

**2 KEY PLAN**  
A001 1:2000

**ZONING COMPLIANCE CHART**  
(E4 - BUSINESS COMMERCIAL)

	REQUIRED	PROVIDED
LOT AREA	MIN. 6.0 HECTARES	1.42 HECTARES
LOT FRONTAGE	MIN. 30 METRES	101.64 METRES
FRONT YARD SETBACK	MIN. 3.0 METRES	18.97 METRES
REAR YARD SETBACK (ABUTTING RES.)	MIN. 15.0 METRES	22.25 METRES
SIDE YARD SETBACK	MIN. 3.0 METRES	20.00 METRES
LANDSCAPE COVERAGE	MIN. 10%	25.21%

**PARKING REQUIREMENTS (E4)**

	REQUIRED	PROPOSED
TOTAL PARKING SPACES (1 SPACE/40.0 S.M. NFA)	109 CARS	145 CARS
TOTAL BARRIER-FREE SPACES (1+3% OF TOTAL NUMBER OF PARKING SPACES)	5 CARS	6 CARS
TOTAL BICYCLE PARKING (1 SPACE/1,000.0 S.M. NFA)	5 SPACES	5 SPACES
LOADING SPACES (NO MINIMUM REQUIREMENT)	-	2 SPACES

\*Floor Area, Net (NFA) 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.

**STATISTICS**

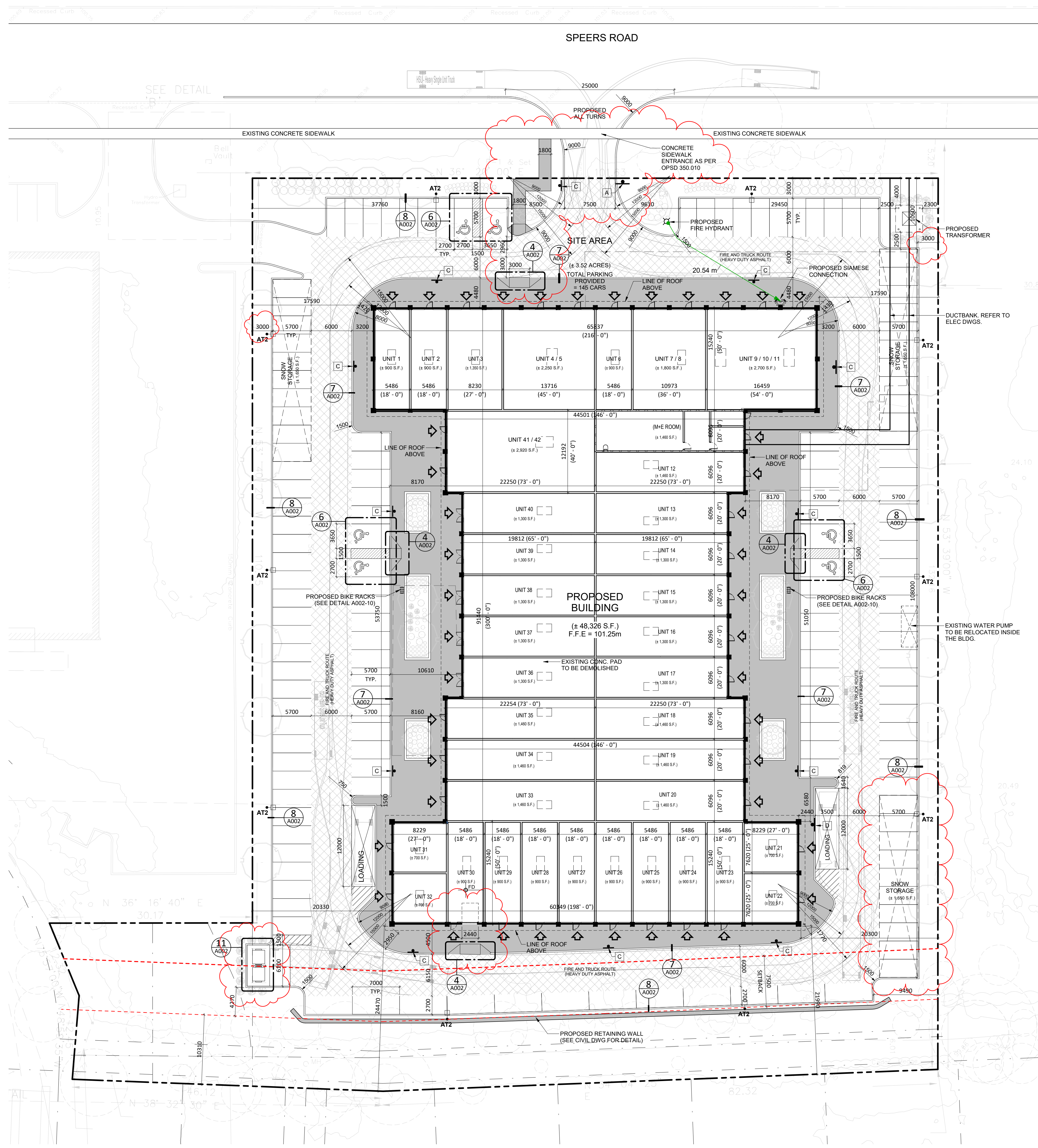
SITE AREA	± 3.52 ACRES	± 1.42 HA.
PROPOSED BUILDING M+E ROOM	± 48,326 S.F. ± 1,440 S.M.	± 4,490 S.M.
TOTAL LEASIBLE AREA	± 46,886 S.F.	± 4,356 S.M.
TOTAL FLOOR AREA	± 48,326 S.F.	± 4,490 S.M.
NET FLOOR AREA	± 45,638 S.F.	± 4,240 S.M.
PARKING PROVIDED	3.09/1000 S.F.	145 CARS 3.33/1000 S.M.
COVERAGE		31.52 %

