

PROPOSED SELF- STORAGE - 6 STOREY BUILDING

WINSTON PARK DR. & PLYMOUTH DR.

OAKVILLE - ONTARIO

ZONING - E3 - ZONING BY-LAW 2014 -014

Table 10.3: Regulations in the Employment Zones				
	E1	E2	E3	E4
Minimum lot area	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum lot frontage	30.0 m	30.0 m	30.0 m	30.0 m
Minimum front yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum front yard	17.5 m (1)	n/a	n/a	n/a
Minimum flankage yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum flankage yard	17.5 m (1)	n/a	n/a	n/a
Minimum interior side yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	15.0 m	15.0 m
Minimum interior side yard abutting any railway corridor	7.5 m	7.5 m	7.5 m	7.5 m
Minimum rear yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	15.0 m	15.0 m
Minimum rear yard abutting any railway corridor	7.5 m	7.5 m	7.5 m	7.5 m
Maximum height	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum landscaping coverage	10%	10%	10%	10%

Special Provisions

43 (Old 434) Map 19(24)	Winston Park Employment Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zones: E1, E2, E3 (1986-118) (2001-007) (2002-052)
15.43.1 Zone Provisions		
The following additional use is permitted on lands zoned Industrial E3:		
a) Business office, and Footnote 1 of Table 10.2, relating to multiple uses on a lot and maximum net floor area, shall not apply.		
15.43.2 Zone Provisions		
The following regulations apply:		
a) Minimum yard abutting Upper Middle Road East		15.0 m
b) Minimum yard and width of landscaping required along any lot line abutting Winston Churchill Boulevard		15.0 m
c) Maximum front and flankage yard		Shall not apply
d) Minimum landscaping coverage of required front yard		25%
e) Minimum landscaping coverage of required flankage yard		25%
15.43.3 Special Site Provisions		
The following additional provisions apply:		
a) "Lot" means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.		
b) For any lot abutting Winston Churchill Boulevard, the rear yard shall be the yard abutting Winston Churchill Boulevard.		
c) For any lot abutting Winston Churchill Boulevard, Section 5.6(d) related to loading space locations shall not apply.		

SITE STATISTICS :

- ADDRESS : WINSTON PARK DR. & PLYMOUTH DR. TOWN OF OAKVILLE
- LEGAL DESCRIPTION : PART OF BLOCK 6 REGISTERED PLAN 20-474 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON
- OVERALL LOT AREA : = 4,223.97 M² = 45,466.43 F²

ZONING BY - LAW E3 - UNDER ZONING BY- LAW 2014-014 COMMERCIAL SELF - STORAGE BUILDING

ZONING STATISTICS;

