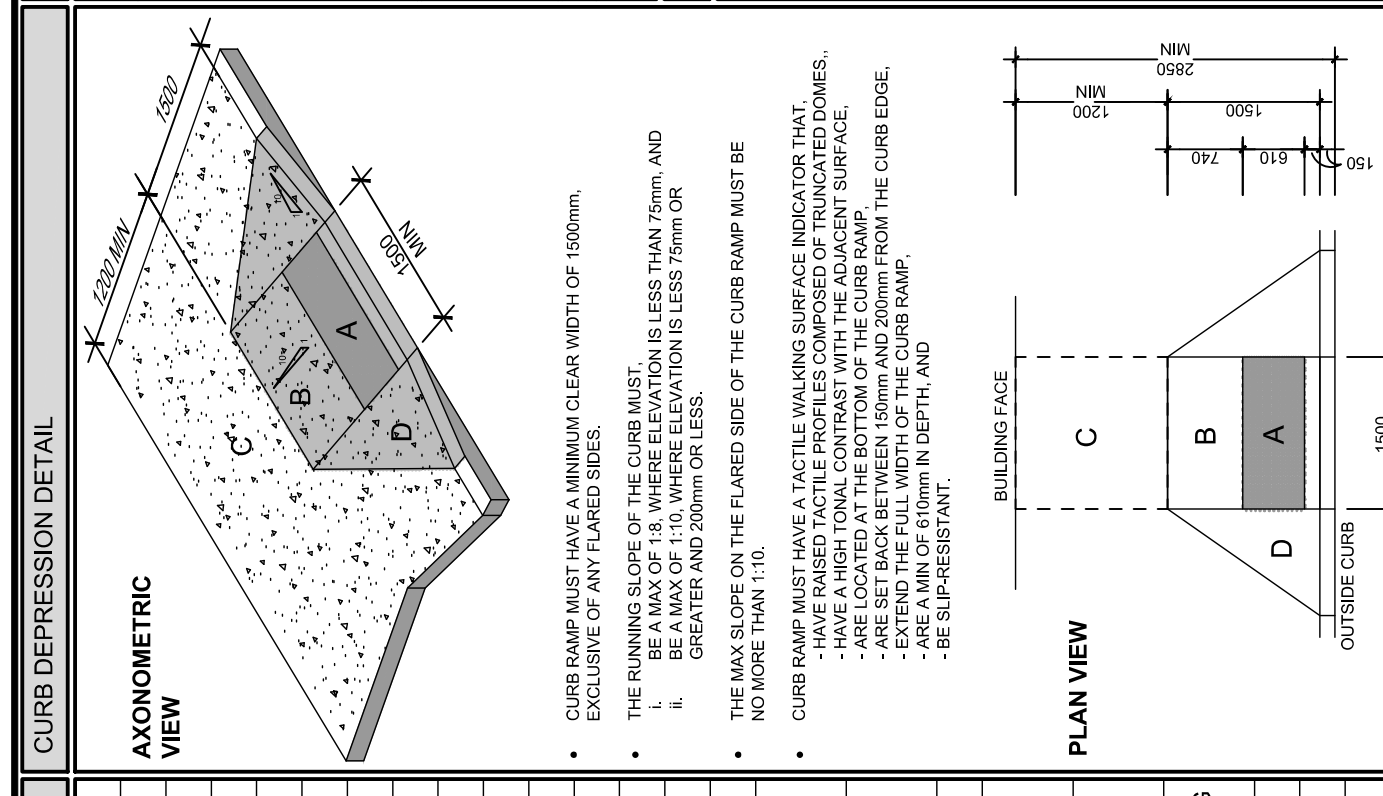
