

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

PROJECT NORTH

 TRUE NORTH

SITE STATISTICS

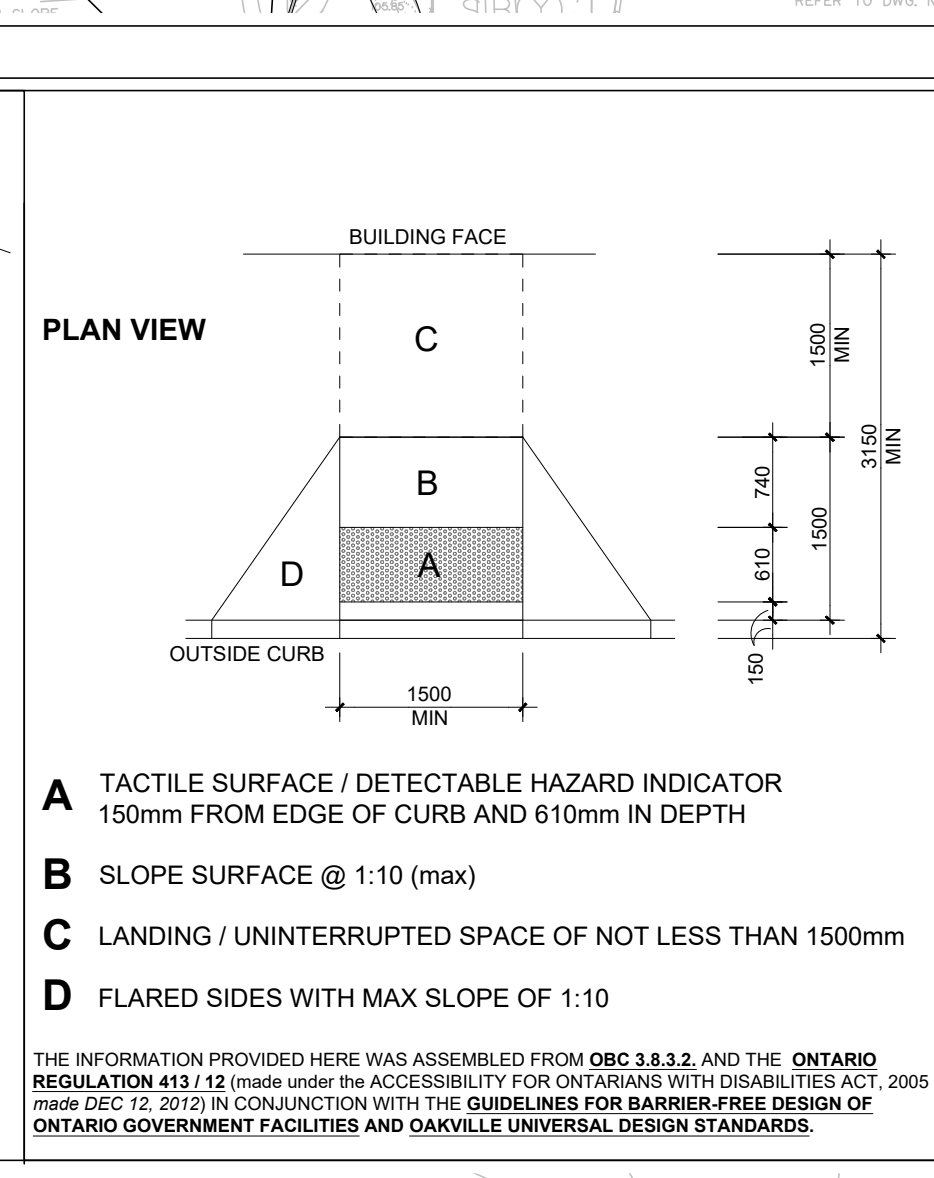
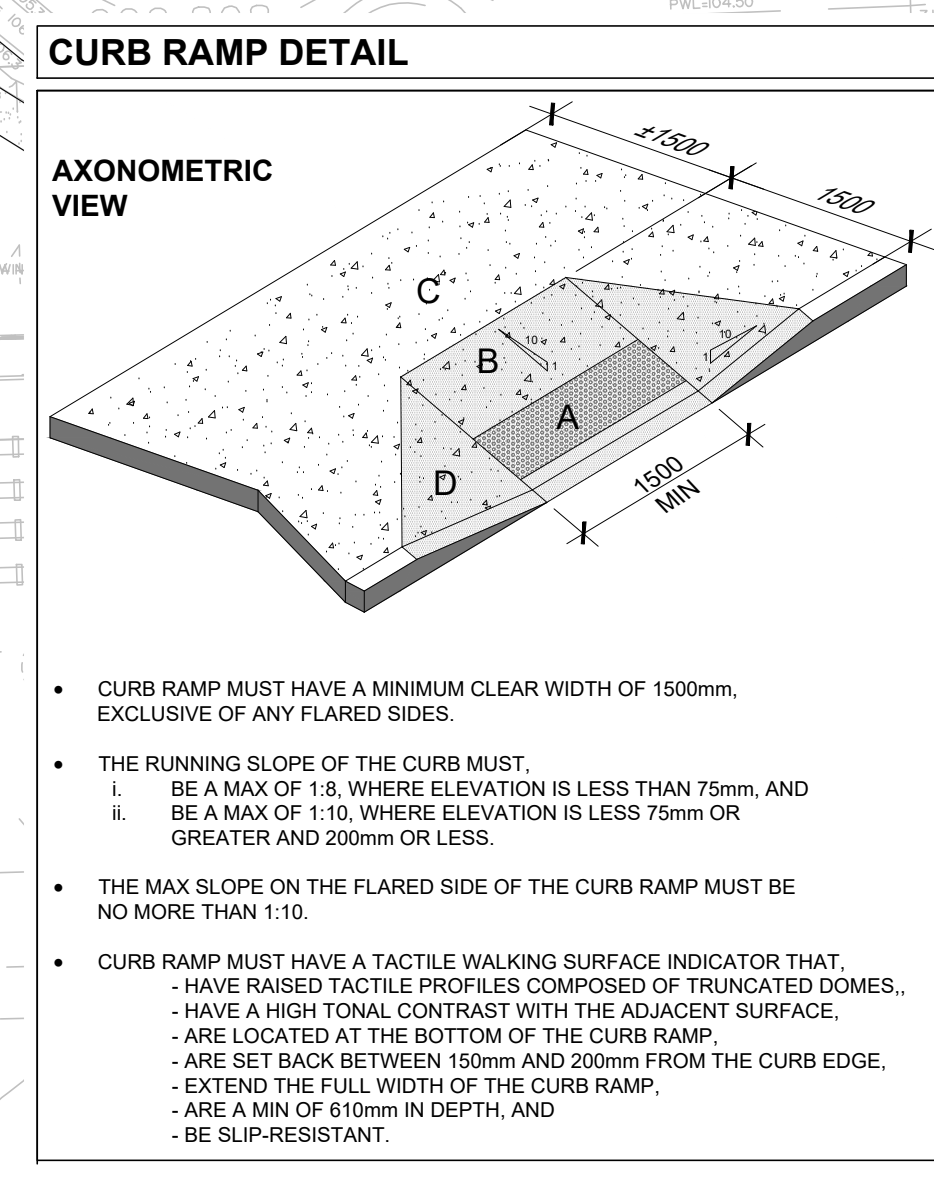
SITE AREA	69,340.81 m ²	or	17.13 acres
ZONING	E2 / E3 - BUSINESS EMPLOYMENT		
	REQUIRED	PROVIDED	
SETBACKS			
FRONT YARD (NORTH) FUTURE WYECROFT ROAD EXTENSION	3.0 m	26.00 m	
REAR YARD (SOUTH)	7.0 m	48.00 m	
EXTERIOR SIDE YARD (WEST)	3.0 m	12.00 m	
INTERIOR SIDE YARD (EAST)	3.0 m	20.00 m	
G.F.A.			
BUILDING '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	7,714.21 m ²	or	11.13%
PAVED AREA	43,937.88 m ²	or	63.37%
	REQUIRED	PROVIDED	
BUILDING HEIGHT (MAXIMUM)	30.0 m	9.75 m	
PARKING			
INDUSTRIAL REQUIREMENTS	126 spaces	290 spaces	
1 Space / 100m ² @ 7,500.00m ² = 75 Spaces 1 Space / 200m ² @ 10,188.72m ² = 51 Spaces			
ACCESSIBLE PARKING (TYPE A AND B)	8 spaces	10 spaces	
2% OF TOTAL PLUS 2			
LOADING SPACES	-	38 spaces	
DRIVE-IN DOORS	-	8 doors	
BICYCLE SPACES	7 spaces	8 spaces	
2 + 0.25 spaces / 1,000m ²			
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

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



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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		