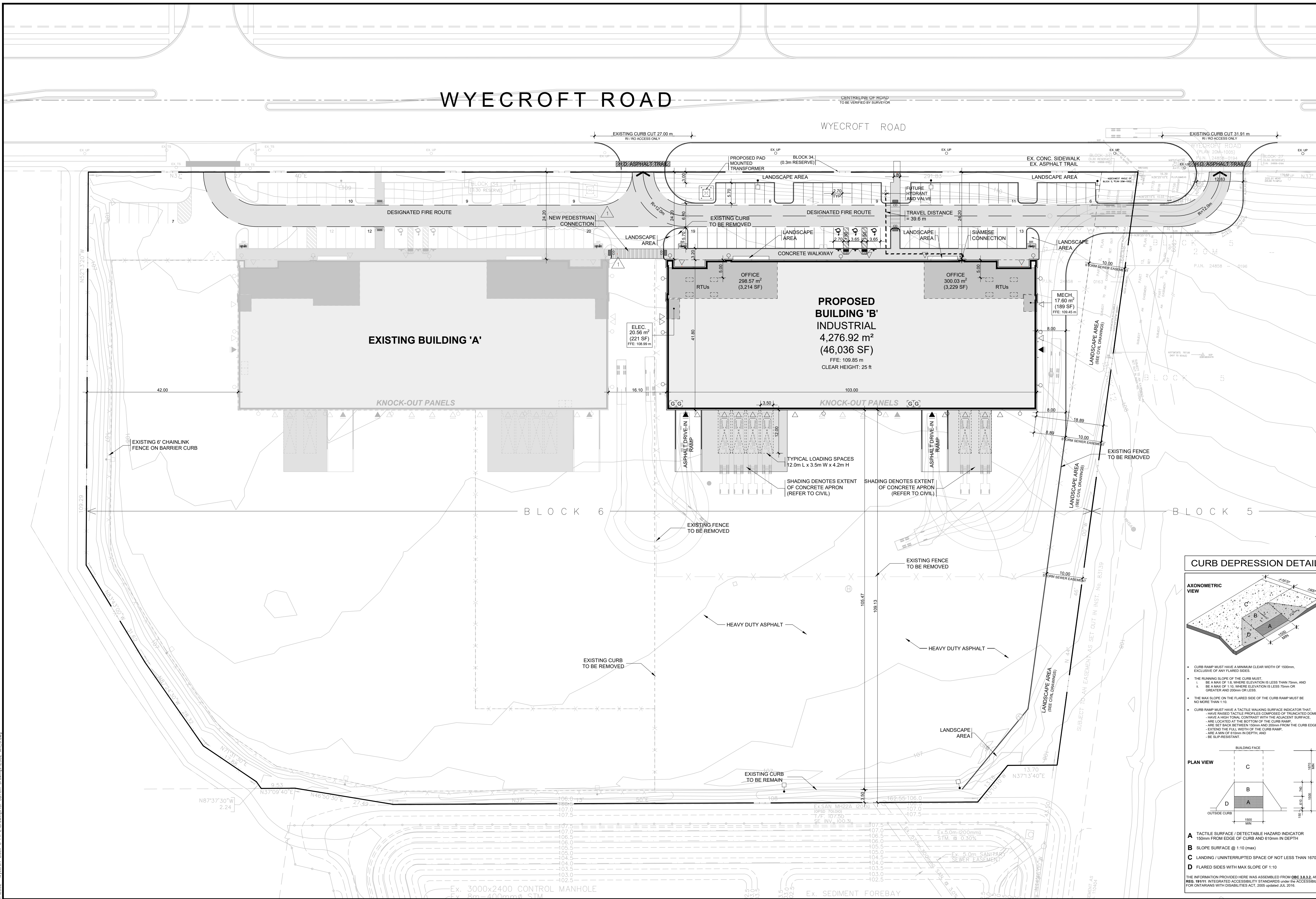
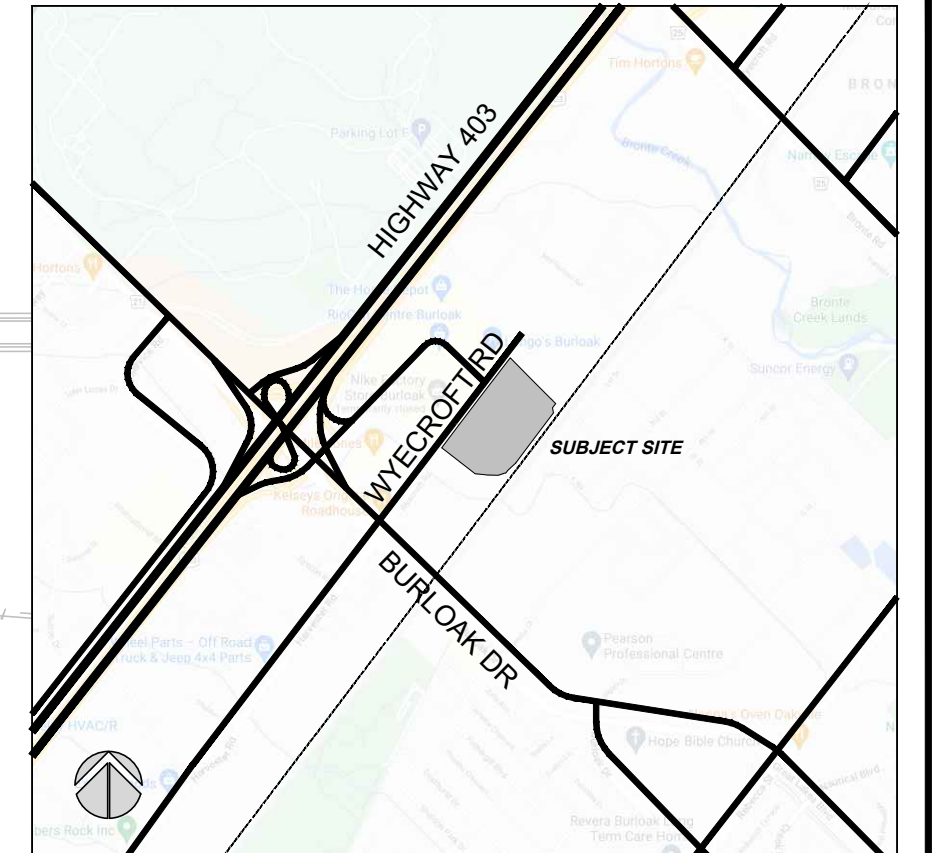


