GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
4. DRAWING PRODUCED FROM SURVEY BY J.D. BARNES LTD. DRAWING 25-12-113-00 DATED 2025-05-07
5. ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CHICK-FIL-A'S REPRESENTATIVE.
6. ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
7. DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
8. ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
9. EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
10. MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
11. GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

SITE NOTES:

PROPERTY OWNER: CHOICE REIT
LEASE: CHICK-FIL-A
APPLICANT: EXP SERVICES INC. & MHBC PLANNING
ADJACENT ZONING:
NORTH: C3-46 COMMERCIAL PLAZAS WITH RESTAURANTS, ENTERTAINMENT, PHARMACY, GROCERY STORE & UNDEVELOPED LANDS
EAST: C5-3 GAS STATION & R3 SINGLE DETACHED LOW RISE RESIDENTIAL
SOUTH: E1-43 & E2-43 COMMERCIAL PLAZA WITH DEPARTMENT RETAIL
WEST: C3-44 COMMERCIAL PLAZA WITH FINANCIAL INSTITUTION, RESTAURANTS & GROCERY STORE

LE PROTO SEATS INDOOR	66
PATIO SEATS	34
DRIVE-THRU VEHICLES	
ENTRANCE TO PICK-UP POINT	30
PICK-UP POINT TO EXIT	4
ORDER POINT TO PICK-UP POINT	15
TOTAL STACK	34

