

LEGAL DESCRIPTION

PART OF LOT 2, CONCESSION 3
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
(FORMERLY IN THE TOWNSHIP OF TRAFALGAR)
REGIONAL MUNICIPALITY OF HALTON

FROM LEGAL SURVEY AS WAS PREPARED BY:
ERTL SURVEYORS
1234 REID STREET, UNIT 20, RICHMOND HILL, ON. L4B 1C1 | T. (905) 731-7834

SITE STATISTICS

DEVELOPABLE AREA	18,598.13 m ²	or	4.60 acres
ZONING	E2 (3) - BUSINESS EMPLOYMENT		
PARCEL "A"	9095.16 m ²	or	2.25 acres
LANDSCAPED AREA	3,362.84 m ²	or	36.98%
PAVED / GRANULAR AREA	4,568.71 m ²	or	50.23%
REQUIRED INDUSTRIAL USES	1/100m ² OF NET FLOOR AREA FOR FOR FIRST 7,500m ² (MECH. & ELEC ROOM AREA = 14.4 m ²)	8 spaces	
OFFICE USES	1/35m ² OF NET FLOOR AREA	22 spaces	
TOTAL SPACES		30 spaces	30 spaces
BARRIER FREE (5 - 50 SPACES REQUIRES 1 DESIGNATED SPACE)		2 spaces	2 spaces
DRIVE IN DOORS		N/A	3
BICYCLE PARKING (2 spaces plus 0.25 spaces/100 m ² GFA)		2	2
SETBACKS			
FRONT YARD (CORNWALL RD.)	3.00 m	24.95 m	
INTERIOR SIDE YARD (EAST)	3.00 m	24.40 m	
REAR YARD (NORTH)	3.00 m	70.82 m	
INTERIOR SIDE YARD (WEST)	3.00 m	10.87 m	
LOT FRONTAGE	30 m	67.36 m	
BUILDING HEIGHT	N/A	TBD.	
GFA			
BUILDING A	743.22 m ²	or	8,000 sqft
OFFICE	792.00 m ²	or	8,525 sqft
INDUSTRIAL			
TOTAL GFA	1,535.22 m ²	or	16,525 sqft

