

**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)(b) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING 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 OWN SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(b) OF THE PLANNING ACT, SHOWING THE PLACEMENT AND DEDICATION, 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:**

- 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.
- FIRE ROUTE SIGNS AND SWING FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE TOWN FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAYS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINE FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL HAVE 10% MAXIMUM GRADE.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS 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
  - ROAD CUT PERMITS
  - ANARCHY AGREEMENTS
  - ENVIRONMENTAL PERMITS
  - COMMITTEE OF ADJUSTMENT (IF REQUIRED)
- ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOG AT THE OWNERS EXPENSE TO THE SATISFACTION OF THE DEVELOPMENT ENGINEERING DEPARTMENT.
- 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 NATIVE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRE ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
- THIS PROPERTY IS INELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING ORGANICS, AS WELL AS LEAF AND YARD WASTE THROUGH THE TOWN OF OAKVILLE. GARBAGE, RECYCLING AND ORGANICS WILL BE COLLECTED BY THE TOWN'S SOLID WASTE MANAGEMENT BY-LAW 2009-056. COLLECTION OF GARBAGE THROUGH A PRIVATE GARBAGE CYCLOPS CONTRACTOR IS STRONGLY ENCOURAGED.
- ALL SITE LIGHTING TO BE AFFIXED TO BUILDING. LIGHTING MUST BE DIRECTLY ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. HOUSE SHIELDS MUST BE PROVIDED WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
- FENCING SHALL CONFORM TO BY-LAW NO. 2002-034
- SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF OAKVILLE SIGN BY-LAW. No. 2006-005

**GENERAL NOTES:**

- 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 lux) WILL BE DIRECTLY PROJECTED onto ADJACENT PROPERTIES
- SNOW STORAGE / REMOVAL AS PER SITE PLAN AGREEMENT WITH TOWN, SECTION 41(7)(b)
- EXISTING SITE SIGNS (FIRE ROUTE, SNOW, PARKING ETC) ARE TO BE SAVED AND RELOCATED
- 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

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

TOTAL GROSS FLOOR AREA	COVERAGE	SQ FT	SQ M
EXISTING GROUND FLOOR		121,705.8	11,306.8
EXISTING SECOND FLOOR		5,113.5	475.1
PROPOSED ADDITION G/F		60,227.2	5,595.3
<b>TOTAL G/F</b>	<b>24.60%</b>	<b>181,933.0</b>	<b>16,902.1</b>
<b>TOTAL GFA</b>		<b>187,046.5</b>	<b>17,377.2</b>

PAVED AREA	COVERAGE	SQ FT	SQ M
LANDSCAPED AREA (HARD + SOFT INC. SWM)	39.30%	290,704.7	27,007.4

PARKING	REQUIRED	PROVIDED
CAR PARKING (INC. BARRIER FREE) *	153	156
BARRIER FREE (1+3% OF CAR PARKING)	6	6
BIKE PARKING	4	6

\* - 1/100m<sup>2</sup> for first 7,500m<sup>2</sup> of Net Floor Area; 1/200m<sup>2</sup> 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	7.38

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  
8999 SOUTH SERVICE STREET  
GEOGRAPHIC TOWNSHIP OF TRAFALGAR  
TOWN OF OAKVILLE

