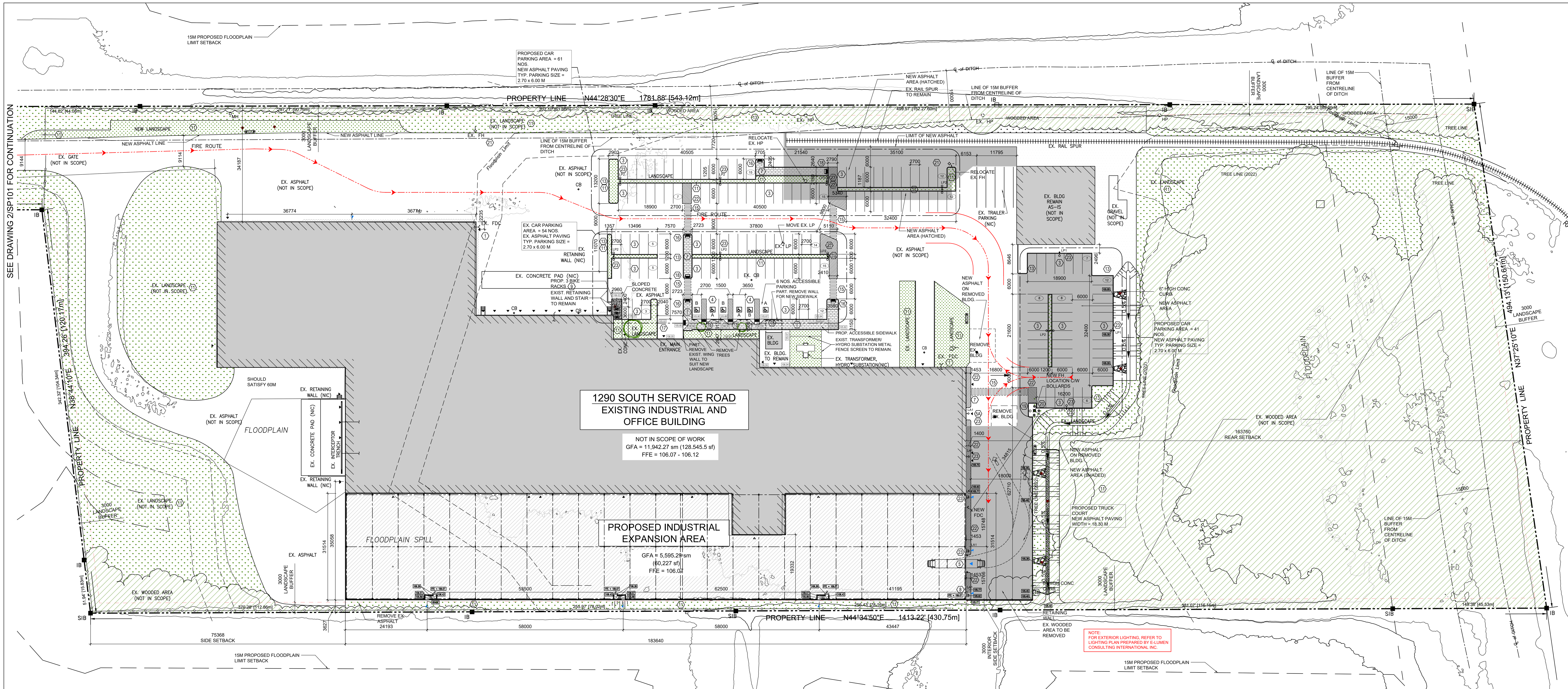


3 SP101 PROPOSED SITE PLAN, PART B
Scale: 1:500

UNDERTAKING

FILE No. ____________________

I, (WE) ____________________ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(a) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(b) TO PERFORM THE FACILITIES, WORK OR MATTERS MENTIONED IN SECTION 41(7)(a) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED ___________;

(c) TO MAINTAIN TO THE SATISFACTION OF THE TOWN AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41 (7)(b) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

(d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED , THE OWNER AGREES THAT THE TOWN MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE TOWN TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN;

DATED THIS _____________ DAY OF ___________ 20__

(SEAL)

WITNESS (SIGNATURE) OWNER(S) SIGNATURE

WITNESS (PRINT) OWNER (PRINT)

ADDRESS OF WITNESS

NOTES ON SITE PLAN:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT AND THE DEVELOPMENT ENGINEERING DEPARTMENT.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE TOWN FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. MAIN DRIVEWAYS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