WYECROFT ROAD



KEY PLAN TOWN OF OAKVILLE



LEGAL DESCRIPTION

AS BUILT SURVEY OF
BLOCKS 5 AND 6
PLAN 20M-1005
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

FROM LEGAL SURVEY AS WAS PREPARED BY:
RADY-PENTEX & EDWARD SURVEYING LTD.
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONT. L4L 8A3 | T.416.638.5000

SITE STATISTICS

SITE AREA	47,443.57 m ²	or	11.72 Ac
ZONING	EMPLOYMENT - INDUSTRIAL (E3)		
	REQUIRED	PROVIDED	
FRONT YARD	3.0 m	24.20 m	
INTERIOR SIDE YARD	3.0 m	18.89 m	
REAR YARD	7.5 m	109.13 m	
EXTERIOR SIDE YARD	3.0 m	42.00 m	
BUILDING HEIGHT	-	10.47 m	
EXISTING BLDG 'A'	4,276.92 m ²	or	46,036 sqft
PROPOSED BLDG 'B'	4,276.92 m ²	or	46,036 sqft
NET FLOOR AREA	4,238.76 m ²	or	45,626 sqft
MECH.	17.60 m ²	or	189 sqft
ELEC.	20.56 m ²	or	221 sqft
TOTAL GFA	8,553.84 m²	or	92,072 sqft
SITE COVERAGE	8,553.84 m ²	or	18.03%
LANDSCAPED AREA	5,007.46 m ²	or	10.55%
PAVED AREA	33,882.27 m ²	or	71.40%
REQUIRED INDUSTRIAL USES	REQUIRED	PROVIDED	
1 Space / 100 m ² @	86 Spaces	131 Spaces	
ACCESSIBLE SPACES @ 1 + 3%	5 Spaces	6 Spaces	
BICYCLE PARKING	5 Spaces	8 Spaces	
LOADING SPACES	-	12 Spaces	

SYMBOL LEGEND

▶	MAN DOOR LOCATIONS
▶	LOADING DOCK LOCATIONS
▶	DRIVE-IN OVERHEAD DOORS
+	HYDRANT+VALVE
○	CATCH BASIN
○	STORM SEWER MANHOLE
○	SANITARY SEWER MANHOLE
○	LIGHT STANDARD
○	BICYCLE RACKS (2.5m x 1.4m TYP.)
→	DIRECTION OF TRAFFIC FLOW
124.35	EXISTING ELEVATION
124.35	PROPOSED ELEVATION
○	HANDICAP PARKING
○	WASTE RECEPTACLE
CD	CURB DEPRESSION, BARRIER FREE ACCESS
+	SIGNAGE
+B	CONC. FILLED STEEL BOLLARD
+	SIAMESE CONNECTION
+	HANDICAP RB-93 SIGNAGE PER BY LAW
FR	FIRE ROUTE
SS	STOP SIGN
GM	GAS METERS

- GENERAL NOTES**
- REFUSE WASTE TO BE STORED INTERNALLY.
 - ROOF TOP UNITS (RTUs) TO BE SCREENED BY BUILDING PARAPETS FROM PUBLIC VIEW.
 - SNOW TO BE REMOVED OFF SITE BY PRIVATE CONTRACTOR.
 - ROOFTOP MECH. EQUIPMENT TO BE LESS THAN 2.0m HIGH.
 - RTUs WILL BE SETBACK MIN. 5m FROM THE ROOF EDGE.

No.	ISSUED	DATE
1	ISSUED FOR SPA	MAY 17, 2023
2	RE-ISSUED FOR SPA	SEPT. 5, 2023

No.	REVISION	DATE
1	REVISED AS NOTED	AUG. 25, 2023

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



WYECROFT RD. BLOCK 6

Oakville, ON

SITE PLAN PHASE 2

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2023	MM		1:500
PROJECT No.	DRAWING No.		

23-02 **A-1.0**