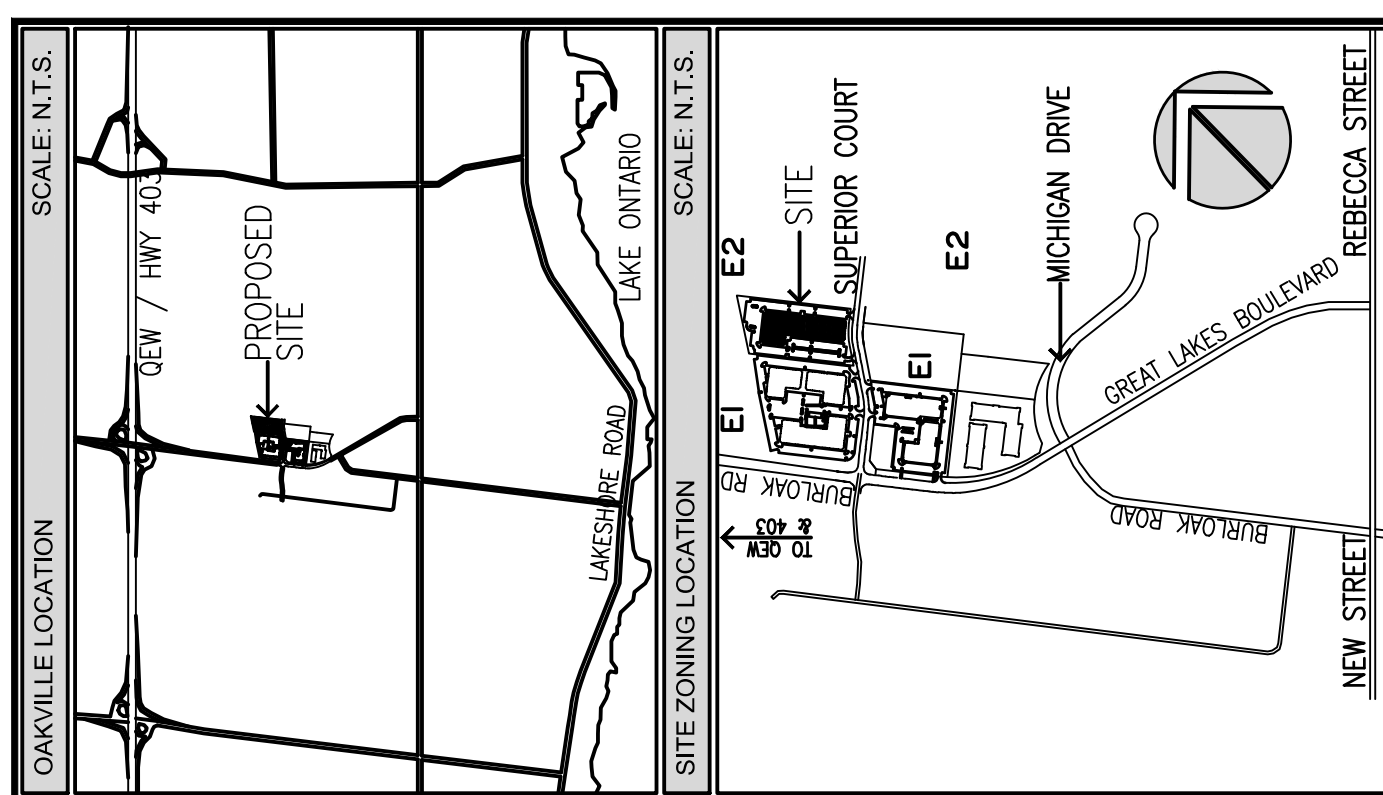
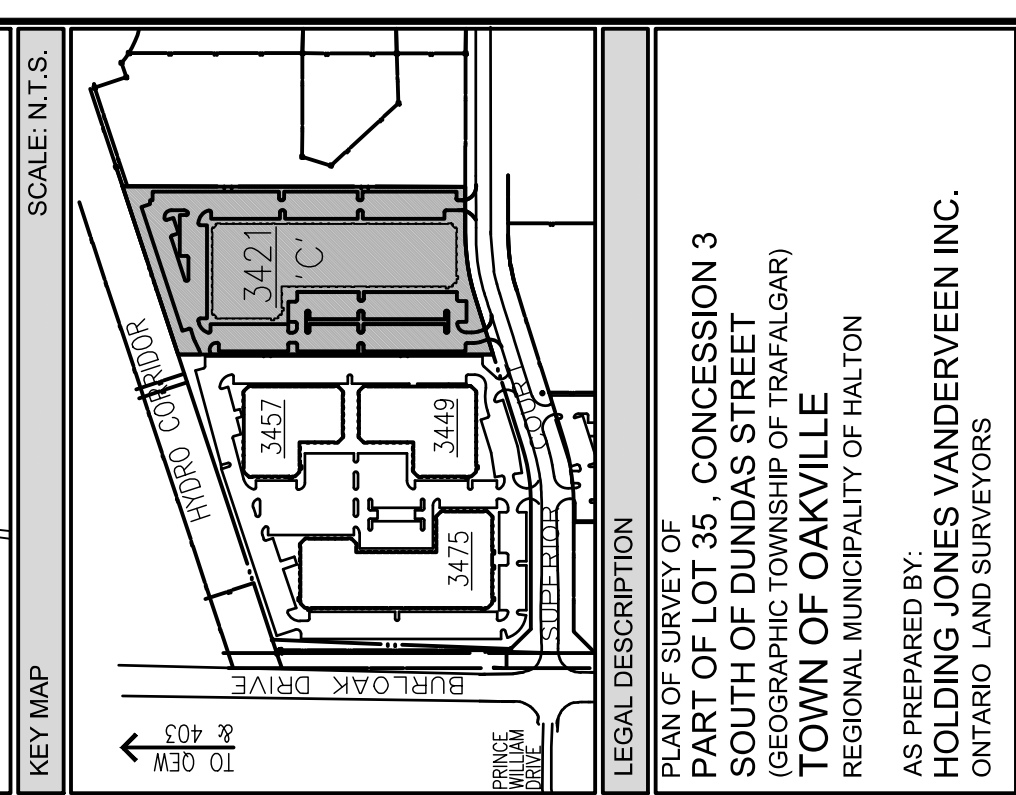