GENERAL NOTES

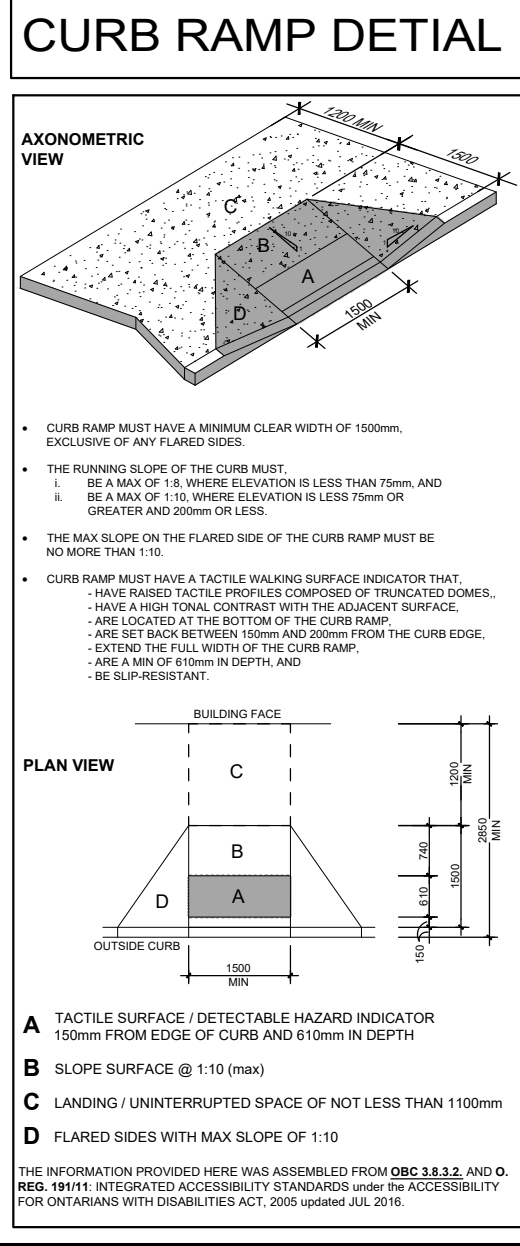
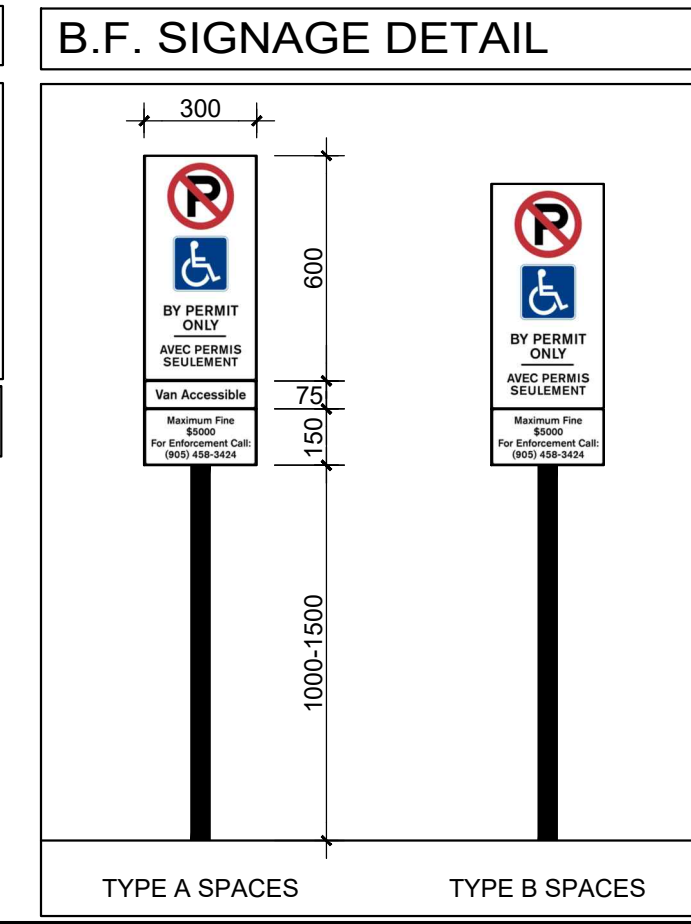
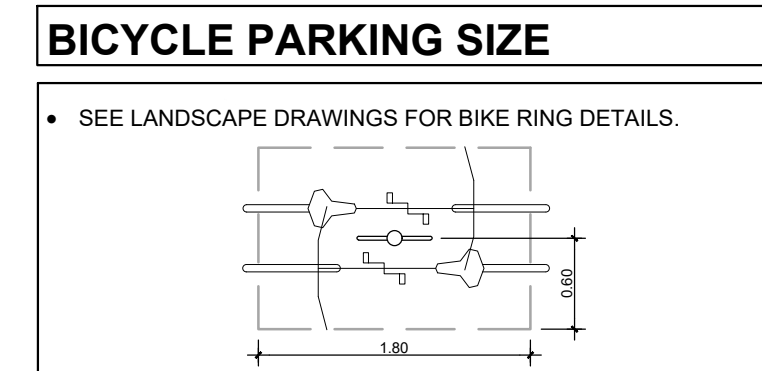
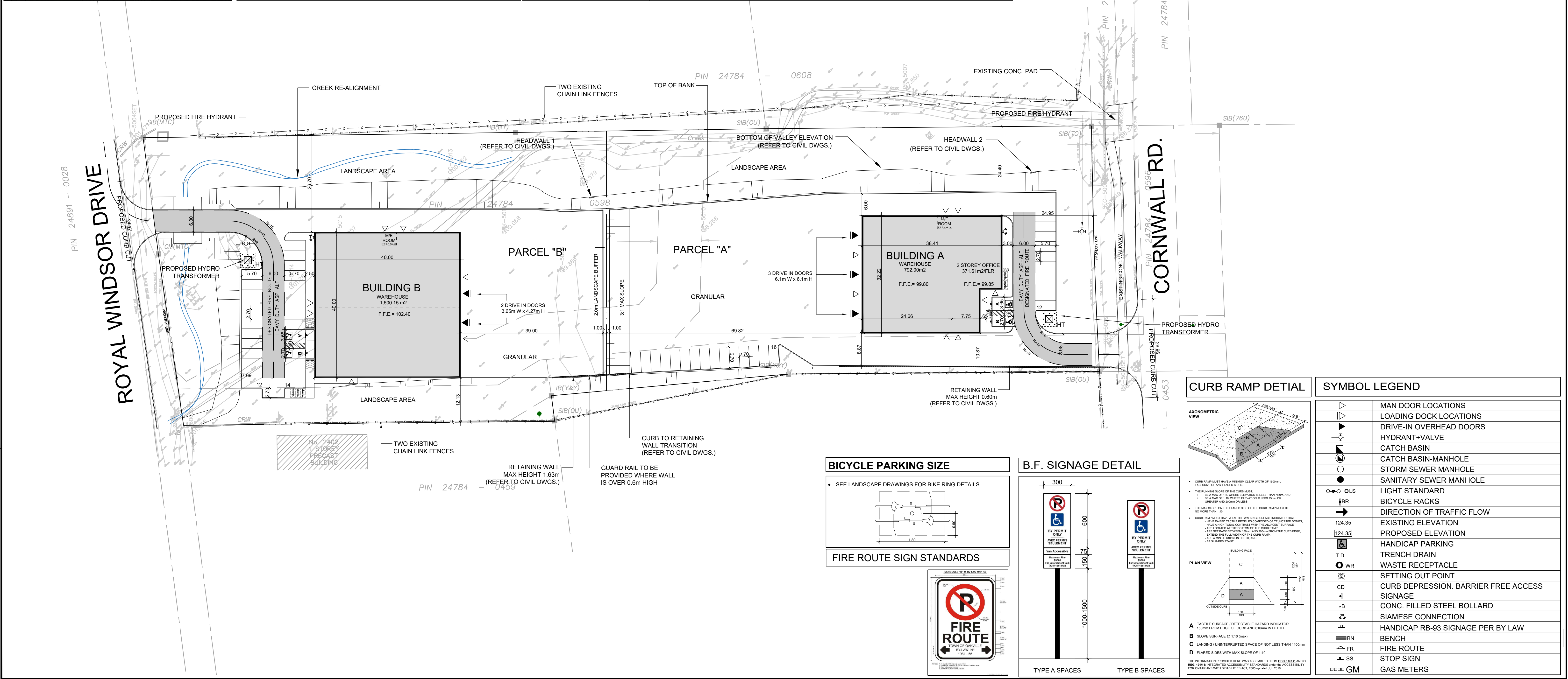
- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREEN FROM PUBLIC VIEW.
- GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.
- SNOW TO BE REMOVED OFF SITE.
- WASTE TO BE STORED INTERNALLY AND COLLECTED PRIVATELY.

