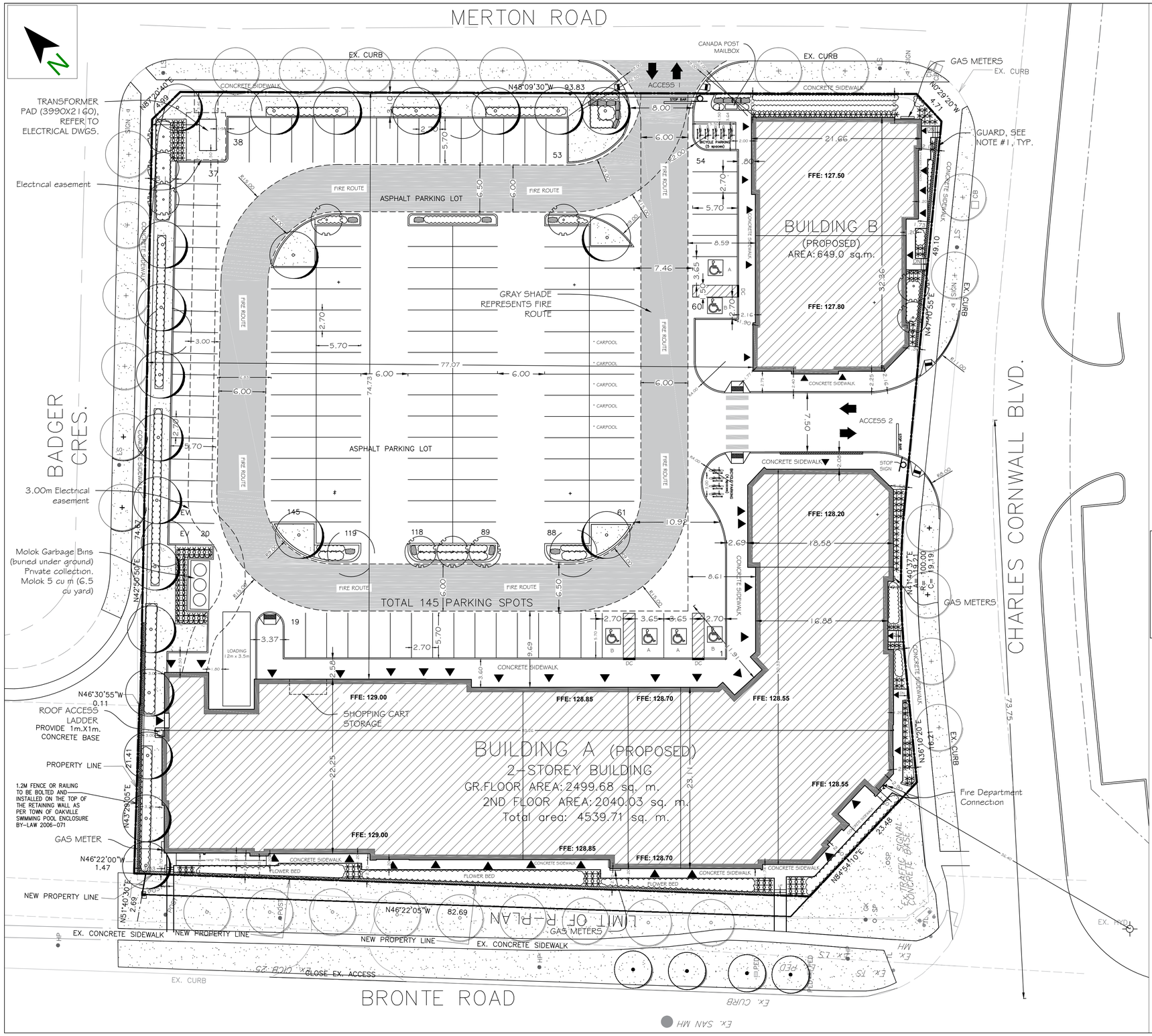
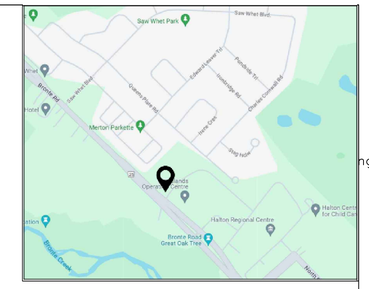


SURVEYOR'S INFORMATION:

BLOCK 473
REGISTERED PLAN 20M-1223
AND
PART OF LOT 30, CONCESSION 2
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

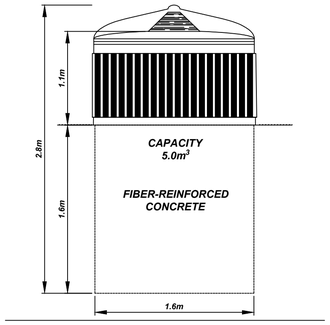
PREPARED BY:
R.S. QUERUBIN, OLS
J.D. BARNES LIMITED
DATE: 2024-12-03

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE INFORMATION.
REFER TO CIVIL DRAWINGS FOR CIVIL INFORMATION.