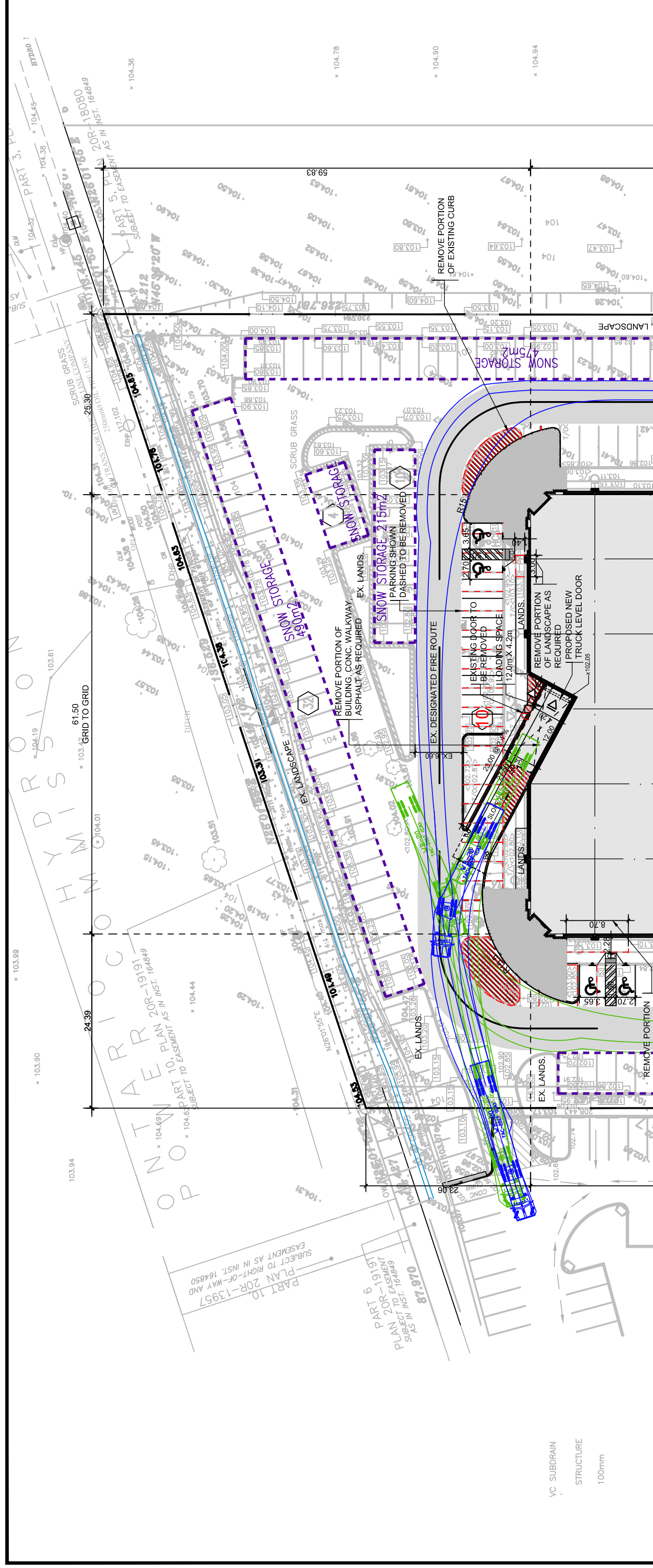