PARCEL "B"

DEVELOPABLE AREA	1,600.15 m ²	or	16.84%
LANDSCAPED AREA	4,917.11 m ²	or	51.75%
PAVED / GRANULAR AREA	2,984.90 m ²	or	31.41%
REQUIRED INDUSTRIAL USES	1/100m ² OF NET FLOOR AREA FOR FOR FIRST 7,500m ² (MECH. & ELEC ROOM AREA = 14.4 m ²)	16 spaces	
OFFICE USES	1/35m ² OF NET FLOOR AREA	22 spaces	
TOTAL SPACES		16 spaces	26
BARRIER FREE (5 - 50 SPACES REQUIRES 1 DESIGNATED SPACE)		1 space	2 spaces
DRIVE IN DOORS		N/A	2
BICYCLE PARKING (2 spaces plus 0.25 spaces/100 m ² GFA)		3	3
SETBACKS			
FRONT YARD (ROYAL WINDSOR BLVD.)	3.00 m	37.69 m	
INTERIOR SIDE YARD (EAST)	3.00 m	26.70 m	
REAR YARD (SOUTH)	3.00 m	40.00 m	
INTERIOR SIDE YARD (WEST)	3.00 m	12.13 m	
LOT FRONTAGE	30 m	67.36 m	
BUILDING HEIGHT	N/A	TBD.	
GFA			
BUILDING B	1,600.15 m ²	or	11,196 sqft
INDUSTRIAL			
TOTAL GFA	1,600.15 m ²	or	11,196 sqft

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SYMBOL LEGEND

▽	MAN DOOR LOCATIONS
▶	LOADING DOCK LOCATIONS
▶	DRIVE-IN OVERHEAD DOORS
⊕	HYDRANT+VALVE
⊕	CATCH BASIN
⊕	CATCH BASIN-MANHOLE
⊕	STORM SEWER MANHOLE
⊕	SANITARY SEWER MANHOLE
○	LIGHT STANDARD
BR	BICYCLE RACKS
→	DIRECTION OF TRAFFIC FLOW
124.35	EXISTING ELEVATION
124.35	PROPOSED ELEVATION
124.35	HANDICAP PARKING
T.D.	TRENCH DRAIN
WR	WASTE RECEPTACLE
⊗	SETTING OUT POINT
CD	CURB DEPRESSION, BARRIER FREE ACCESS
+	SIGNAGE
-B	CONC. FILLED STEEL BOLLARD
+	SIAMESE CONNECTION
+	HANDICAP RB-93 SIGNAGE PER BY LAW
BN	BENCH
FR	FIRE ROUTE
SS	STOP SIGN
GM	GAS METERS

No.	ISSUED	DATE
1	ISSUED FOR PAC	MAY 26, 2020
2	ISSUED FOR SPA	SEPT. 13, 2021

No.	REVISION	DATE
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BALDASSARRA
Architects Inc.

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OWNERS INFORMATION:
Royal Windsor Property Inc.



Royal Windsor

2395 Cornwall Road
OAKVILLE, ON.

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAY 2020	MZ		1:500
PROJECT No.	DRAWING No.		
P-20023	A-1.0		