ZONING CHART -

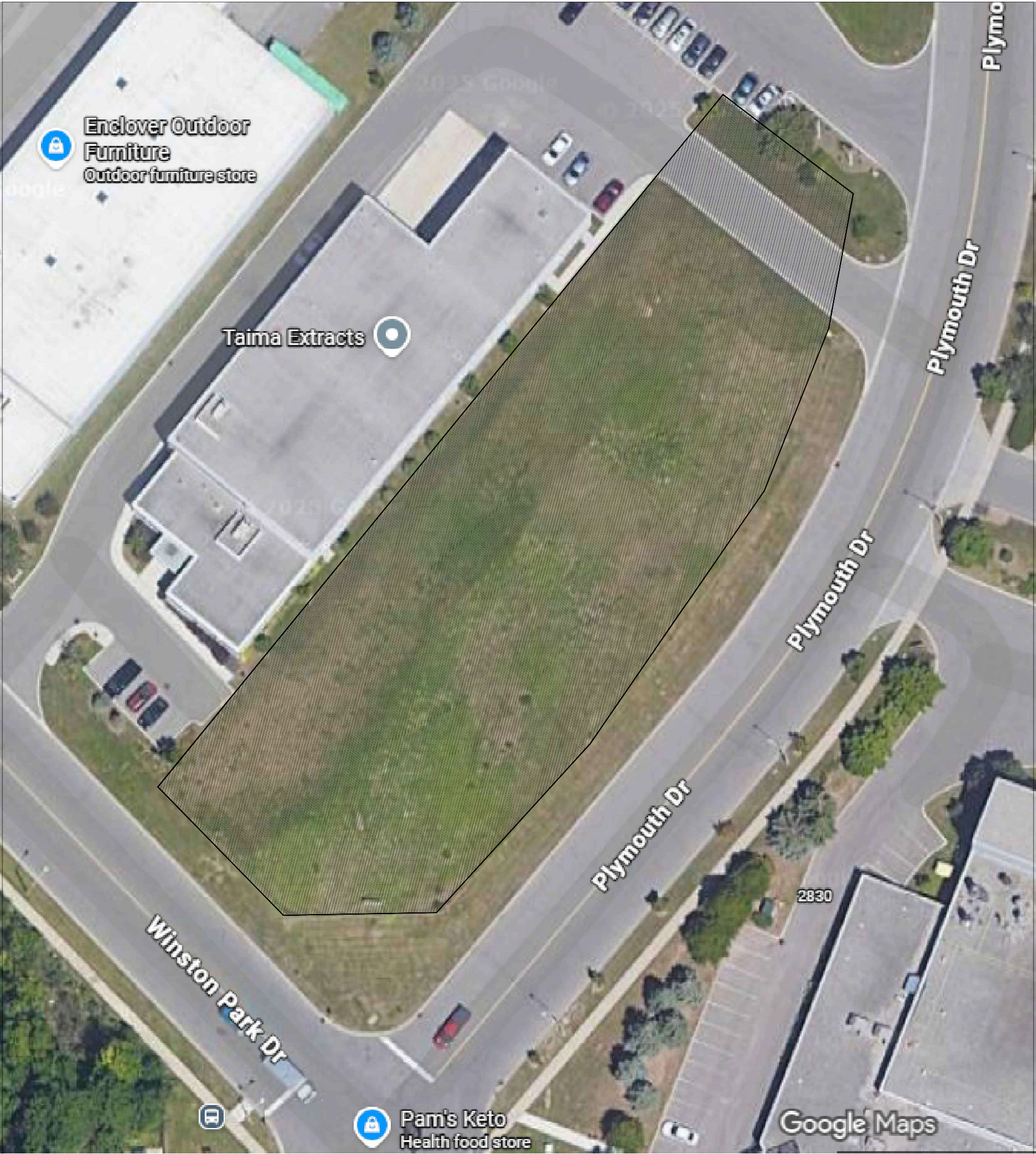
SETBACKS	SIDE	REQUIRED	PROVIDED
WINSTON PARK DR. PLYMOUTH DR. LOT 2225 SIDE EASEMENT SIDE	FRONT	3.00 M	3.00 M, 7.37 M, 8.95 M
	SIDE	3.00 M	3.00 M, 5.70 M, 6.40 M
	SIDE	3.00 M	3.00 M, 3.00 M, 3.00 M
	REAR	3.00 M	12.95 M, 12.94, 22.78 M

PARKING REQUIREMENTS GENERAL + ACCESSIBLE	REQUIRED	PROVIDED
1 PER 100M² / NET FLR. AREA / MAXIMUM MINIMUM 8 PARKING SPACE	8 SPACES	10 SPACES
LANDSCAPE COVERAGE	MIN. - 10%	PROP. - 19 %
TOTAL BUILDING / LOT COVERAGE		54.4 %

AREAS & CALCULATIONS

6 STOREY SELF - STORAGE FACILITY - WINSTON PARK & PLYMOUTH DR.

FLOOR SPACE	PROPOSED AREA
BASEMENT AREA	1,730.20 M² = 18,623.72 F ²
1ST FLOOR AREA (FOOTPRINT AREA)	2,299.20 M² = 24,748.38 F ²
2ND , 3RD FLOORS (TYP.) X 2	2,337.50 M² = 25,160.64 F ²
4TH , 5TH , 6TH FLOORS (TYP.) X 3	2,465.10 M² = 26533.50 F ²
GFA -TOTAL FLOORS AREA	14,369.50 M² = 154,672.0 F ²



LIST OF DRAWINGS:

DRAWING INDEX		ISSUE DATE		REVISION DATE	
Project : WINSTON SELF STORAGE 6 STORY BUILDING		ISSUED FOR:	DATE:		
		SITE PLAN PRE-CONSULTATION	DEC. 09, 2025		



M. SHAHATIT ARCHITECTS

MAHER SALEM SHAHATIT
B.Sc. Arch. Eng. OAA
LICENCE # 6888

130 DOUGHTON RD.
SUITE # 1
CONCORD ON, L4K 1R3

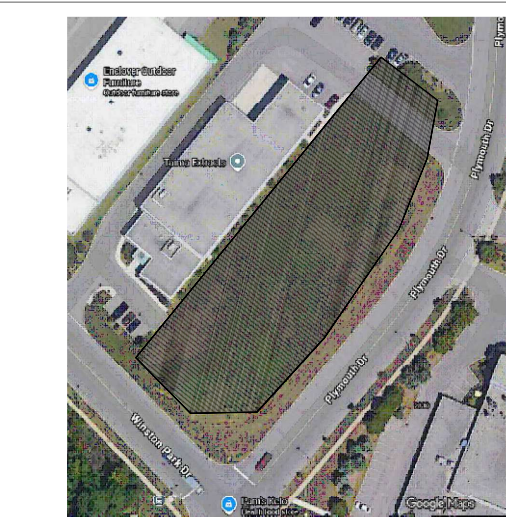
TEL.: (905) 760-8607
FAX: (416) 226-4135
MAHSHAB2@HOTMAIL.COM

Structural Consultant:
PROFESSIONAL FLOOR PLANS INC.
Unit 109, 6850 Millcreek Dr.,
Mississauga, ON, L5N 4J9
www.profloorplans.ca



Consultants	
CIVIL Engineer	reliance engineering canada limited.
traffic	traffmobility
Electrical Engineer	futuregen consulting inc.
Surveyor	J.H. gelbloom surveying limit
Landscape Architect	psak landscape architects ltd.

APPROVALS	
Permit Application #	
S.P.A. Application #	
(ZONING CERTIFICATE) #	



KEY PLAN WINSTON PARK & PLYMOUTH DR. N.T.S.

NO.	REVISION	DATE	BY
1.	OWNER REVIEW THE CHANGES ON THE PLANS	7 / 2025	OWNER
2.	PRE - CONSULTATION MEETING WITH THE CITY	06/16/2025	TOWN
3.	ISSUED FOR PRE - CONSULTATION MEETING & REVIEW	06/16/2025	TOWN
4.	ISSUED FOR SITE PRE - CONSULTATION	06/16/2025	TOWN
5.	SITE PRE APPROVAL	06/16/2025	TOWN

Project: WINSTON SELF- STORAGE 6 STOREY OAKVILLE - ON

OWNER : MOUNT MERON CAPITAL CORP.

Address: WINSTON PARK DR. & PLYMOUTH DR. OAKVILLE

Drawing: COVER SHEET LOCATON & KEY PLAN

Drawn by: CAD

Scale:

Project #: C-010 / 2025

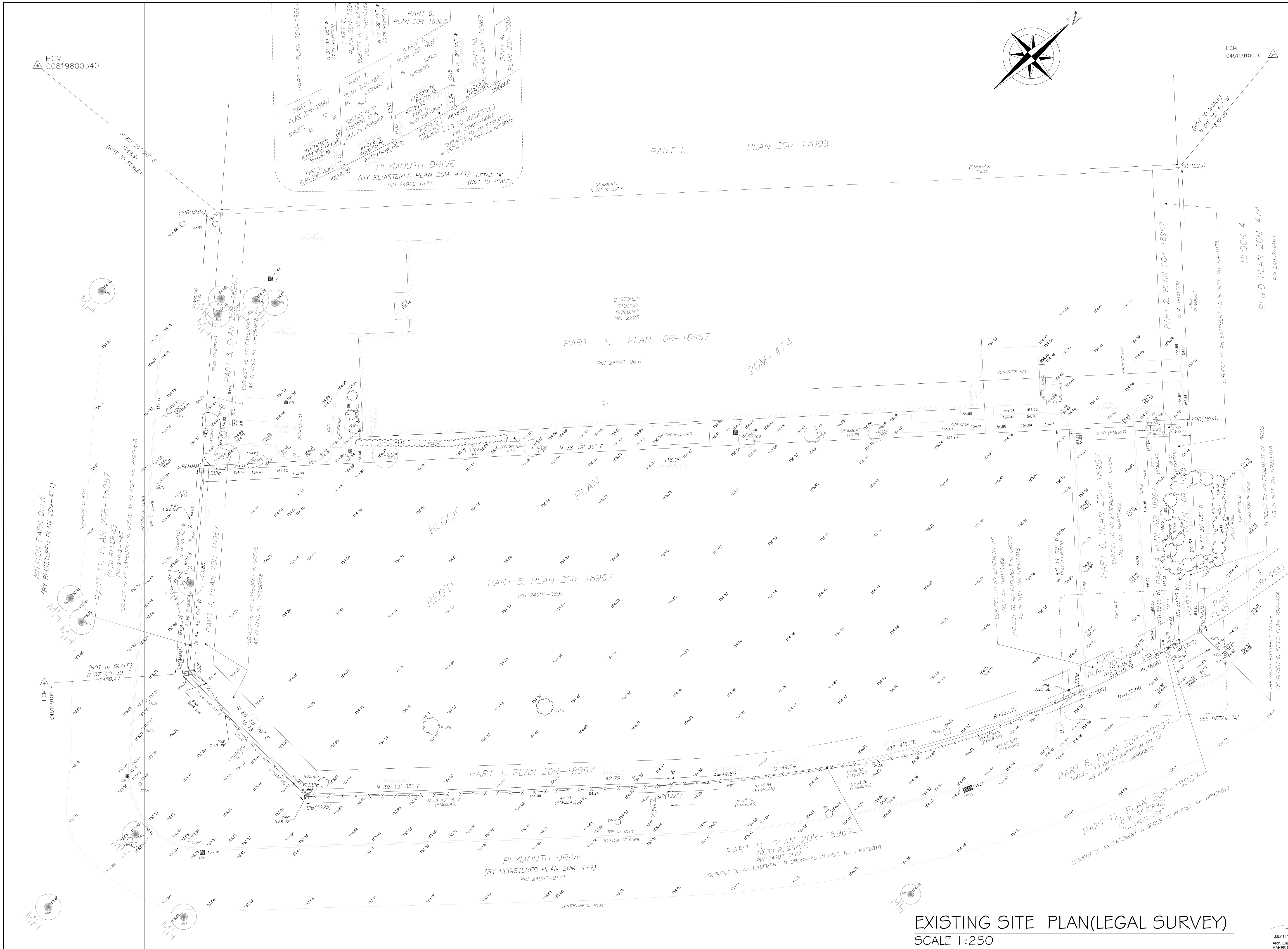
Date: DEC. / 2025- JULY 2026



Sheet Number:

SP-00

JULY 11 / 2026
Arch. Eng. OAA
MAHER S. SHAHATIT



EXISTING SITE PLAN(LEGAL SURVEY)
SCALE 1:250



M. SHAHATIT ARCHITECTS

MAHER SALEM SHAHATIT
B.Sc.Arch, Eng., OAA
LICENCE # 6888

130 DOUGHTON RD.
SUITE #1
CONCORD ON, L4K 1R3
TEL: (905) 760-8607
FAX: (416) 228-1005
MAHSHAH2@HOTMAIL.COM

Structural Consultant:
PROFESSIONAL FLOOR PLANS INC.
Unit 109, 6850 Millcreek Dr.,
Mississauga, ON, L5N 4J9
www.profloorplans.ca



Consultants
CIVIL Engineer: reliance engineering canada limited.
traffic: trafficmobility
Electrical Engineer: futuenergy consulting inc.
Surveyor: J.H. gelblom surveying limit
Landscape Architect: posk landscape architects ltd.

APPROVALS
Permit Application #
S.P.A. Application #
(ZONING CERTIFICATE) #



KEY PLAN WINSTON PARK & PLYMOUTH DR. N.T.S.

