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detail number key to details
sheet number



OWNER:
KANEFF GROUP OF COMPANIES
2521 Mississauga Road
Brampton | Ontario | L6Y 5G8

APPLICANT:

- △ ISSUED FOR SITE PLAN APPROVAL 15 06 23
- △ ISSUED FOR COORDINATION 05 MAY 23
- △ ISSUED FOR REVIEW 19 APR 23
- △ ISSUED FOR REVIEW 15 MAR 23

New 1-Storey Warehouse Building

2360 Bristol Circle
Oakville, Ontario

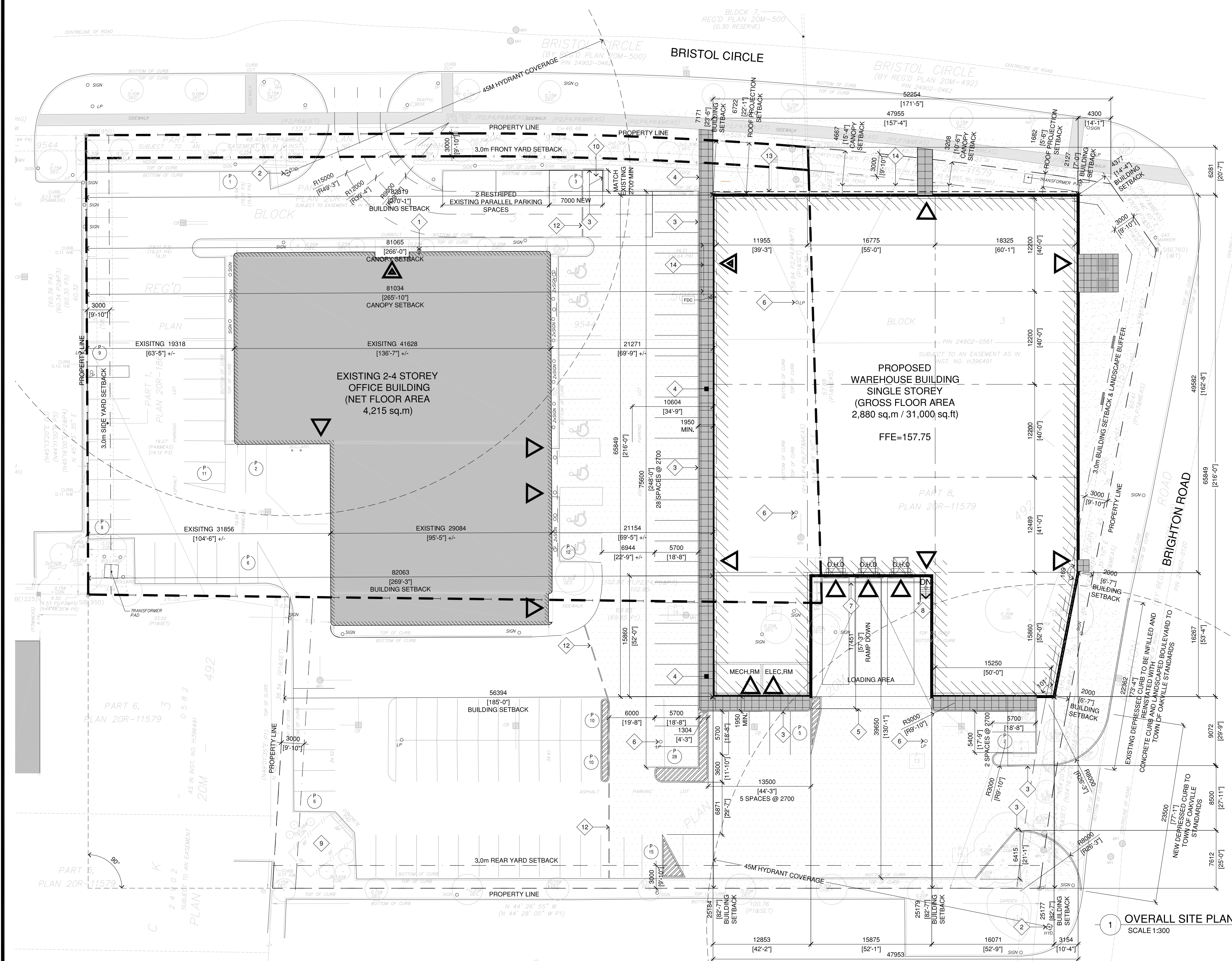
SITE DEVELOPMENT PLAN

Project Number:

22029

Drawn By: MS
Checked By: JP
Date: May 2023
Scale: nts
Sheet Number:

