

SITE PLAN LEGEND

---	SITE PROPERTY LINE
---	MUNICIPAL ZONING SETBACK
---	CURB
---	CHAINLINK FENCE
---	STANDARD IRON BAR
---	UTILITY POLE
---	TRANSFORMER
---	BARRIER FREE
---	STORM MANHOLE
---	STORM CATCHBASIN
---	STORM CATCHBASIN MANHOLE
---	SANITARY MANHOLE
---	WATERMAIN VALVE
---	FIRE HYDRANT
---	BOLLARD
---	OVERHEAD DOOR (LOADING BAY)
---	MAN DOOR ENTRANCE
---	BARRIER FREE ENTRANCE
---	PRIMARY ENTRANCE
---	BUILDING OUTLINE
---	ASPHALT SURFACE
---	CONCRETE SURFACE
---	LANDSCAPED AREA
---	GRAVEL SURFACE
---	FIRE ROUTE
---	EX. TREE



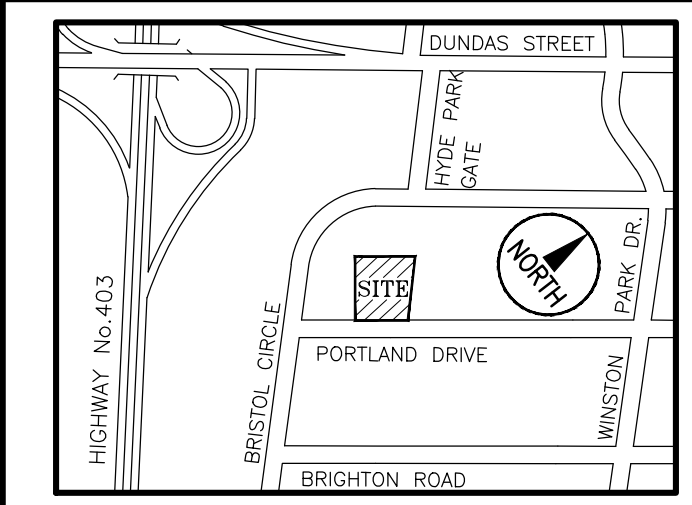
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
1	22.07.25	ISSUED FOR SITE PLAN APPROVAL	GB

LEGAL INFORMATION
 PART OF BLOCK 2
 REGISTERED PLAN 20M-526
 IN THE
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

BENCHMARK:
 MONUMENT TYPE: VERTICAL BENCHMARK 822
 LOCATION: ON CONCRETE OVERPASS ON HWY 403, SET VERTICALLY ON THE NORTH-EAST ABUTMENT, 0.3m WEST OF THE NORTH-EAST CORNER, 0.3m ABOVE GRADE.
 GEODETIC ELEVATION: 176.014

- DRAWING REFERENCES:**
- TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS COLLECTED BY TARASICK MCMILLAN KUBICKI LIMITED - ONTARIO LAND SURVEYORS, OLS. FILE # 2240-08-T
 - LEGAL BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY TARASICK MCMILLAN KUBICKI LIMITED - ONTARIO LAND SURVEYORS, OLS. FILE # 2240-08-T
 - INFORMATION RELATED TO THE EXISTING SERVICES COLLECTED BY TARASICK MCMILLAN KUBICKI LIMITED - ONTARIO LAND SURVEYORS, OLS. FILE # 2240-08-T
 - ARCHITECTURAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY MALLOT CREEK GROUP



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PROPOSED ARTISAN BAKERY

SITE PLAN

DESIGN BY:	DB
DRAWN BY:	DB
CHECKED BY:	GB
DATE:	22.06.22
SCALE:	
PROJECT NUMBER:	21171

CURRENT REVISION: 1

ZONING DATA (FOR EMPLOYMENT ZONE 2 - SPECIAL PROVISION 43)

REGULATIONS	REQUIRED	EXISTING	PROVIDED	CONFORMS
LOT AREA	0.2ha	1.01ha	1.01ha	Y
LOT FRONTAGE	30.0m	88.18m	88.18m	Y
FRONT YARD SETBACK	N/A	N/A	22.37m	Y
INTERIOR SIDE YARD SETBACK	3.0m	N/A	3-12.17m N-9.98m	Y
REAR YARD SETBACK	3.0m	N/A	15.36m	Y
LANDSCAPED OPEN SPACE	10.0%	100%	5.8%	N
LANDSCAPING COVERAGE	25.0%	100%	14.2%	N
REQUIRED FRONT YARD				

BUILDING DATA

REGULATIONS	ALLOWED	EXISTING	PROVIDED	CONFORMS
GROUND FLOOR AREA	N/A	0m ²	4,485m ²	Y
SECOND FLOOR AREA	N/A	0m ²	490m ²	Y
THIRD FLOOR AREA	N/A	0m ²	490m ²	Y
GROSS FLOOR AREA	N/A	0m ²	5,445m ²	Y
BUILDING HEIGHT	N/A	0m	12.34m	Y
BUILDING STOREY(S)	N/A	0	3	Y

PARKING DATA

REGULATIONS	REQUIRED	EXISTING	PROVIDED	CONFORMS
OFFICE PARKING IF OFFICE AREA > 25% TOTAL FLOOR AREA	0 SPACES	-	-	-
MANUFACTURING PARKING 1/100m ² FLOOR AREA	55 SPACES	-	-	-
TOTAL PARKING	55 SPACES	-	57 SPACES	Y
BARRIER FREE PARKING	3 SPACES	-	3 SPACES	Y
TOTAL LOADING SPACES	N/A	-	4 SPACES	Y
EMPLOYMENT BICYCLE PARKING 2+ 0.25/1000m ² FLOOR AREA	4 SPACES	-	-	-
OFFICE BICYCLE PARKING 2 OR 1/1000m ² FLOOR AREA	2 SPACES	-	-	-
TOTAL BICYCLE SPACES	6 SPACES	-	6 SPACES	Y

C2.10