No.	ISSUED	DATE
1	ISSUED FOR PAC	JULY 14, 2023
2	ISSUED FOR SPA	OCT 6, 2023



SYMBOL LEGEND

MAN DOOR
LOADING DOCK DOOR
DRIVE-IN/OVERHEAD DOOR
HYDRANT + VALVE
FIRE DEPARTMENT CONNECTION / SIAMISE
CATCH BASIN
SANMH
CATCH BASIN / MAN HOLE
SBMH
HYDRO POLE STANDARD / UTILITY POLE
O / IP
BIKE RACK (2-3 BIKES)
HYDRO TRANSFORMER
ACCESSIBLE PARKING SPACE
ACCESSIBLE PARKING SPACE SIGNAGE
CONC. FILLED STEEL BOLLARDS
STOP BAR & STOP SIGN (RA-1)
EX. TRANSFORMER PAD
PAINTED CROSS-WALK LINES
BERM
EX. SITE SIGN
EX. PRINCIPAL ENTRANCE FOR FIRE FIGHTING PURPOSES
EX. POLE MOUNTED LIGHTING FIXTURE
EX. WALL MOUNTED LIGHTING FIXTURE
LOADING SPACE-12.0m X4.2m



LEGAL DESCRIPTION
 PART OF SURVEY OF
 PART OF LOT 35, CONCESSION 3
 SOUTH OF DUNDAS STREET
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

AS PREPARED BY:
 HOLDING JONES VANDERVEEN INC.
 ONTARIO LAND SURVEYORS

SITE PLAN NOTES

- EXISTING PARKING TO REMAIN, UNLESS OTHERWISE NOTED.
- EXISTING SIGNS TO REMAIN, UNLESS OTHERWISE NOTED.
- EXISTING PARKING AND CURBS SHOWN DASHED TO BE REMOVED AS REQUIRED.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS AND NOTES.

EXISTING BUILDING 'C' - SITE STATISTICS

SITE AREA	23,701.00 m ² or 2.37 ha
ZONING	E1 & E2 - BUSINESS EMPLOYMENT
EXISTING	PROVIDED
SITE COVERAGE	32.26% (7,767.00 m ²)
LANDSCAPE AREA	23.17% (5,490.00 m ²)
PAVED AREA	44.57% (10,570.00 m ²)
REQUIRED	PROVIDED
LOT AREA (DEVELOPED)	0.2 ha
LOT FRONTAGE	30.0 m
FRONT YARD	3.0 m
REAR YARD	3.0 m
FLANKING SIDE YARD	3.0 m
SETBACKS	3.0 m
AREA OF BUILDING	7,647.00 m ² or 82,312 sqft.
BUILDING HEIGHT	N/A
REQUIRED	PROVIDED
MULTIPLE OCCUPANCY	7,597.36 m ² @ 1/35 m ²
PARKING	219 spaces
BARrier-FREE PARKING	2 spaces + 2 % Total
BICYCLE SPACES	5 spaces
LOADING SPACES	N/A
SNOW STORAGE	1,584.28 m ²
PARKING SPACES (100%)	1,584.28 m ²

PROPOSED BUILDING 'C' - SITE STATISTICS

SITE AREA	23,701.00 m ² or 2.37 ha
ZONING	E1 & E2 - BUSINESS EMPLOYMENT
EXISTING	PROVIDED
SITE COVERAGE	32.26% (7,767.00 m ²)
LANDSCAPE AREA	23.17% (5,490.00 m ²)
PAVED AREA	44.57% (10,570.00 m ²)
REQUIRED	PROVIDED
LOT AREA (DEVELOPED)	0.2 ha
LOT FRONTAGE	30.0 m
FRONT YARD	3.0 m
REAR YARD	3.0 m
FLANKING SIDE YARD	3.0 m
SETBACKS	3.0 m
AREA OF BUILDING - NEW	7,597.36 m ² or 81,777 sqft.
BUILDING HEIGHT	N/A
REQUIRED	PROVIDED
MULTIPLE OCCUPANCY	7,597.36 m ² @ 1/35 m ²
PARKING	217 spaces
BARrier-FREE PARKING	2 spaces + 2 % Total
BICYCLE SPACES	5 spaces
LOADING SPACES	N/A
SNOW STORAGE	1,584.28 m ²
PARKING SPACES (100%)	1,584.28 m ²

OWNER INFORMATION:
 BLACKWOOD PARTNERS

DATE: JULY 2023
PROJECT No.: P-23019

BALDASSARRA Architects Inc.
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ASSOCIATION OF ARCHITECTS OF ONTARIO
 BALDASSARRA LICENSE # 3584

GREAT LAKES BUSINESS PARK
 3421 SUPERIOR COURT
 OAKVILLE, ONTARIO

SITE PLAN BUILDING 'C'

DATE	DRAWN BY	CHECKED	SCALE
JULY 2023	HP		1:500

PROJECT No.	P-23019
DRAWING No.	A-1.0