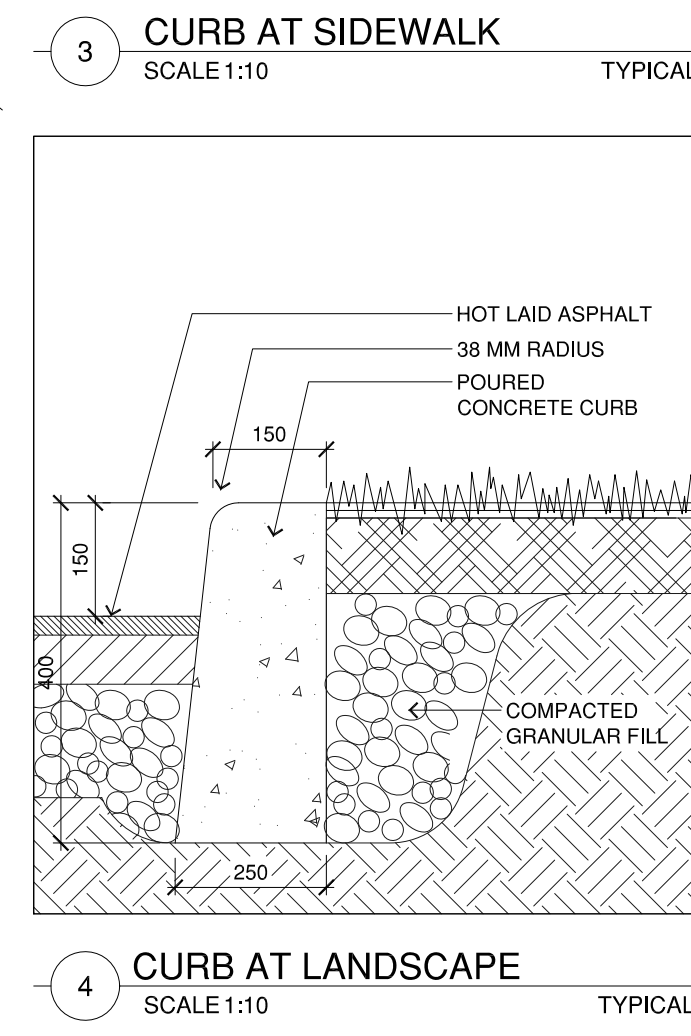
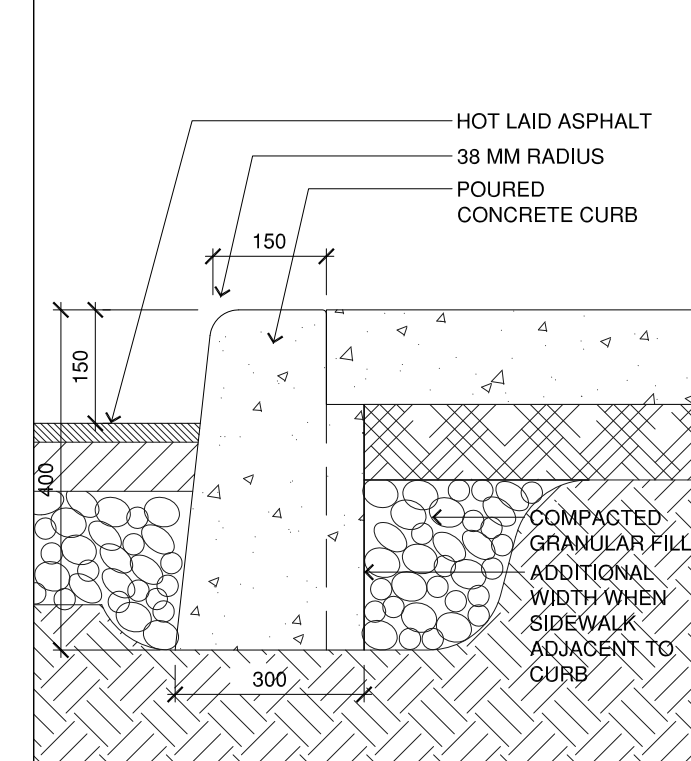
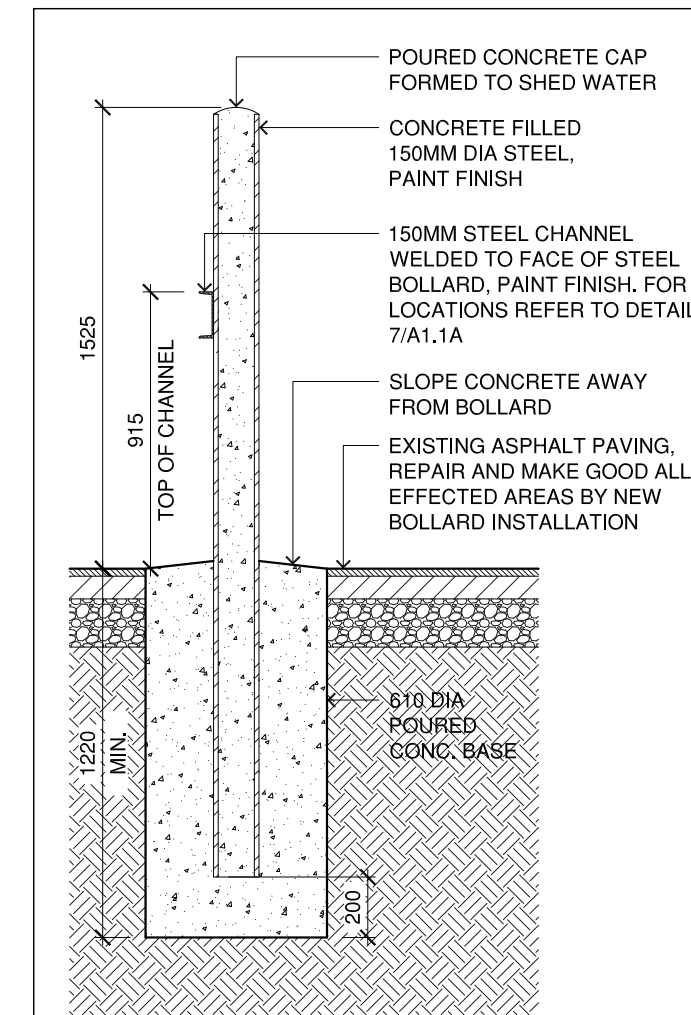
A1.01