   -BUILDING PERMITS -SEWER PERMITS
   -ROAD CUT PERMITS -RELOCATION OF SERVICES
   -APPROACH APPROVAL PERMITS -ENCROACHMENT AGREEMENTS -COMMITTEE OF ADJUSTMENT (IF REQUIRED)
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE DEVELOPMENT ENGINEERING DEPARTMENT.
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "3.0 METRE BY 3.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
8. THIS PROPERTY IS INELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AS WELL AS LEAF AND YARD WASTE THROUGH THE TOWN OF OAKVILLE AS INDICATED BY THE TOWN'S SOLID WASTE MANAGEMENT BY-LAW 2009-056. COLLECTION OF GARBAGE THROUGH A PRIVATE WASTE HAULER(S) RECYCLING IS STRONGLY ENCOURAGED.
9. ALL SITE LIGHTING TO BE AFFIXED TO BUILDING. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. 'HOUSE SHIELDS MUST BE PROVIDED WHERE NEEDED, TO COMPLETELY ELEIMINATE GLARE TO ADJCENT PROPERTIES.
10. FENCING SHALL CONFORM TO BY-LAW No. 2002-034
11. SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF OAKVILLE SIGN BY-LAW: No. 2006-005

GENERAL NOTES:

1. 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
2. SNOW STORAGE / REMOVAL AS PER SITE PLAN AGREEMENT WITH TOWN, SECTION 41(7)(c)
3. ALL EXISTING SITE SIGNS (FIRE ROUTE, SNOW, PARKING ETC) ARE TO BE SAVED AND REUSED
4. REFER TO GEOTECHNICAL REPORT & CIVIL ENGINEERING DRAWINGS FOR ALL PAVEMENT AND SUB BASE DESIGNS.

SITE STATISTICS

MOLINARO FINE FOODS

1290 SOUTH SERVICE ROAD W, OAKVILLE ON

ZONING — E3 SP:3 Employment Zone - Industrial

	COVERAGE	SQ FT	SQ M
LOT AREA	100.00%	739,706.7	68,721.0
LOT FRONTAGE	Existing No Changes		

TOTAL GROSS FLOOR AREA	COVERAGE	SQ FT	SQ M
EXISTING GROUND FLOOR		128,545.5	11,942.3
EXISTING SECOND FLOOR		3,947.6	366.7
PROPOSED ADDITION G/F		60,227.2	5,595.3
TOTAL G/F	25.52%	188,772.7	17,537.6
TOTAL GFA		192,720.3	17,904.3

	COVERAGE	SQ FT	SQ M
PAVED AREA	25.26%	186,824.9	17,356.6
LANDSCAPED AREA (HARD + SOFT INC. SWM)	49.22%	364,109.1	33,826.8

PARKING	REQUIRED	PROVIDED
CAR PARKING (INC. BARRIER FREE) *	155	156
BARRIER FREE (1+3% OF CAR PARKING)	6	6
BIKE PARKING	4	6

** - 1/100m2 for first 7,500m2 of Net Floor Area; 1/200m2 for remainder Net Area computed for Existing and Addition separately*

LOADING SPACES	PROVIDED
TRUCK LEVEL DOOR	13
DRIVE-IN	1 Ex. + 1 New

FIRE TRUCK ROUTE	MIN. (m)	PROPOSED (m)
	6	6

PARKING STALLS	MIN. (m)	PROPOSED (m)
	2.7 x 5.7	2.7 x 6.0

BUILDING HEIGHT ABOVE GRADE	MIN. (m)	PROPOSED (m)
	n/a	13.83

PROPOSED YARD SETBACKS	MIN. (m)	PROPOSED (m)
NORTH (FRONT)	3.0	Existing No Changes
EAST (LEFT SIDE) - Interior Side Yard *	3.0	Existing No Changes
SOUTH (REAR)	7.5	Existing No Changes
WEST (RIGHT SIDE) - Interior Side Yard *	3.0	3.00

** - 15m Minimum abutting a lot in any Residential, Institutional or Community Use Zone*

LEGAL DESCRIPTION AND MUNICIPAL ADDRESS:

PART OF LOT 23, CONCESSION 3
SOUTH OF DUNDAS STREET
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
TOWN OF OAKVILLE

NOTE:

WORK TO BE UNDERTAKEN WITHIN THE CITY R.O.W. SHALL BE COMPLETED BY AN APPROVED CONTRACTOR.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

SURVEYOR INFORMATION:

INFORMATION ON THIS SITE PLAN WAS TAKEN FROM

THE SURVEYOR'S REAL PROPERTY REPORT PREPARED BY:

CUNNINGHAM McCONNEL LIMITED, ONTARIO LAND SURVEYORS (1200 SPEERS ROAD, UNIT 38, OAKVILLE ON, PHONE:(905) 845-3497; FAX: (905) 845-3519; EMAIL: cmlols@cogeco.net)

FOR CONSUMER LIGHTING CANADA COMPANY (CLIENT)

DATED SEPTEMBER 11, 2020

EXISTING BUILDING INFORMATION PROVIDED BY MOLINARO FINE ITALIAN FOODS (OWNER) AND WESTON CONSULTING

PLAN KEYNOTES:

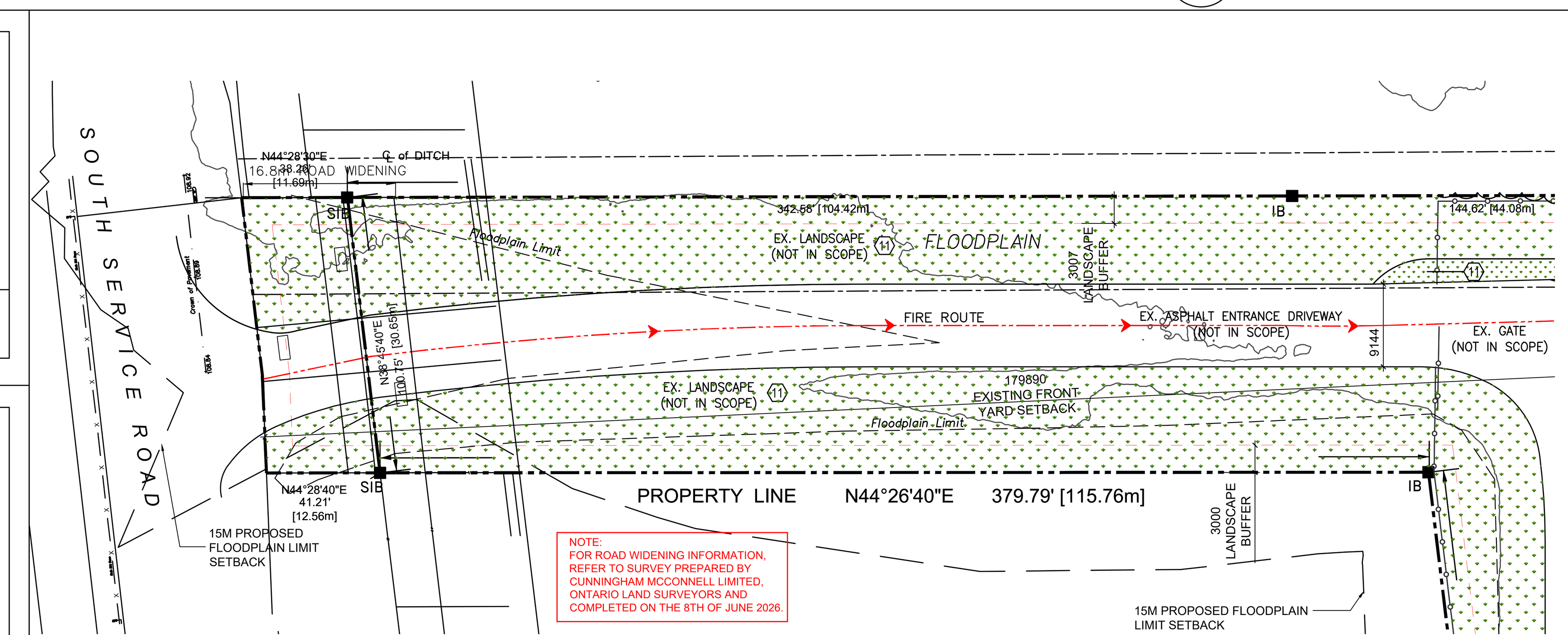
1. FIRE DEPARTMENT CONNECTION
2. TRUCK LOADING SPACE
3. 2.7m X 6.096m CAR PARKING SPACE
4. ACCESSIBLE CAR PARKING SPACE C/W WHEELCHAIR AISLE
5. DRIVE-IN LOADING SPACE 14' WIDE OH DRIVE-IN DOOR