NO.	REVISION	DATE	BY
1	OWNER REVIEW - THE CHANGES ON THE PLANS	1 / 2025	OWNER
2	P.R.E. - CONSULTATION MEETING WITH THE CITY	16/10/2025	TOWN
3	ISSUED FOR P.R.E. - CONSULTATION MEETING & REVIEW	16/10/2025	TOWN
4	ISSUED FOR SITE PRE - CONSULTATION	12/12/2025	TOWN
5	SITE PRE APPROVAL	18/07/2026	TOWN

MARK USED ALL COPIES PREVIOUS TO FINAL DATE

Project: WINSTON SELF-STORAGE
6 STOREY OAKVILLE - ON

OWNER: MOUNT MERON CAPITAL CORP.

Address: WINSTON PARK DR. &
PLYMOUTH DR. OAKVILLE

Drawing: EXISTING SITE PLAN
(LEGAL SURVEY)

Drawn by: CAD

Project #: C-010 / 2025

Date: DEC. / 2025- JULY 2026

Sheet Number:

ONTARIO ASSOCIATION
OF ARCHITECTS
MAHER SHAHATIT
LICENCE
6888
JULY 11 / 2025
Arch. Eng. OAA
MAHER S. SHAHATIT

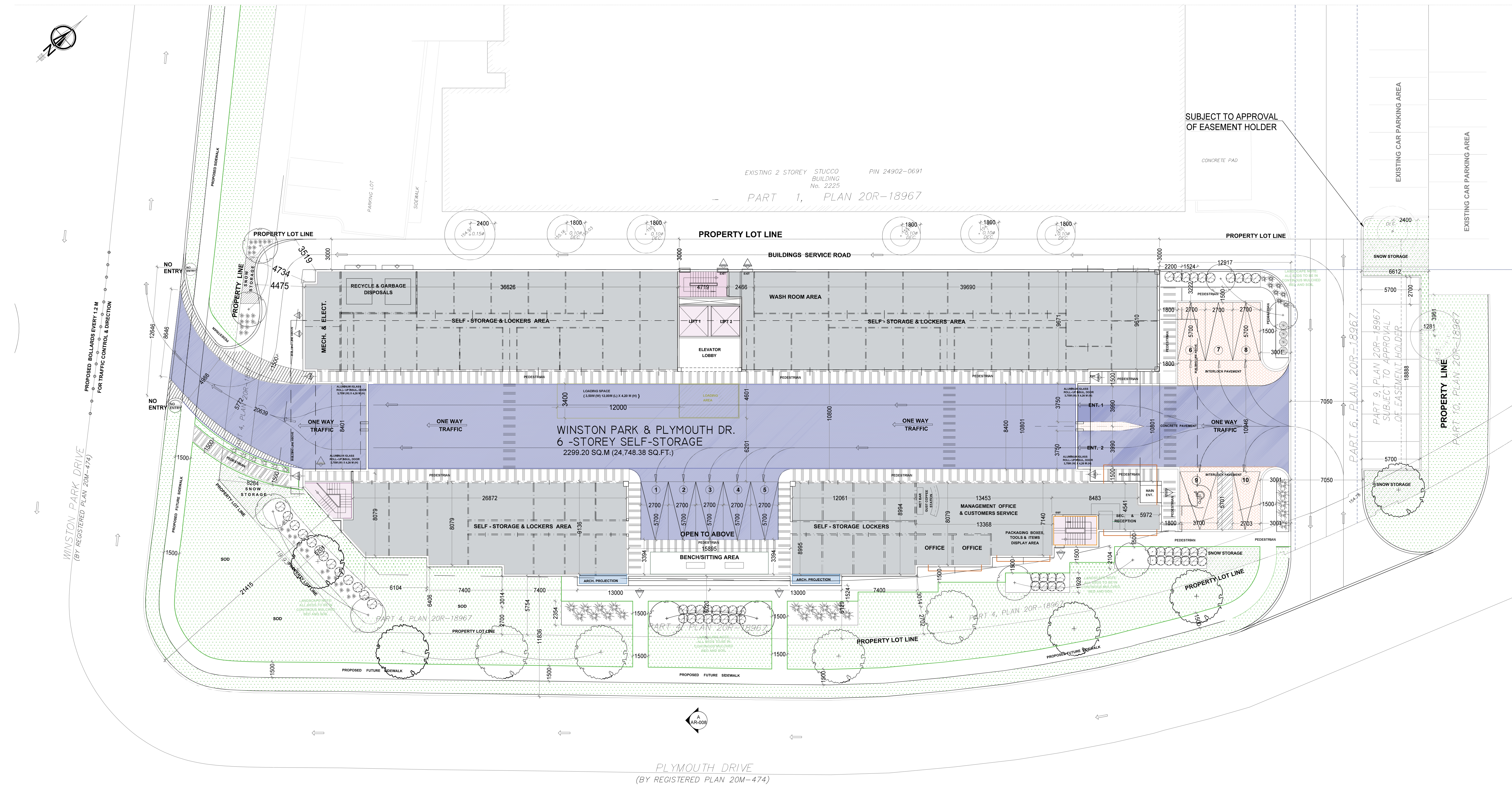
SP-01

AREAS & CALCULATIONS

6 STOREY SELF-STORAGE FACILITY - WINSTON PARK & PLYMOUTH DR.

TOTAL LOT AREA	= 4,223.97 M ² = 45,466.43 F ²
LOT COVERAGE	= 54.4 %
LANDSCAPE COVERAGE	= 19%

FLOOR SPACE	PROPOSED AREA	
BASEMENT AREA	1,730.20 M ² = 18,623.72 F ²	= 1,730.20 M ²
1ST FLOOR AREA (FOOTPRINT AREA)	2,299.20 M ² = 24,748.38 F ²	= 2,299.20 M ²