**NOTE:**  
WORKS TO BE UNDERTAKEN WITHIN THE CITY R.O.W. SHALL BE COMPLETED BY AN APPROVED CONTRACTOR.

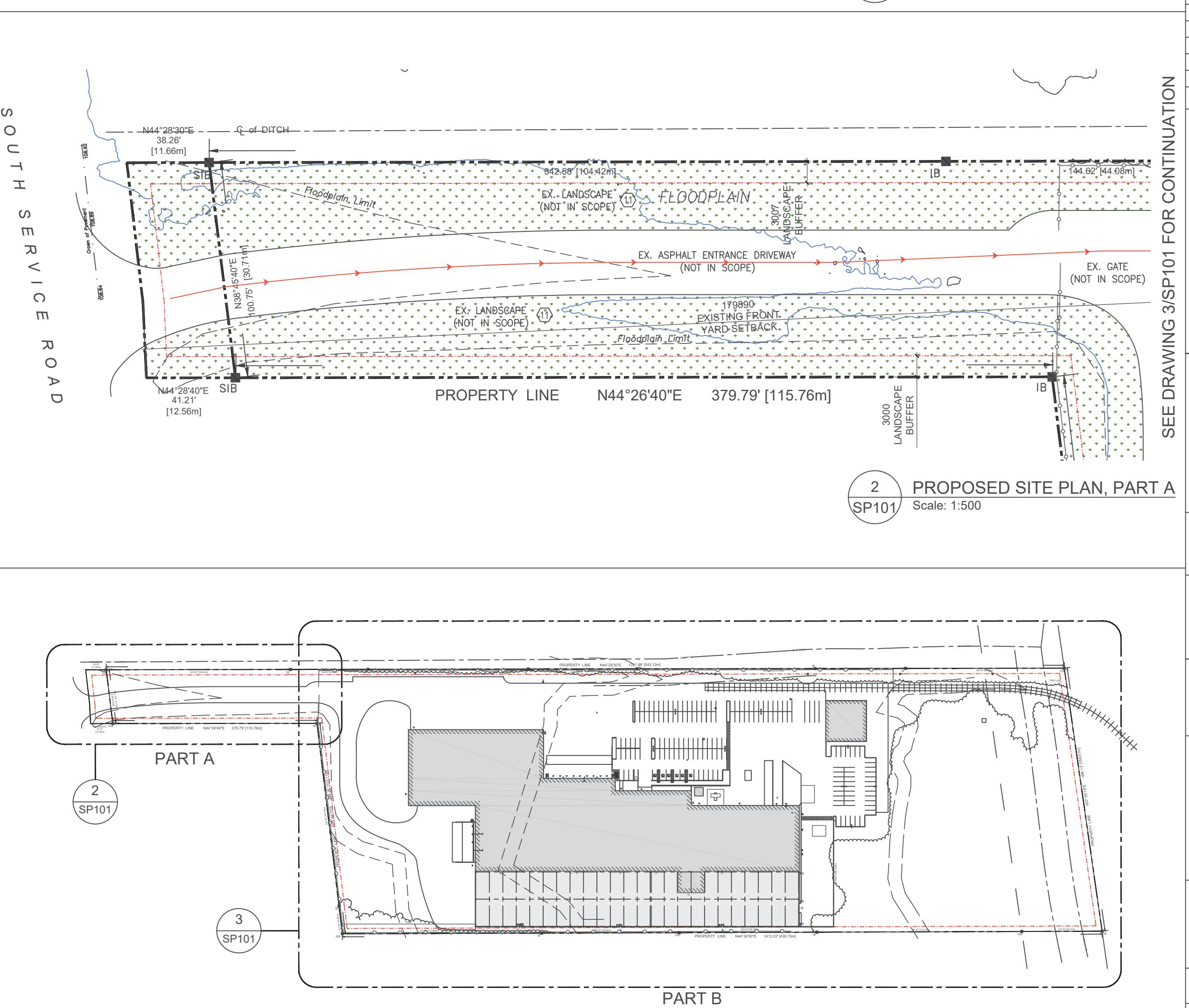
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.  
TIRES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

**SURVEYOR INFORMATION:**  
INFORMATION ON THIS SITE PLAN WAS TAKEN FROM THE SURVEYOR'S REAL PROPERTY REPORT PREPARED BY CUNNINGHAM MACCONNELL, ONTARIO LAND SURVEYORS (1200 SPEERS ROAD, UNIT 38, OAKVILLE ON, L6L 3J9, (905) 845-3497; FAX: (905) 845-3519; EMAIL: cm@cgos.ca) 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 DOOR CONNECTION
- ② TRUCK LOADING SPACE
- ③ 2.7m X 6.09m CAR PARKING SPACE
- ④ ACCESSIBLE CAR PARKING SPACE C/W Curb Chair Aisle
- ⑤ DRIVE-IN LOADING SPACE 4.8' WIDE C/W DRIVE-IN DOOR
- ⑥ EXISTING DRIVE-IN DOOR
- ⑦ GARBAGE DISPOSAL ENCLOSURE
- ⑧ WALKWAY
- 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 ACCESSIBLE RAMP
- ⑰ PRINCIPAL ENTRANCE
- ⑱ CURB RAMP
- ⑲ BOLLARDS
- ⑳ PROPOSED FIRE HYDRANT
- ㉑ EXISTING FIRE HYDRANT



No.	Date	Issued	By
A	20251124	ISSUED FOR PRELIMINARY DRAFT	
B	20251211	ISSUED FOR SPA 1st SUBMISSION	

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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Design Consultant

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1400 GLENMONT DRIVE, UNIT 100, GLENMONT, ON L6L 5T7

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: AS SHOWN

Drawn By: MS

Plot Date: Not to Scale

SP101

Date: 2025 OCT. 27

Drawing Number: A02514