5A. EXISTING DRIVE-IN DOOR

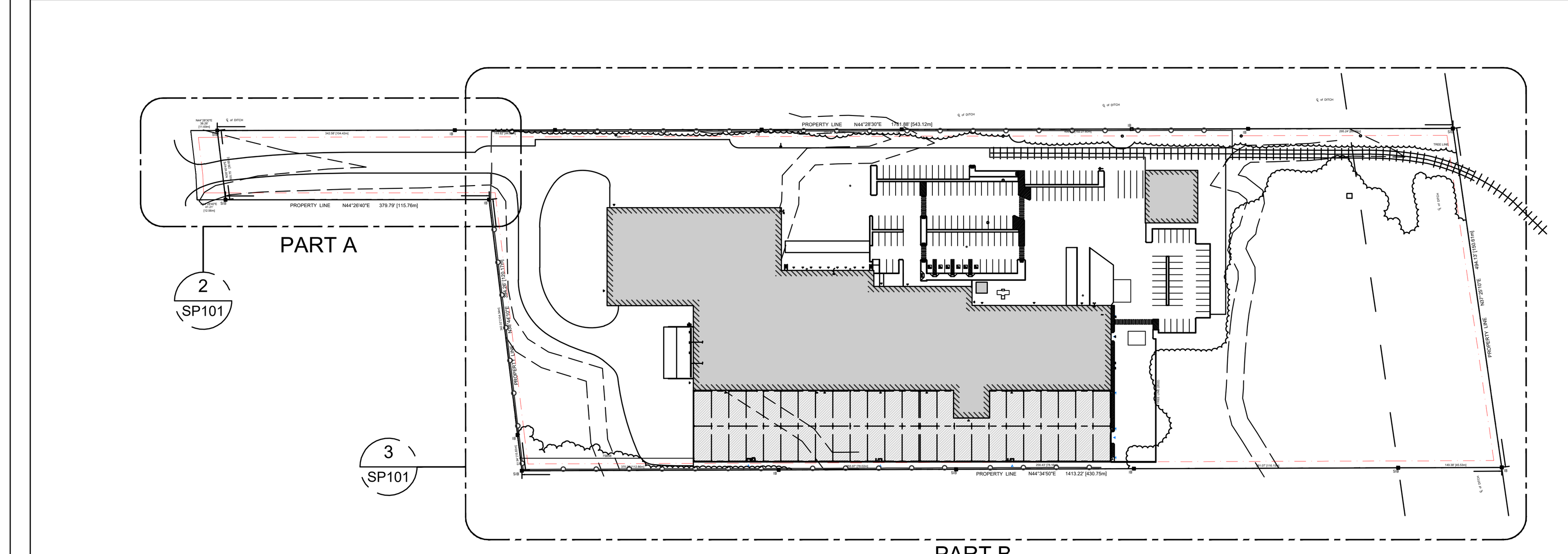
6. GARBAGE DISPOSAL ENCLOSURE
7. WALKWAY PERMEABLE CONCRETE/ PERVIOUS PAVERS
8. 1.22m X 1.5m CONC SLAB
9. BIKE RACK
10. TRANSFORMER C/W BOLLARDS
11. LANDSCAPED AREA
12. LANDSCAPE SCREEN
13. CONCRETE CURB
14. CONCRETE RETAINING WALL C/W STEEL GUARD
15. PEDESTRIAN CROSSING
16. CURB RAMP
17. PRINCIPAL ENTRANCE
18. ACCESSIBLE RAMP
19. BOLLARDS
20. PROPOSED FIRE HYDRANT
21. EXISTING FIRE HYDRANT
22. PAINTED LINES
23. SITE LIGHTS

LEGEND:

- MAN DOOR ENTRANCE/EXIT
- DRIVE-IN ROLL-UP DOOR
- LANDSCAPING
- PERMEABLE CONCRETE/ PERVIOUS PAVERS
- PAINTED AREA
- CRUSHED STONE SURFACE
- HEAVY DUTY ASPHALT DRIVEWAY
- LIGHT DUTY ASPHALT DRIVEWAY
- 5mX5m SIGHT TRIANGLE
- NEW BUILDING
- BARRIER FREE PARKING SPACE
- BARRIER FREE DEPRESSED CURB
- BARRIER FREE PARKING SIGNAGE
- FIRE ROUTE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- FIRE ROUTE SIGN
- LP1 POLE MOUNTED LUMAIRE
- LP2 POLE MOUNTED LUMAIRE
- LA1 LED LUMINAIRE - WALL MOUNTED
- CONCRETE FILLED BOLLARD



2 SP101 PROPOSED SITE PLAN, PART A
Scale: 1:500



1 SP101 OVERALL PROPOSED SITE KEY PLAN
Not to Scale

No.	Date	Issued	By:
A	20251124	ISSUED FOR PRELIMINARY DRAFT	
B	20251211	ISSUED FOR SPA 1st SUBMISSION	
C	20260630	ISSUED FOR SPA 2nd SUBMISSION	

CONSTRUCTION NORTH TRUE NORTH

No.	Date	Revision	By:
1	20260630	REVISED PER 1ST SUBMISSION COMMENTS	

Contractor must check and verify all dimensions and conditions on the job, and report any discrepancies to the Architect before proceeding with the work.

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architecture
interior
planning

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Design Consultant
MARK SANTANA DESIGN STUDIO

Client
MOLINARO ITALIAN FINE FOODS

Project
PROPOSED EXPANSION TO EXISTING INDUSTRIAL BUILDING

1290 SOUTH SERVICE ROAD, OAKVILLE ON L6L 5T7

Drawing Title
Overall Site Plan, Site Statistics

Scale	Drawn By	Plot Date
AS SHOWN	MS	

Date	Drawing Number
2025 OCT. 27	SP101
Project Number: A02514	