2ND, 3RD FLOORS (TYP.) X 2	2,337.50 M ² = 25,160.64 F ²	X 2 = 4,675.00 M ²
4TH, 5TH, 6TH FLOORS (TYP.) X 3	2,465.10 M ² = 26,533.50 F ²	X 3 = 7,395.30 M ²
GFA - TOTAL FLOORS AREA	14,369.50 M ² = 154,672.0 F ²	= 14,369.50 M ² = 154,672.0 F ²

PROPOSED SITE PLAN
SCALE 1:200M. SHAHATIT ARCHITECTS
MAHER SALEM SHAHATIT
B.Sc. Arch. Eng. OAA
LICENCE # 6888130 DOUGHTON RD.
SUITE #1
CONCORD ON, L4K 1R3
TEL: (905) 780-8607
FAX: (416) 226-4105
MAHSHAHATIT@HOTMAIL.COMStructural Consultant:
PROFESSIONAL FLOOR PLANS INC.
Unit 109, 6850 Millcreek Dr.,
Mississauga, ON, L5N 4J9
www.profloorplans.ca

LEGEND

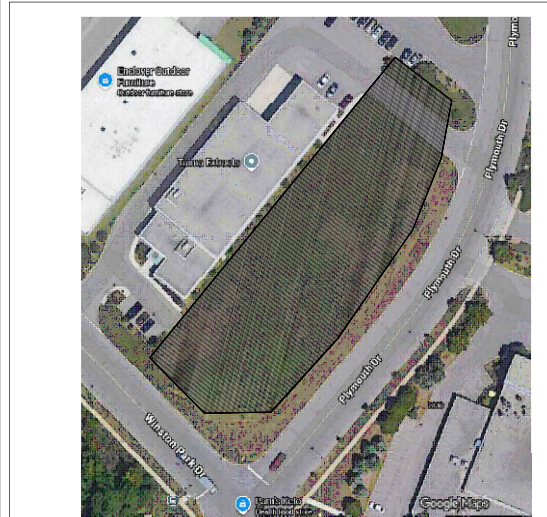
- LOT OUTER LINE
- THE CUT OF PART 4-PART 10
- SET BACK LINE 3.00 M

Consultants

CIVIL Engineer	reliance engineering canada limited
traffic	traffmobility
Electrical Engineer	futuregen consulting inc.
Surveyor	J.H. gibbison surveying limit
Landscape Architect	psak landscape architects ltd.

APPROVALS

Permit Application #	
S.P.A. Application #	
(ZONING CERTIFICATE) #	



KEY PLAN WINSTON PARK & PLYMOUTH DR. N.T.S.

