

LEGAL DESCRIPTION
 COMPILED PLAN OF PART OF LOT 33, CONCESSION 3, SOUTH OF DUNDAS STREET, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

PROJECT NORTH

SITE STATISTICS

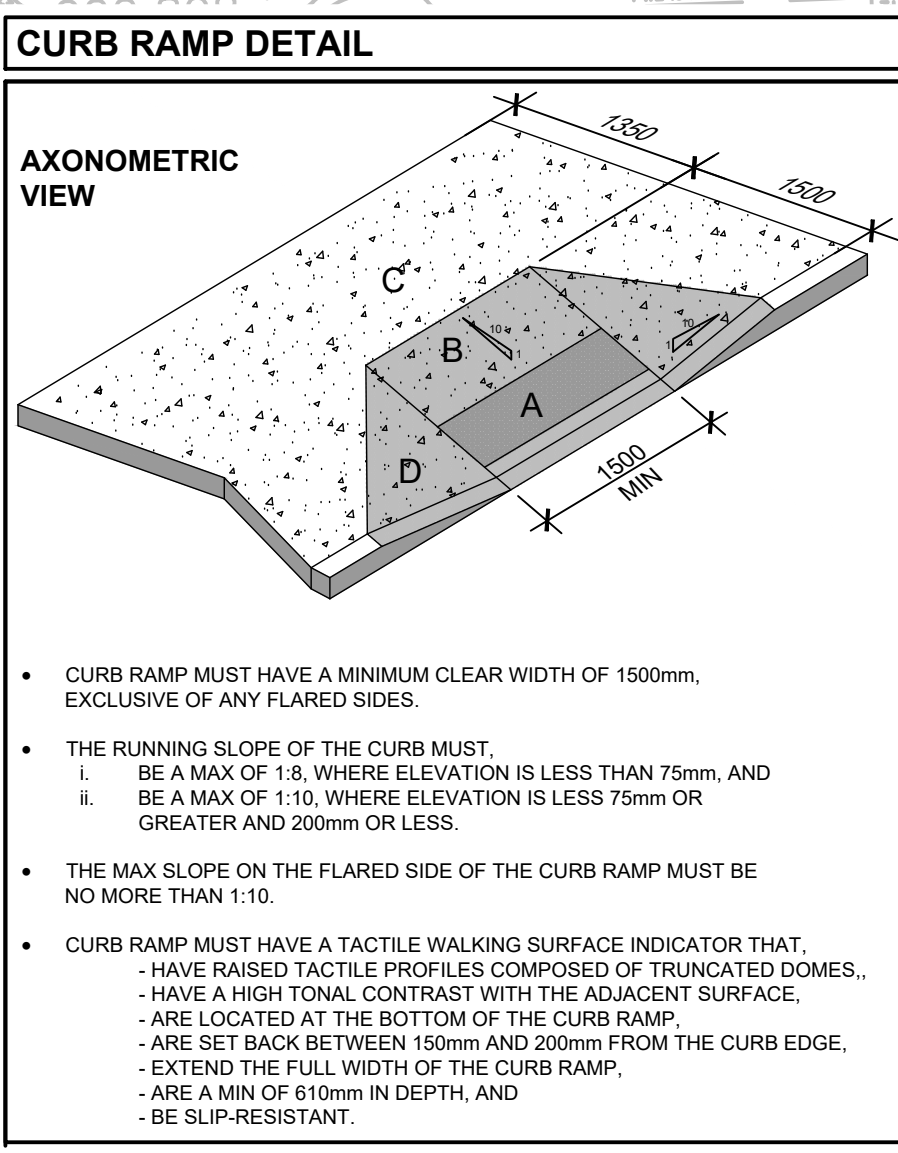
SITE AREA	69,340.81 m ² or 17.13 acres				
ZONING	E2 / E3 - BUSINESS EMPLOYMENT				
SETBACKS	FRONT YARD (NORTH) FUTURE WYECROFT ROAD EXTENSION	3.0 m	26.00 m		
	REAR YARD (SOUTH)	7.0 m	48.00 m		
	EXTERIOR SIDE YARD (WEST)	3.0 m	12.00 m		
	INTERIOR SIDE YARD (EAST)	3.0 m	20.00 m		
	G.F.A.	BUILDING 'G'	4,529.19 m ² or 48,752 sq.ft.		
	BUILDING 'H'	13,159.53 m ² or 141,648 sq.ft.			
	TOTAL	17,688.72 m ² or 190,400 sq.ft.			
SITE COVERAGE	17,688.72 m ² or 25.51%				
LANDSCAPED AREA	7,758.89 m ² or 11.19%				
PAVED AREA	43,893.20 m ² or 63.30%				
BUILDING HEIGHT (MAXIMUM)	REQUIRED	30.0 m	PROVIDED	9.75 m	
	INDUSTRIAL REQUIREMENTS				
PARKING	1 Space / 100m ² @ 7,500.00m ² = 75 Spaces	126 spaces	287 spaces		
	1 Space / 200m ² @ 10,188.72m ² = 51 Spaces	8 spaces	10 spaces		
ACCESSIBLE PARKING (TYPE A AND B)	2% OF TOTAL PLUS 2				
LOADING SPACES	-			38 spaces	
DRIVE-IN DOORS	-			8 doors	
BICYCLE SPACES	2 + 0.25 spaces / 1,000m ²			7 spaces	10 spaces
SNOW STORAGE AREA	-			TO BE REMOVED OFF-SITE	

GENERAL NOTES

- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.
- GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.
- SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
- REFUSE GARBAGE TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
- ROOF TOP UNITS (RTUs) TO BE SCREENED FROM PUBLIC VIEW.

SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	WALL MOUNTED LIGHT (SEE ELECTR. DWGS.)
	POLE MOUNTED LIGHT (SEE ELECTR. DWGS.)
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK (2 SPACES)



No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	NOV. 19, 2021
2	RE-ISSUED FOR CONSULTANT COORDINATION	FEB. 17, 2022
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAR. 29, 2022
4	RE-ISSUED FOR CONSULTANT COORDINATION	APR. 18, 2022
5	ISSUED FOR SPA	APR. 29, 2022
6	RE-ISSUED FOR CONSULTANT COORDINATION	AUG. 25, 2022
7	RE-ISSUED FOR SPA	AUG. 31, 2022
8	RE-ISSUED FOR SPA	MAR. 4, 2024

11	REVISED AS NOTED	MAR. 4, 2024
10	REVISED AS NOTED	AUG. 11, 2023
9	REVISED AS NOTED	AUG. 2, 2023
8	REVISED PER MUNICIPAL COMMENTS	DEC. 21, 2022
7	REVISED AS NOTED	AUG. 25, 2022
6	REVISED AS NOTED	AUG. 12, 2022
5	REVISED AS NOTED	APR. 26, 2022
4	REVISED AS NOTED	APR. 6, 2022
3	REVISED AS NOTED	FEB. 15, 2022
2	REVISED AS NOTED	DEC. 14, 2021
1	REVISED PER SURVEY	DEC. 09, 2021
No.	REVISION	DATE

BALDASSARRA
 Architects Inc.

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

OWNERS INFORMATION:

Melrose Business Park Phase III

Address T.B.D.
 Oakville, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
NOV. 2021	CI		1:750
PROJECT NO.:	DRAWING NO.:		
P-21155	A-1.0		