Location Plan

Approval Stamp



MOLOK DETAIL

STAIR, HANDRAIL & GUARD NOTES:

1. PROVIDE 1070mm HIGH GUARD (AS PER OBC .3.1.18), WHERE LEVEL THE DIFFERECE IN ELEVATION BETWEEN TWO ADJACENT SURFACES IS MORE THAN 600mm.
2. STEP DIMENSIONS:
   Max. Riser = 180mm
   Min.Tread = 280mm

SURVEY LEGEND

CB	DENOTES SINGLE CATCHBASIN
SCIB	DENOTES SIDE INLET CATCHBASIN
DICB	DENOTES DITCH INLET CATCHBASIN
GK	DENOTES GAS KEY
HMH	DENOTES HYDRO MANHOLE
MH	DENOTES MANHOLE
SAN MH	DENOTES SANITARY MANHOLE
STM MH	DENOTES STORM MANHOLE
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
TP	DENOTES TELEPHONE POLE
WV	DENOTES WATER VALVE
SIGN	DENOTES SIGN
SP	DENOTES STAND PIPE
PED	DENOTES TELEPHONE PEDESTAL
TJB	DENOTES TELEPHONE JUNCTION BOX
MF	DENOTES METAL FENCE
TL	DENOTES TRAFFIC SIGNAL
OC	DENOTES OVERHEAD CABLE
	DENOTES DECIDUOUS SAPLING TREE
	DENOTES CONIFEROUS SAPLING TREE
	STOP SIGN

Parking calculation is based on Net Floor Area.

Floor Area (net) means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.

ZONE: **NEIGHBOURHOOD COMMERCIAL - 'C1-376'**

TWO STOREY COMMERCIAL BUILDING

STANDARD	REQUIRED/ ALLOWED	PROPOSED
LOT AREA (MIN.)	0.2 ha	0.984 ha (9841.481 sq. m.)
LOT FRONTAGE (MIN.)	30 m	104.72 m
MAXIMUM COVERAGE AREA	50 %	31.96% (total)
MAXIMUM NET FLOOR AREA (retail and service commercial uses)	3,500 sq. m. (max.)	2835.51 sq. m. (Bldg A = 2237.37 sq. m., Bldg B = 598.14 sq. m.)
FRONT YARD (MAX.)	3.0 m	2.85 m
FLANKAGE YARD (MAX.)	3.0 m	3.0 m
REAR YARD (MIN.)	7.5 m	3 m *(Minor Variance # A/013/2026)*
INTERIOR SIDE YARD (MIN.)	0.0 m	N/A
BUILDING HEIGHT MIN. MAX.	7.0 m 12.0 m	Bldg A 10.8m; Bldg B 5.8 m *(Minor Variance # A/013/2026)*

LANDSCAPE REQUIREMENT:

	REQUIRED	PROPOSED
MIN. LANDSCAPED OPEN SPACE	10%	10%

FLOOR AREA CALCULATION:

FLOOR	PROPOSED
GROUND FLOOR	2499.68 sq. m. (bldg A), 649.0 sq. m. (bldg B)
SECOND FLOOR	2040.03 sq. m. (bldg A)
TOTAL BUILDING AREA	4539.7 sq. m. (bldg A), 649.0 sq. m. (bldg B)

LOT COVERAGE:

STANDARD	ALLOWED	PROPOSED
TOTAL FOOTPRINT	3500 sq. m.	3148.68 sq. m.
FOOTPRINT IN %	50 %	31.99 % (total)

PARKING CALCULATION:

STANDARD	REQUIRED	PROPOSED
COMMERCIAL/ RETAIL (Net Area)		
Bldg A - Ground floor area = 2236.45 sq. m. 2237.37 x 40% = 894.58 sq. m.		
Bldg A - Second floor area = 1598.87 sq. m. 1598.87 - 894.58 = 704.29 sq. m.		
Bldg A total = 2236.45 + 704.29 = 2940.74 sq. m. (@1SPACE / 24.44 m²) *(Minor Variance # A/013/2026)*	120.32	
Bldg B - Ground floor = 594.54 sq. m. (@1SPACE / 24.44 m²)	24.32	
TOTAL PARKING	144.64	145 SPACES
Barrier-free Parking (1, plus 3% of the total number of parking spaces in the existing area)	6 SPACES	6 SPACES

This drawing is an instrument of service and shall remain the property of the Architect. It shall not be used for additions or alterations to the project or any other project without the Architect's permission in writing.

The Contractor shall check and verify all existing conditions on site and shall also check and verify all dimensions on the drawings and report any inconsistencies to the Architect before proceeding with the work.

DRAWINGS NOT TO BE SCALED

Revisions

REVISION SCHEDULE		
REVISION #	Description	DATE
1	Pre-consulation application	2024-07-09
2	Site Plan Approval	2024-12-19
3	Respond to SPA comments	2025-07-14
4	Minor Varaince	2025-10-29
5	Respond to SPA comments	2026-04-30

ONTARIO ASSOCIATION OF ARCHITECTS
KISHOR BHATTARAI
LICENCE 6710
2026-04-30

KISHOR BHATTARAI & ASSOCIATES (KBA) INC.
17 Newcastle Cres, Brampton
Ontario L6S3Z1
Tel: 905-965-1546
e-mail: kb@kba-architect.ca
WWW.KBA-ARCHITECT.CA

Project Title
RETAIL/ COMMERCIAL PLAZA

Bronte Rd & Charles Cornwall Rd
Oakville,
ON L6M 4G3

Drawing Title
Site Plan

Date	2026-04-30	Drawn By	CS	Project #	24-022
Scale	1 : 250	Checked By	KB	Drawing #	ASP-01