- #### drawing notes
- | | | |
|---|--|-------------|
| 1 FIRE DEPARTMENT CONNECTION (EXISTING BUILDING) | 9 EXISTING GARBAGE ENCLOSURE | 17 RESERVED |
| 2 FIRE HYDRANT (EXISTING) - REFER TO CIVIL | 10 EXISTING YARD HYDRANT TO BE RELOCATED | 18 RESERVED |
| 3 NEW POURED CONCRETE CURB | 11 EXISTING POURED CONCRETE CURB TO BE REMOVED AND DISCARDED | 19 RESERVED |
| 4 NEW CONCRETE SIDEWALK - REFER TO STRUCTURAL / CIVIL | 12 RESERVED | |
| 5 NEW SLOPED CONCRETE TRUCK APRON - REFER TO STRUCTURAL / CIVIL | 13 LINE OF ROOF ABOVE | |
| 6 EXISTING LIGHT STANDARD TO BE REMOVED | 14 LINE OF CANOPY ABOVE | |
| 7 NEW TRENCH DRAIN - REFER TO CIVIL | 15 RESERVED | |
| 8 STEEL STAIR AND LANDING WITH STEEL PIPE BOLLARD | 16 RESERVED | |

- #### drawing legend
- | | |
|--|----------------------------------|
| LANDSCAPE AREA | PARKING COUNT |
| HEAVY DUTY PAVING | RETAINING WALL |
| CONCRETE SIDEWALK | PROPOSED GRADES |
| PAINTED STRIPPING | WALL LIGHT |
| PRINCIPAL ENTRANCE | NEW CONCRETE PAD |
| SECONDARY ACCESS / EXIT | EXISTING OFFICE BUILDING ON SITE |
| EXISTING BARRIER FREE ENTRANCE | REMOVED PARKING SPACE COUNT |
| TYPICAL PARKING STALL 2.7 m x 5.7 m | FIRE DEPARTMENT CONNECTION |
| TYPICAL PARALLEL PARKING STALL (4) @ 2.7 m x 7.0 m | |

- #### general notes
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
 - REFER TO DRAWINGS AND REPORTS PREPARED BY: SITE SERVICES AND GRADING BY: HUSSON ENGINEERING + MANAGEMENT - TRAFFIC BY: BAKER TURNER INC. - LANDSCAPING BY: BAKER TURNER INC.
 - ALL WASTE AND RECYCLING CONTAINERS SHALL BE STORED EXTERNALLY COLLECTED UNDER PRIVATE CONTRACT.
 - WASTE AND RECYCLING CONTAINERS SHALL BE PROVIDED AT ALL BUILDING ENTRANCES.
 - LAND OWNER SHALL ARRANGE SNOW REMOVAL UNDER PRIVATE CONTACT.
 - THERE SHALL BE NO OUTDOOR STORAGE.
 - FIRE ROUTE SHALL BE A MINIMUM OF 6.0M CLEAR WIDTH WITH A CENTERLINE TURNING RADIUS NO LESS THAN 12.0M.
 - FIRE ROUTE SHALL BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT.
 - PAVEMENT SHALL BE LIGHT DUTY ASPHALT UNLESS NOTED OTHERWISE.
 - PAVEMENT MARKINGS SHALL BE "WHITE" FOR VEHICULAR STALLS AND STRIPED AREAS.
 - SNOW STORAGE OF 15% OF PAVED AREA IS NOT OBTAINABLE ON SITE. SNOW IS TO BE SHIPPED OFF SITE BY PRIVATE CONTRACTOR.
 - TRAFFIC CONTROL SIGNAGE & PAVEMENT MARKINGS SHALL MEET TOWN OF OAKVILLE STANDARDS.
 - ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SKY FRIENDLY AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 FC) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES.
 - SIGNAGE INDICATED SHALL BE USED FOR SITE PLAN PURPOSES ONLY AND IS NOT INTENDED TO INDICATE CONFORMANCE WITH THE SIGN BY-LAW.
 - EXPOSED CONCRETE WALLS AND FOUNDATIONS SHALL BE FREE OF DEFECTS AND PROVIDED WITH A SMOOTH SANDBLAST FINISH.
 - BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.