**LEGEND**

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED SIAMASE CONNECTION
- PROPOSED SIGNAGE
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK

**SIGN LEGEND**

SYMBOL	SIGN	DESCRIPTION
A	STOP	"STOP" SIGN R=1 (600x600)mm WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B	ACCESSIBLE PARKING PERMIT	"ACCESSIBLE PARKING PERMIT" SIGN R=93 (300x450)mm RED REFL. INTERIOR SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C	FIRE ROUTE	"FIRE ROUTE" SIGN 300x450mm RED REFL. INTERIOR SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND
D	LOADING ZONE	"LOADING ZONE" SIGN 300x450mm RED REFL. INTERIOR SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND



**1 SITE PLAN**  
A001 1:300

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**TOPOGRAPHIC SKETCH OF PART OF BLOCKS 'B', 'C' AND 'D' REGISTERED PLAN 681 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON**

#	DATE	DESCRIPTION	BY
1	2021-10-25	ISSUED FOR REVIEW	NAR
2	2021-11-26	ISSUED FOR REVIEW	NAR
3	2022-01-20	ISSUED FOR COORDINATION	YSK
4	2022-01-20	ISSUED FOR COORDINATION	YSK
5	2022-01-26	ISSUED FOR COORDINATION	YSK
6	2022-02-03	ISSUED FOR SPA SUBMISSION	YSK
7	2022-04-08	ISSUED FOR PERMIT	YSK
8	2022-05-27	ISSUED FOR SPA RESUBMISSION #1	SHI



**PROJECT**  
**PROPOSED INDUSTRIAL BUILDING**  
530 SPEERS ROAD, OAKVILLE, ON

**DRAWING**  
**SITE PLAN**

PROJECT NO.	21-101SH
PROJECT DATE	2022-01-24
DRAWN BY	NAR
CHECKED BY	GAH
SCALE	As indicated