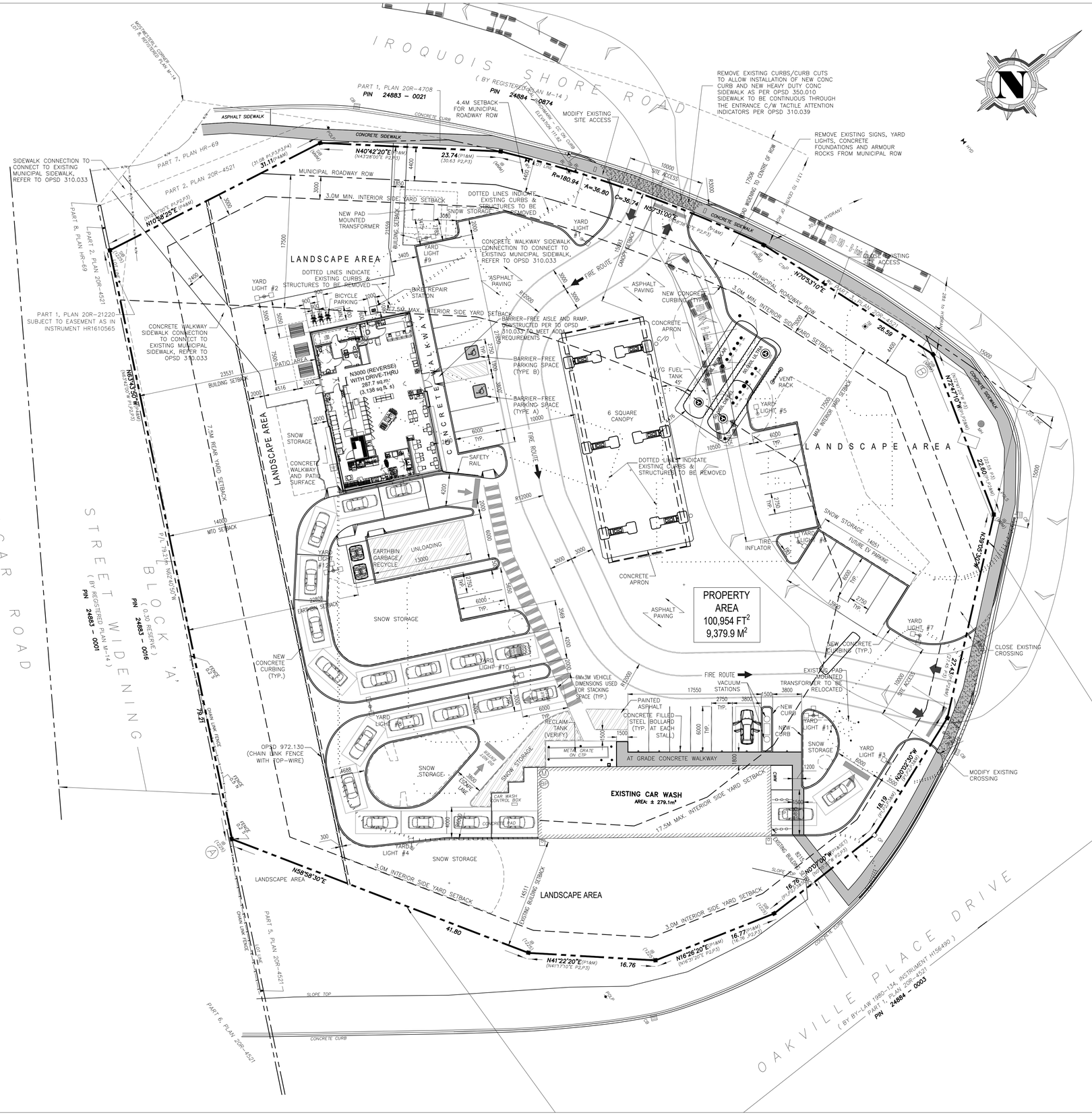


DESCRIPTION OF PROPERTY
PART OF LOT 8
REGISTERED PLAN M-14
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
(FORMERLY GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)