survey information

TOPOGRAPHIC SKETCH OF PART OF BLOCK 3 REGISTERED PLAN 20M-492 TOWN OF OAKVILLE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK N° 823 HAVING AN ELEVATION OF 167.25m (CGVD-1928), 1978 Re-adjustment.

TREE NOTE
ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

UNDERGROUND SERVICES NOTE
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS

site statistics

ZONING	EMPLOYMENT ZONE E1 sp43 - (INDUSTRIAL)
BY-LAW	No. 2014-14 (The Corporation of the Town of Oakville)
TOTAL SITE AREA	1.20 hectares (2.97 acres) (12,011.42 sm)

building net floor area

EXISTING NFA	4,215.00 sm	45,369.88 sf
Warehouse (NFA)	2,880.35 sm	31,003.83 sf
TOTAL NET FLOOR AREA (NFA)	7,095.35 sm	76,373.71 sf

building gross floor area

EXISTING GFA	5,560.86 sm	59,856.60 sf
Warehouse (GFA)	2,880.35 sm	31,003.83 sf
TOTAL GROSS FLOOR AREA (GFA)	8,441.21 sm	90,860.43 sf

coverage calculations

BUILDING AREA / SITE AREA	4,616.75 s.m. / 12,011.42 s.m.	38.44%
PAVED AREA / SITE AREA	5,515.64 s.m. / 12,011.42 s.m.	45.92%
LANDSCAPED AREA / SITE AREA	1,879.03 s.m. / 12,011.42 s.m.	15.64%
TOTAL COVERAGE	100.00%	

parking calculations - required

STANDARD PARKING REQUIREMENTS (Table 5.2.1 of By-Law 2014-014)	EXISTING OFFICE WAREHOUSE USE = 1.0 per 100 sm net floor area to 7,500 sm NFA plus 1.0 per 200 sm NFA additional	= 149 spaces
BARRIER-FREE PARKING REQUIREMENTS (Table 5.3.1 of By-Law 2014-014)	minimum barrier-free spaces required = 1 + (3% of 150 spaces)	= 6 spaces
TOTAL BARRIER-FREE SPACES REQUIRED		= 155 spaces

parking calculations - provided

EXISTING PARKING SPACES	= 190
REMOVED PARKING SPACES	= -85
TOTAL PARKING ON SITE	= 105 spaces
NEW PARKING SPACES	= 22
TOTAL PARKING ON SITE	= 127 spaces
PARKING BREAKDOWN:	
STANDARD PARKING SPACES PROVIDED	= 121 spaces
BARRIER FREE SPACES PROVIDED	= 6 spaces

bicycle parking - required / provided

BICYCLE PARKING REQUIREMENTS (Table 5.4.1 of By-Law 2014-014)	EMPLOYMENT USE = 2 plus 0.25 per 1,000sm net floor area	= 2.75 spaces
TOTAL BICYCLE SPACES REQUIRED		= 3 spaces
TOTAL BICYCLE SPACES PROVIDED		= 3 spaces

setbacks - required

MINIMUM SETBACKS - EMPLOYMENT ZONE (E1) (Section 5.10 along with Tables 10.3 and 4.11.2 of By-Law 2014-014)	REQUIRED	PROVIDED
LOT (m)	0.2ha min.	0.2239 hectares
Area	30.0m min.	39.11 m
Frontage	3.0m	3.0m
YARD (m)	3.0m	3.0m
Front	3.0m	3.0m
Interior Side	3.0m	3.0m
Flanking (JCD)	3.0m	3.0m
Rear	3.0m	3.0m
MIN LANDSCAPE COVERAGE	10%	1,879.03 sm = 15.64%
SP 43.2(i): MIN LANDSCAPE COVERAGE OF REQUIRED FRONT YARD	REQUIRED 25%	PROVIDED 402.38 sm = 93%
SP 43.2(i): MIN LANDSCAPE COVERAGE OF REQUIRED FLANKAGE YARD	REQUIRED 25%	PROVIDED 209.48 sm = 82%