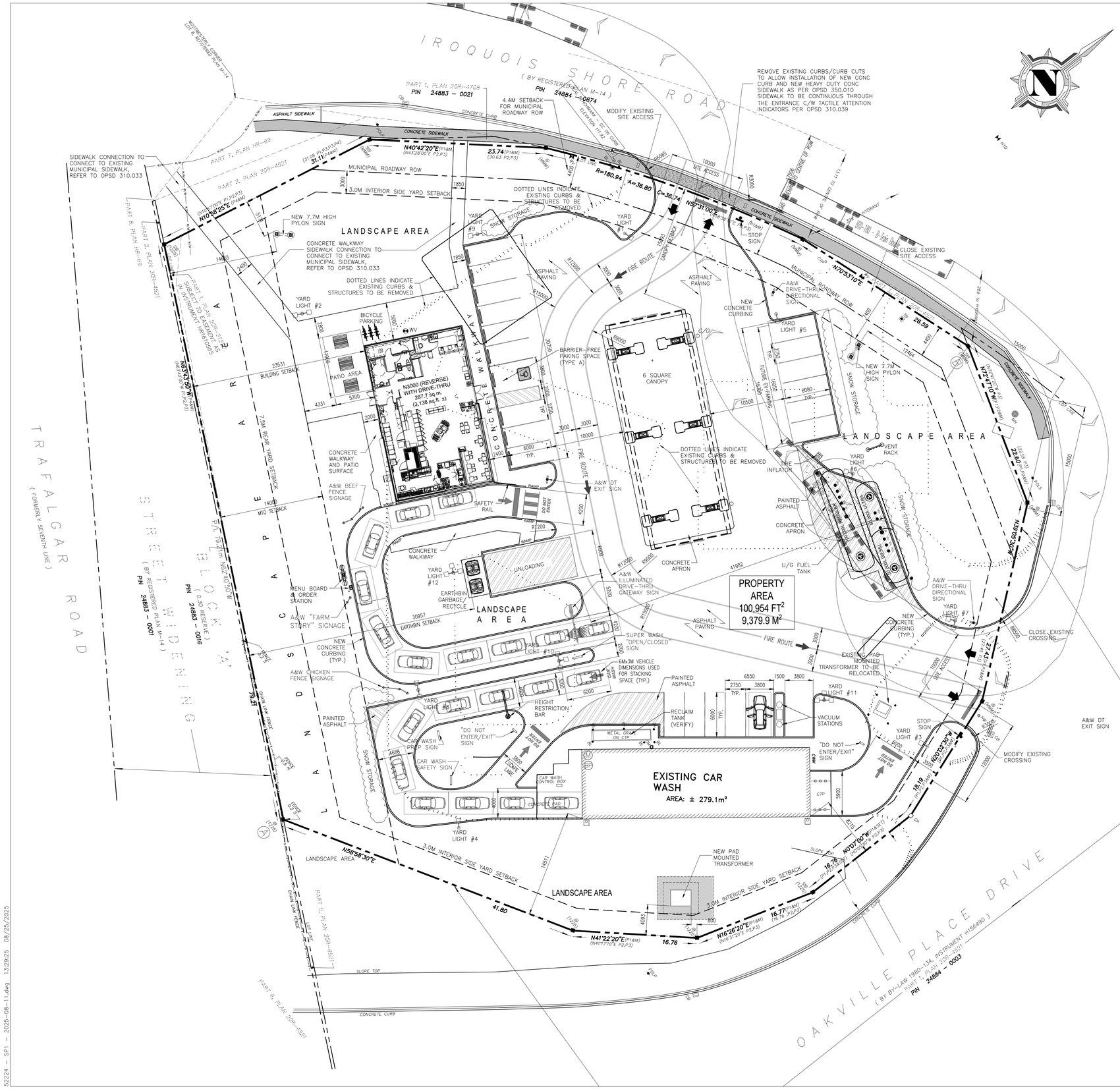

DESCRIPTION OF PROPERTY
PART OF LOT 8
REGISTERED PLAN M-14
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
(FORMERLY GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)

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 M²	9,379.9 M²	2.32	100%
TOTAL BUILDING AREA (C-STORE + CAR WASH)	590.6 M²	636.8 M²		6.3%
LANDSCAPED AREA	4,342.1 M²	4,100.9 M²		46.29%
ASPHALT PAVED AREA	3,390.2 M²	4,175.4 M²		36.14%
CONCRETE PAVED AREA	1,057.1 M²	466.8 M²		11.27%
	PROPOSED	EXISTING	% OF TOTAL	% OF TOTAL LOT AREA
MAIN BUILDING AREA (GROSS)	287.7 M²	349.3 M²	100%	3.1%
C-STORE GFA	195.2 M²	349.3 M²	67.8%	
A&W GFA	101.1 M²	NA	35.1%	
(EXISTING) CARWASH BUILDING AREA	287.5 M²	287.5 M²		3.07%
CANOPY COVERAGE	338.6 M²	243.2 M²		3.6%
	PROPOSED	EXISTING		
BUILDING HEIGHT - CANOPY:	5.50 M	5.70M		
BUILDING HEIGHT - STORE:	4.89 M	4.20 M		
BUILDING HEIGHT - CAR WASH:	4.15 M	4.15 M		
LOT FRONTAGE (METERS)				
TRAFALGAR ROAD	79.2			
IROQUOIS SHORE ROAD	83.2			
OAKVILLE PLACE DRIVE	124.7			

PARKING				
USE	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
RETAIL (GAS & C-STORE)	1 SPACE PER 18.0 M² OF NET FLOOR AREA (87.6/18) = 4.86 ROUNDED UP = 5	5	20	(5) INCLUDING 1- HANDICAP
RESTAURANT (A&W)	1 SPACE PER 10.0 M² OF NET FLOOR AREA FLOOR AREA A&W 90.0M² + PATIO 42.8 = 132.8M² 132.8M² NET RESTAURANT AREA (132.8/10) = 13.28 ROUNDED UP TO 14	14	N/A	(14) INCLUDING (+10 CARS STACKING)
CARWASH	1 SPOT PER 100 M² NET FLOOR AREA (287.5/100) 2.9= ROUNDED UP = 3	3	3	(3) INCLUDING 2 VACUUM STALLS (+ 10 CARS STACKING)
TOTAL:		22	23	22
BICYCLE PARKING	2 FOR RETAIL USE + 2 FOR RESTAURANT USE (4)	4	N/A	6
LOADING SPACE PROVIDED				
C-STORE & A&W	6M x 12M	NA	1	1

ISSUED

NO.	DATE	DESCRIPTION
01	2025-08-25	ISSUED FOR SPA

REVISION

	MMM DD/YY	REVISION DESCRIPTION
1		

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
K. PAUL
LICENCE
4249

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

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CLIENT

PETRO-CANADA
A Suncor business

DRAWING TITLE

PROPOSED SITE PLAN

PROJECT

350 IROQUOIS SHORE
& TRAFALGAR RD
OAKVILLE, ONTARIO

DRAWN	CHECKED
J.NORTON	
SCALE 1:300	DATE 2025-08-11
PROJECT NO. 52224	DRAWING NO. SP1

52224 – SP1 – 2025-08-11.dwg 13:29:25 08/25/2025