NO.	REVISION	DATE	BY
1	OWNER REVIEW THE CHANGES ON THE PLANS	7 / 2025	OWNER
2	P.R.E. - CONSULTATION MEETING WITH THE CITY	10 / 6 / 2025	TOWN
3	ISSUED FOR P.R.E. - CONSULTATION MEETING & REVIEW	10 / 10 / 2025	TOWN
4	ISSUED FOR SITE P.R.E. - CONSULTATION	10 / 10 / 2025	TOWN
5	SITE P.R.E. APPROVAL	10 / 10 / 2025	TOWN

WWW: VOTES ALL COPIES PREVIOUS TO FINAL DATE

Project: WINSTON SELF-STORAGE
6 STOREY OAKVILLE - ON

OWNER: MOUNT MERON CAPITAL CORP.

Address: WINSTON PARK DR. &
PLYMOUTH DR. OAKVILLE

Drawing: PROPOSED SITE PLAN

Drawn by: CAD

Scale: 1/200

Project #: C-010 / 2025

Date: DEC. / 2025 - JULY 2026

ONTARIO ASSOCIATION OF ARCHITECTS MAHER SHAHATIT LICENCE 6888	Sheet Number: SP-02
--	-------------------------------

JULY 11 / 2025
Arch. Eng. OAA
MAHER S. SHAHATIT



M. SHAHATIT ARCHITECTS

MAHER SALEM SHAHATIT
B.Sc. Arch. Eng. OAA
LICENCE # 6888

130 DOUGHTON RD.
SUITE #1
CONCORD ON, L4K 1R3

TEL: (905) 760-8607
FAX: (416) 226-4106
MAHSHAB2@HOTMAIL.COM

Structural Consultant:
PROFESSIONAL FLOOR PLANS INC.
Unit 109, 6850 Millcreek Dr.,
Mississauga, ON, L5N 4J9
www.proffloorplans.ca

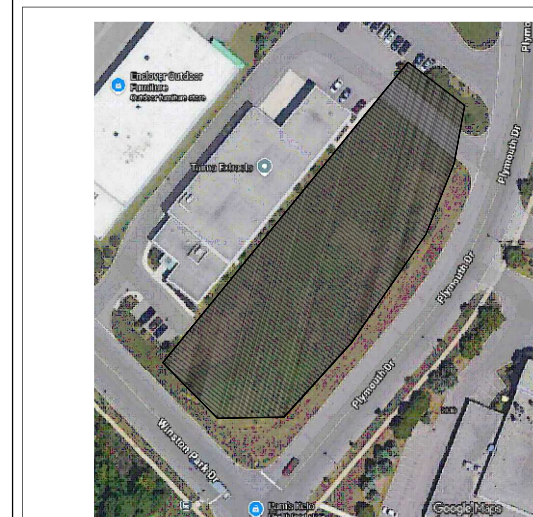


Consultants

CIVIL Engineer: reliance engineering canada limited
traffic: trafimobility
Electrical Engineer: futuregen consulting inc.
Surveyor: J.H. Gelbloom surveying limit
Landscape Architect: psk landscape architects ltd.

APPROVALS

Permit Application #
S.P.A. Application #
(ZONING CERTIFICATE) #



KEY PLAN WINSTON PARK & PLYMOUTH DR. N.T.S.

NO.	REVISION	DATE	BY
1.	OWNER REVIEW THE CHANGES ON THE PLANS	7 / 2025	OWNER
2.	PRE - CONSULTATION MEETING WITH THE CITY	06/16/2025	TOWN
3.	ISSUED FOR PRE - CONSULTATION MEETING & REVIEW	06/16/2025	TOWN
4.	ISSUED FOR SITE PRE - CONSULTATION	06/16/2025	TOWN
5.	SITE PRE APPROVAL	06/16/2025	TOWN

Project: **WINSTON SELF- STORAGE
6 STOREY OAKVILLE - ON**

OWNER : MOUNT MERON CAPITAL CORP.