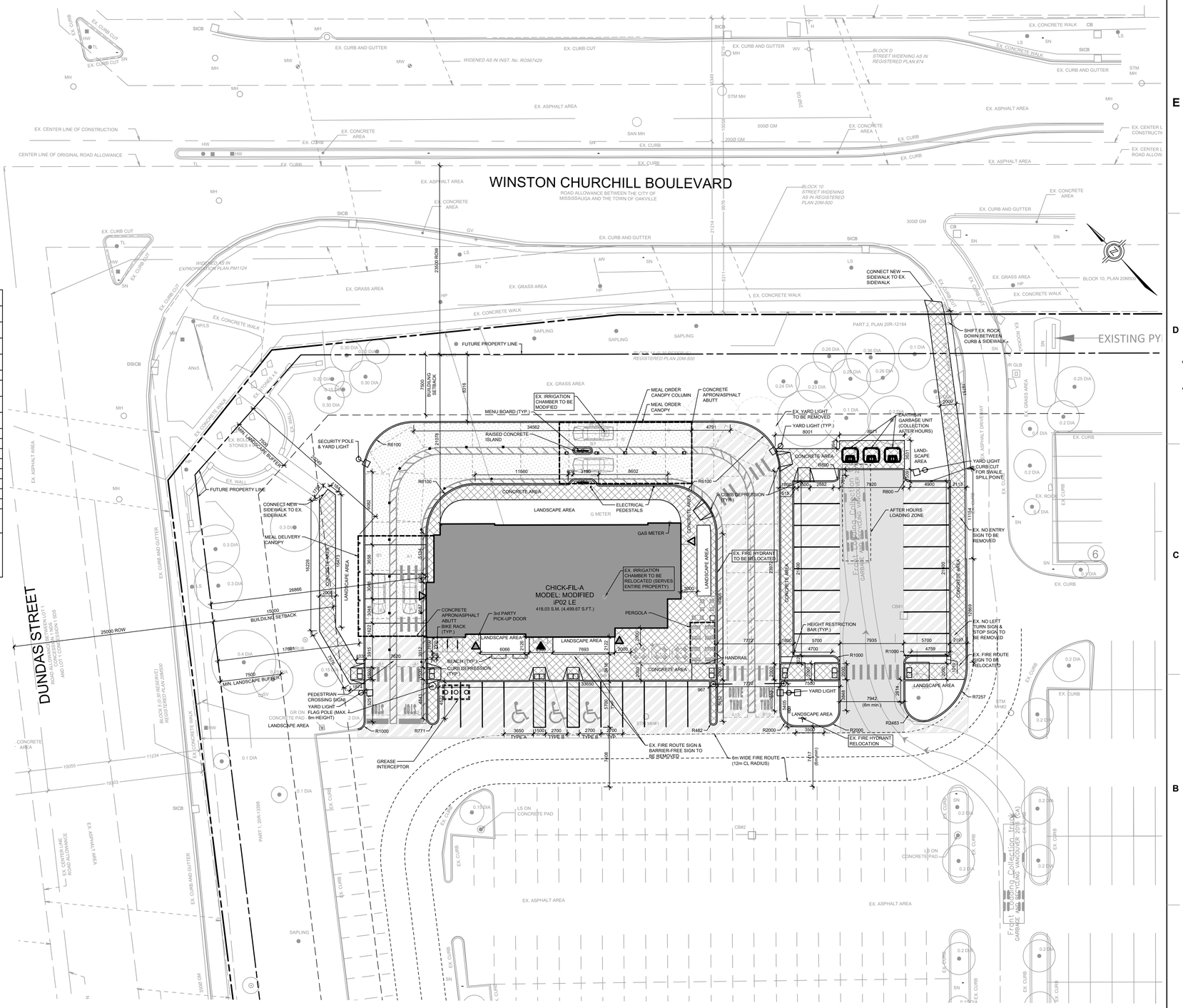
DEVELOPMENT STATISTICS

OAKVILLE: ZONING BY-LAW 2014-014
DESIGNATED: CORE COMMERCIAL WITH SPECIAL PROVISION 44

	SPECIAL PROVISION 44 REQUIREMENT	ZONING BY-LAW REQUIREMENT	PROPOSED
MINIMUM LOT AREA	0.3HA		EXISTING ±4.67HA
FRONT YARD SETBACK (BRISTOL CICRLE)	MINIMUM 7.5m	MAXIMUM 17.5m*	15.6m
FLANKAGE YARD (WINSTON)	MINIMUM 7.5m	MAXIMUM 17.5m*	21.1m
MINIMUM REAR YARD SETBACK (DUNDAS ST. E.)	15.0m		17.66m
MINIMUM INTERIOR SIDE YARD SETBACK	4.5m		14.4m
MINIMUM DEPTH OF LANDSCAPE BUFFER ALONG THE REAR LOT LINE	7.5m		7.5m
MINIMUM LOT FRONTAGE		N/A	EXISTING ±71m
MINIMUM LOT DEPTH		N/A	EXISTING ±272m
MAX. BUILDING HEIGHT		N/A	6.7m
MAX. NUMBER OF STOREYS		N/A	1
CFA BUILDING AREA			418.03m2
CFA PATIO AREA			41.95m2
AISLE WIDTH		MINIMUM 6.0m	6.0m
LANDSCAPE COVERAGE			8831.23m2 (18.91%)
SNOW STORAGE (LIVABLE DESIGN MANUAL: MIN. 15% OF HARD SURFACE AREAS)			±950m2 EXISTING 2.03%

REFER TO DRAWING A101 FOR PARKING STATISTICS & EXISTING SNOW STORAGE AREAS

* MAXIMUM FRONT OR FLANKAGE YARDS SHALL BE 10m FOR THE FIRST 33% OF THE LENGTH OF THE FRONT AND FLANKAGE LOT LINES MEASURED FORM A POINT OF INTERSECTION OF THE LOT LINES OR THE POINT OF INTERSECTION OF THE PROJECTION OF THE LOT LINES WHERE THE TWO DO NOT INTERSECT.



A PARTIAL SITE PLAN
SCALE 1:200

LEGEND

	AN	EX. ANCHOR
	BOL	EX. BOLLARD
	CB	EX. CATCHBASIN
	DIA	EX. DIAMETER IN MILLIMETERS
	G METER	EX. GAS METER
	GLB	EX. GROUND LEVEL BOX
	GR	EX. GABAGE RECEPTACLE
	H	EX. FIRE HYDRANT
	HP	EX. HYDRO POLE
	IR HJB	EX. IRRIGATION HYDRO JUNCTION BOX
	IR GLB	EX. IRRIGATION GROUND LEVEL BOX
	LS	EX. LIGHT STANDARD
	MH	EX. MANHOLE
	OH	EX. OVERHANG
	SAN MH	EX. SANITARY MANHOLE
	SN	EX. SIGN
	SICB	EX. SIDE INLET CATCH BASIN
	DSICB	EX. DOUBLE SIDE INLET CATCH BASIN
	STM MH	EX. STORM MANHOLE
	SV	EX. WATER SPRINKLER VALVE
	TE PED	EX. TELEPHONE PEDESTAL
	WK	EX. WATER KEY
	WV	EX. WATER VALVE
	DT	EX. DECIDUOUS TREE
	CT	EX. CONIFEROUS TREE
		PROPERTY LINE
		EX. CONTRUCTION
		EX. IRRIGATION
		NEW CONCRETE CURB
		NEW CURB DEPRESSION
		MAIN ENTRANCE
		ALTERNATE ENTRANCE
		EMPLOYEE ONLY ACCESS POINTS
		LIGHT DUTY ASPHALT
		HEAVY DUTY CONCRETE
		LIGHT DUTY CONCRETE
		HEAVY DUTY ASPHALT
		STEEL BOLLARD (SEE DWG. C0.1 & C0.4B)
		MAGNETIC BOLLARD (SEE DWGS. C0.4A&B)
		RUBBER BASE BOLLARD (SEE DWGS. C0.4A&B)

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M. S. KHAN
100545881
11/03/2025
PROVINCE OF ONTARIO

CHICK-FIL-A
OAKVILLE
2460 Winston Churchill Blvd.
Oakville, ON

FSR#30085

BUILDING TYPE / SIZE: XX
RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	2025-06-16	FOR INFO
B	2025-07-11	FOR PRE-CON.
C	2025-10-24	FOR REVIEW
D	2025-10-31	FOR SPA

CONSULTANT PROJECT # BRM0023002042-V0
PROJECT STATUS SPA
DATE MAY 2025
DRAWN BY T.M.

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SHEET
SITE PLAN

SHEET NUMBER
A100

Issued for SPA

E:\BRM\BRM-23002042-V0\60 Execution\65 Drawings\10-30085-A100-RD.dwg
3 November 2025