SITE INFORMATION				
ADDRESS: 350 IROQUOIS SHORE ROAD, OAKVILLE, ONTARIO				
ZONE: E1 SP:52				
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA
TOTAL LOT AREA	9,379.9 M²	9,379.9 M²	2.32	100%
TOTAL BUILDING AREA (C-STORE + CAR WASH)	579.4 M²	636.8 M²		6.2%
LANDSCAPED AREA	4,177.7 M²	4,100.9 M²		44.5%
ASPHALT PAVED AREA	3,545.6 M²	4,175.4 M²		37.8%
CONCRETE PAVED AREA	1,162.2 M²	466.8 M²		12.4%
SNOW STORAGE	REQUIRED AREA: (15% OF HARDSCAPED AREA (4747.8 / .15) = 706.17 M²	PROVIDED AREA:	731 M²	7.79%
	PROPOSED	EXISTING	% OF TOTAL	% OF TOTAL LOT AREA
MAIN BUILDING AREA (GROSS)	288.1 M²	349.3 M²	100%	3.1%
C-STORE GFA	190.3 M²	349.3 M²	66.1%	
A&W GFA	97.8 M²	NA	33.9%	
(EXISTING) CARWASH BUILDING AREA	287.5 M²	287.5 M²		3.07%
CANOPY COVERAGE	338.6 M²	243.2 M²		3.6%
	PROPOSED	EXISTING		
BUILDING HEIGHT - CANOPY:	5.50 M	5.70M		
BUILDING HEIGHT - STORE:	4.89 M	4.20 M		
BUILDING HEIGHT - CAR WASH:	4.15 M	4.15 M		
LOT FRONTAGE (METERS)				
TRAFALGAR ROAD (REAR LOT)				163
OAKVILLE PLACE DRIVE (FRONTAGE)				64
OAKVILLE PLACE DRIVE (FLANKAGE)				115
IROQUOIS SHORE ROAD (FLANKAGE)				122.2
MAIN WALL / PROPORTION OF BUILDING WITHIN SETBACK				
MAIN BUILDING FRONT WALL:	1.4% WITHIN 17.5M MAX SETBACK			
PARKING				
USE	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
RETAIL (GAS & C-STORE)	1 SPACE PER 18.0 M² OF NET FLOOR AREA (127.3/18) = 7.07 ROUNDED DOWN TO = 7	7	20	(12) INCLUDING 2- BARRIER FREE
RESTAURANT (A&W)	1 SPACE PER 10.0 M² OF NET FLOOR AREA FLOOR AREA: A&W 97.8M² + PATIO 22.6M² = 120.4M² NET RESTAURANT AREA (120.4/10) = 12.0 ROUNDED DOWN TO 12	12	N/A	(13) INCLUDING (+10 CARS STACKING)
CARWASH	1 SPOT PER 100 M² NET FLOOR AREA (287.5/100) 2.9= ROUNDED UP = 3	3	3	(3) INCLUDING 2 VACUUM STALLS (+ 10 CARS STACKING)
BARRIER FREE PARKING STALLS	28 PROPOSED PARKING SPACES, 4% OF 28 SPACES = 1.12 ROUNDED UP = 2	2		2 (INCLUDED IN TOTAL OF 28)
TOTAL:		22	23	28
BICYCLE PARKING	2 FOR RETAIL USE + 2 FOR RESTAURANT USE (4)	4	N/A	6
LOADING SPACE PROVIDED				
C-STORE & A&W	6M x 13M	NA	1	1

ISSUED		
NO.	DATE	DESCRIPTION
01	2025-08-25	ISSUED FOR SPA
02	2026-03-03	RE-ISSUED FOR SPA
03	2026-06-29	RE-ISSUED FOR SPA
04	2026-10-27	RE-ISSUED FOR SPA

REVISION			
1	2025-12-10 JN	REVISION AS PER CITY COMMENTS
2	2026-02-19 RD	REVISION AS PER CITY COMMENTS, ADD TYPE B STALL, ADD PRE-CAST CONCRETE WHEEL STOPS, 1.8M CLEAR STALLS AT CAR WASH
3	2026-04-17 RD	RELOCATE PROPOSED TRANSFORMER
4	2026-04-28 RD	UPDATE AS PER CRM COMMENTS
5	2026-09-10 RD	UPDATE AS PER CRM COMMENTS

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
K. PAUL LICENCE 4249
Oct 28, 2026

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

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CLIENT

PETRO-CANADA
A Suncor business

DRAWING TITLE

PROPOSED SITE PLAN

PROJECT

350 IROQUOIS SHORE & TRAFALGAR RD
OAKVILLE, ONTARIO

DRAWN	CHECKED
J.NORTON	
SCALE	DATE
1:250	2026-06-29
PROJECT NO.	DRAWING NO.
52224	SP1

52224 – SP1 – 2026-09-10.dwg 12:17:27 10/27/2026