Address: **WINSTON PARK DR. &
PLYMOUTH DR. OAKVILLE**

Drawing: **VEHICLES & TRAFFIC ACCESS
& EXITS**

Drawn by: CAD

Scale: 1/200

Project #: C-010 / 2025

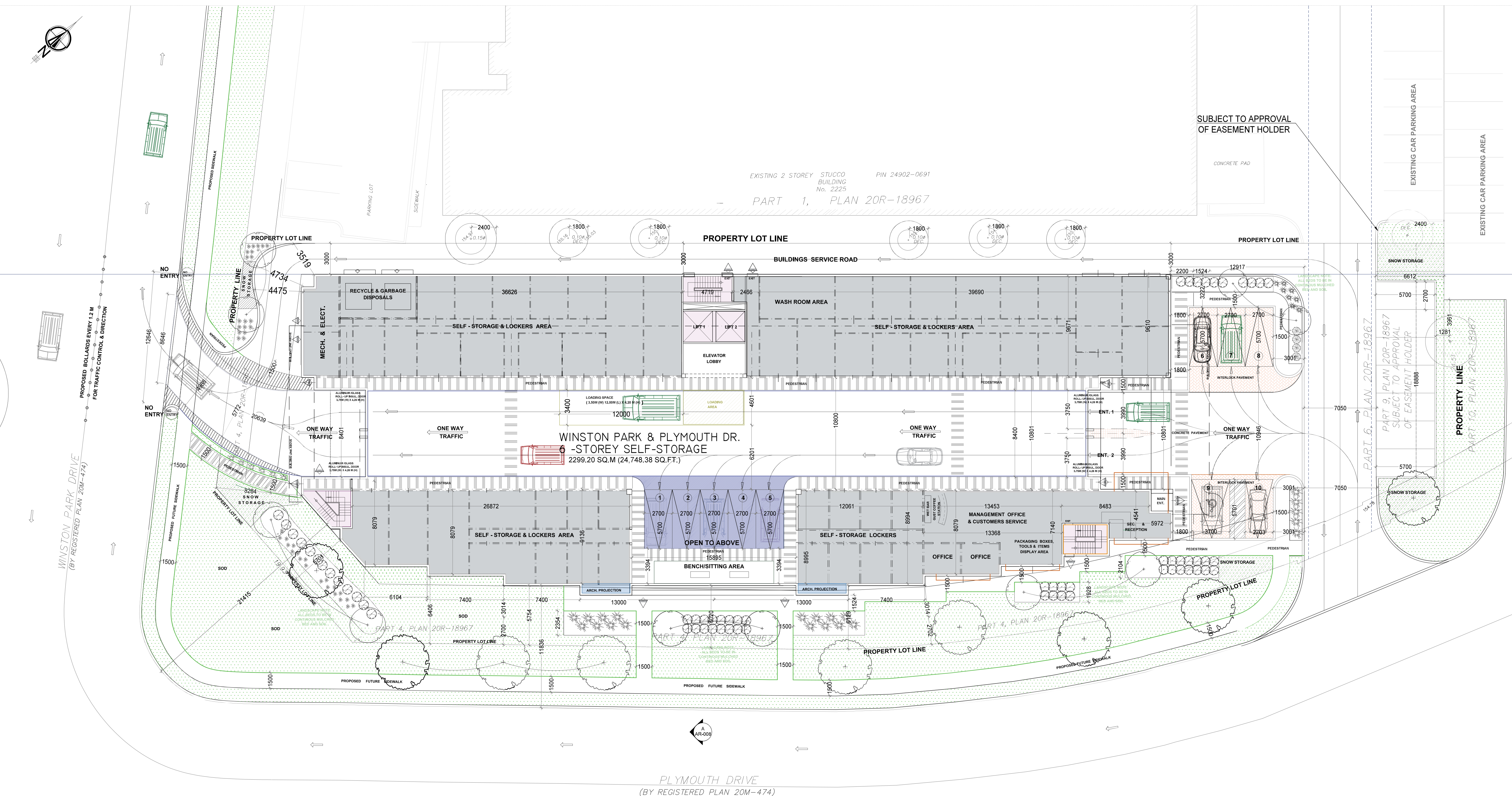
Date: DEC. / 2025- JULY 2026



Sheet Number:

SP-02(A)

JULY 11 / 2025
Arch. Eng. OAA
MAHER S. SHAHATIT



VEHICLE AND TRAFFIC ACCESS & EXIT
SCALE 1:200