

No.	ISSUED	DATE
1	ISSUED FOR PAC	MAY 26, 2020
2	RE-ISSUED FOR SPA	NOV. 14, 2022
3	RE-ISSUED FOR SPA	SEPT. 22, 2023

No.	REVISION

	SITE STATISTICS													
	DEVELOPABLE AREA	18,598.13 o												
	ZONING	E2 (3) - BUSINI	ESS EMPLOYMENT											
=	PARCEL "A"	9,095.16 m2 o	r 2.25 acres	SITE COVERAGE		1,166.06 m2	or 12.82%	PARCEL "B"	9,502.16 m2 or	2.35 acres	SITE COVERAGE		1,600.15 m2	or 16.84%
		REQUIRED	PROVIDED	LANDSCAPED AREA		3,738.35 m2	or 41.10%			PROVIDED	LANDSCAPED AR	REA	4,798.05 m2	or 50.49%
	FRONT YARD (CORNWALL RD.)	3.00 m	24.95 m	PAVED / GRANULAR ARI	EA	4,190.75 m2	or 46.08%	FRONT YARD (ROYAL WINDSOR BLVD.)	3.00 m	37.69 m	PAVED / GRANUL		3,103.96 m2	or 32.67%
	NTERIOR SIDE YARD (EAST)	3.00 m	24.40 m	REQUIRED:	S	REQUIRED	PROVIDED		3.00 m	26.70 m			REQUIRED	PROVIDED
	REAR YARD (NORTH)	3.00 m	70.82 m	U 1/100m2 of NET FLOO		0						L USES	REQUIRED	FROVIDED
	INTERIOR SIDE YARD (WEST)	3.00 m	10.87 m	FOR FIRST 7,500m2 (MECH. & ELEC ROOM	M AREA = 14.4 m2)	8 spaces			3.00 m	40.00 m	1/100m2 of NE FOR FIRST 7,5	T FLOOR AREA FOR		
Ē	LOT FRONTAGE	30 m	67.36 m			22 spaces		INTERIOR SIDE YARD (WEST)	3.00 m	12.13 m		C ROOM AREA = 14.4 m2)	16 spaces	
	BUILDING HEIGHT	N/A	TBD.	1/35m2 OF NET FLOO TOTAL SPACES	JK AKEA	30 spaces	30 spaces	LOT FRONTAGE	30 m	67.36 m	TOTAL SPA	CES	16 spaces	26
	BUILDING A			BARRIER FREE (5 - 50 SPACES REQUIRES 1 DES			•	BUILDING HEIGHT	N/A	TBD.	BARRIER FR		-	
	OFFICE	743.28 m2	or 8,001 sqft		SIGNATED SPACE)	2 spaces	2 spaces	BUILDING B	1 600 15 m2 or	11 106 ooft	(5 - 50 SPACES REQUI	RES 1 DESIGNATED SPACE)	1 space	2 spaces
	SHOP	794.47 m2	or 8,552 sqft	DRIVE IN DOORS		N/A	3		1,600.15 m2 or	11,196 sqft	DRIVE IN DOO		N/A	2
	TOTAL GFA	1,537.75 m2	or 16,553 sqft	(2 spaces plus 0.25 spaces/1000 m2 (GFA)	2	2	TOTAL GFA	1,600.15 m2 or	11,196 sqft	BICYCLE PARI (2 spaces plus 0.25 spaces	KING 5/1000 m2 GFA)	3	3
				W BOTTOM OF VALLEY ELI (REFER TO CIVIL PAINTED C AREA	EVATION P	PROPOSED Rb-21 (ONE-WAY SIGN)				SIB(760)				
IN x	RCEL 'B' заничини и при при при при при при при при при		L 'A'	9 (DO NOT TER SIGN) 3 DRIVE IN DOORS 6.1m W x 6.1m H		BUILDING 'A' STRIAL BUILDING 1,537.75 m2 (16,553 sq.ft.) SHOP 794.47 m2 F.F.E.= 99.80 24.66	- 	24.95 6 5.70 PROP. F.H. HEXTV DUTY ASPHALT (LESS THAN 90m) 10 ESIGNATED FIRE ROUTE 10 ESIGNATED FIRE ROUTE 10 E	PROPOSED CUL					
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		TYPE A SPACES TYPE B SPACES	12mm-15mm CONCRETE CROSS SECTION OF TACTILE WALKING SURFACE INDICATORS
DATE	BAL	DASSARRA	ASSOC.
	Archi	itects Inc.	ARCHITECTS 2

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7 T. 905.660.0722 | www.baldassarra.ca OWNERS INFORMATION:

Royal Windsor Property Inc.



2395 Cornwall Rd. & 2420 Royal Windsor Dr. OAKVILLE, ON.

SITE PLAN								
SP.1601.030/01								
DATE:	DRAWN BY:	CHECKED:	SCALE:					
APRIL 2023	MZ		1:500					
PROJECT No.		DRAWING No.						
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