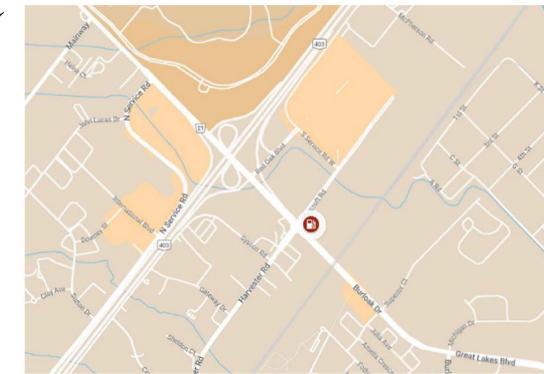


PART 25, PLAN 20R-17092

PIN 24858 - 1713 (LT)

WYECROFT RD.



KEY PLAN
NTS

SURVEYOR'S REAL PROPERTY REPORT PART 1)
PLAN OF
**PART OF LOT 35
CONCESSION 3
SOUTH OF DUNDAS STREET**
GEOGRAPHIC TOWNSHIP OF TRAFALGAR TOWN
OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SITE INFORMATION				
ADDRESS: 845 BURLOAK DRIVE, OAKVILLE, ONTARIO				
ZONE: E4 BUSINESS COMMERCIAL				
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA
TOTAL LOT AREA	5,339.7 M ²	5,339.7 M ²	1.3195	100%
TOTAL DEVELOPED LAND AREA	5339.7	5,339.7 M ²	1.3195	100%
TOTAL BUILDING AREA	205.2 M ²	148.7 M ²		2.78%
C-STORE GFA	132.6 M ²	148.7 M ²		
A&W GFA	72.6 M ²	NA		
CAR WASH	134.5 M ²	134.5 M ²		2.52%
CANOPY COVERAGE	354.3 M ²	354.3 M ²		6.64%
	PROPOSED	EXISTING		
BUILDING HEIGHT - CANOPY:	5.50 M	5.50M		
BUILDING HEIGHT - STORE:	4.39 M	4.39 M		
BUILDING HEIGHT - CAR WASH:	4.63 M	4.63 M		
PARKING				
	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
CAR WASH	1 PARKING SPACE FOR EACH 100 SQUARE METRES OF NET FLOOR AREA 134.5 / 100 = 1.345 = ROUNDED UP TO 2	2	3	2 PARKING/ VACUUM (+ 10 CARS STACKING)
RETAIL (C-STORE)	RETAIL: 1 PARKING SPACE FOR EACH 18 SQUARE METRES OF NET FLOOR AREA 64.3 / 18 = 3.57 = ROUNDED UP TO 4 SERVICE STATION: 1 PARKING SPACE FOR EACH 100 SQUARE METRES OF NET FLOOR AREA 16.8 / 100 = 0.17 = ROUNDED DOWN TO 0	4	15	7 (INCLUDING 1- HANDICAP & 3 PARALLEL STAFF PARKING)
A&W	1 PARKING SPACE FOR EACH 10 SQUARE METRES OF NET FLOOR AREA 68.5 / 10 = 6.85 = ROUNDED UP TO 7	7	NA	10 PARKING (+ 8 CARS STACKING)
TOTAL:		13	18	19
BICYCLE PARKING				
C-STORE & A&W	2 + 0.25 PER 1,000 SQUARE METRES OF NET FLOOR AREA = 2+0.25 = 2.25 ROUNDED UP TO 3	3	-	4
LOADING SPACE PROVIDED				
C-STORE & A&W	NOT APPLICABLE	NA	1	1

ISSUED

NO.	DATE	DESCRIPTION
01	2025-03-05	ISSUED FOR SPA
02	2025-09-11	RE-ISSUED FOR SPA

REVISION

NO.	DATE	DESCRIPTION
1	2024-07-23	REVISED MENUBOARD LOCATION, DRIVE-THRU STACKING AND STOREFRONT PARKING
2	2024-10-23	SHOWING ALL PARKING & STACKING DIMENSIONS AND INCREASED DRIVE-THRU LANE WIDTHS PER CITY COMMENTS
3	2025-02-25	SMALL CHANGES BASED ON TRAFFIC IMPACT STUDY, MOVED A&W DIRECTIONAL SIGN @ WYECROFT RD ACCESS
4	2025-05-22	CHANGED A&W DIRECTIONAL TO D-T GATEWAY SIGN
5	2025-06-08	REVISED DRIVE-THRU SURROUNDING AREA TO MEET CITY REQUIREMENTS, BUILDING BUMP-UP ADDED
6	2025-12-09	REVISION AS PER CITY COMMENTS
7	2025-12-19	EXISTING BUS STOP

NOTES

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

K PAUL ARCHITECT INC.
TORONTO • VANCOUVER • ORLANDO
2660 Sherwood Heights Dr. Suite 200, Oakville, Ontario, L6J 7Y8
www.kpaularchitect.com
(905)337-9800 fax (905)337-1986

CLIENT
PETRO-CANADA
A Suncor business

DRAWING TITLE
ADD A&W TO SITE LAYOUT

PROJECT
845 BURLOAK DRIVE @ SOUTH SERVICE ROAD
OAKVILLE, ONTARIO

DRAWN J. NORTON	CHECKED
SCALE 1:200	DATE 2025-09-11
PROJECT NO. 35207	DRAWING NO. SP1

BURLOAK DRIVE
ALLOWANCE FOR ROAD BETWEEN THE GEOGRAPHIC TOWNSHIPS OF NELSON AND TRAFALGAR

