

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	CURB DEPRESSION
	ENTRY/EXIT ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS (REFER TO CIVIL DWGS)
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE (REFER TO ELECTRICAL)
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE (REFER TO ELECTRICAL DWGS)
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET (REFER TO ELECTRICAL DWGS)
	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PORTE COCHERE (REFER TO ELECTRICAL DWGS)
	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
	LANDSCAPED AREA
	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
	STEEL BOLLARD (REFER TO DETAIL XXX)
	PARKING COUNT
	PROPOSED GRADING (REFER TO CIVIL DWGS)
	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
	EXISTING SNOW STORAGE AREA TO REMAIN (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)
	EXISTING SITE TO REMAIN
	EASEMENT REFER TO SURVEY PLAN

2 SITE LOCATION
A.101
N.T.S

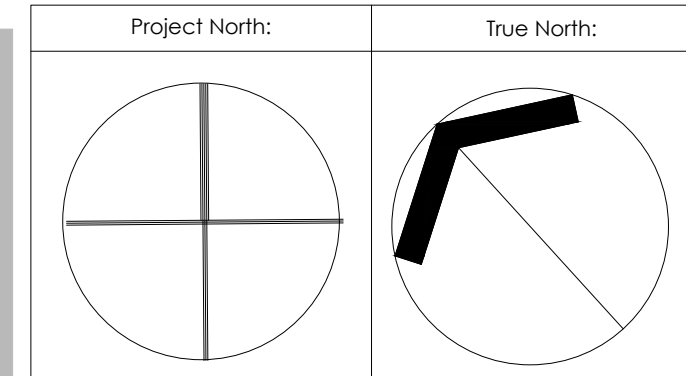
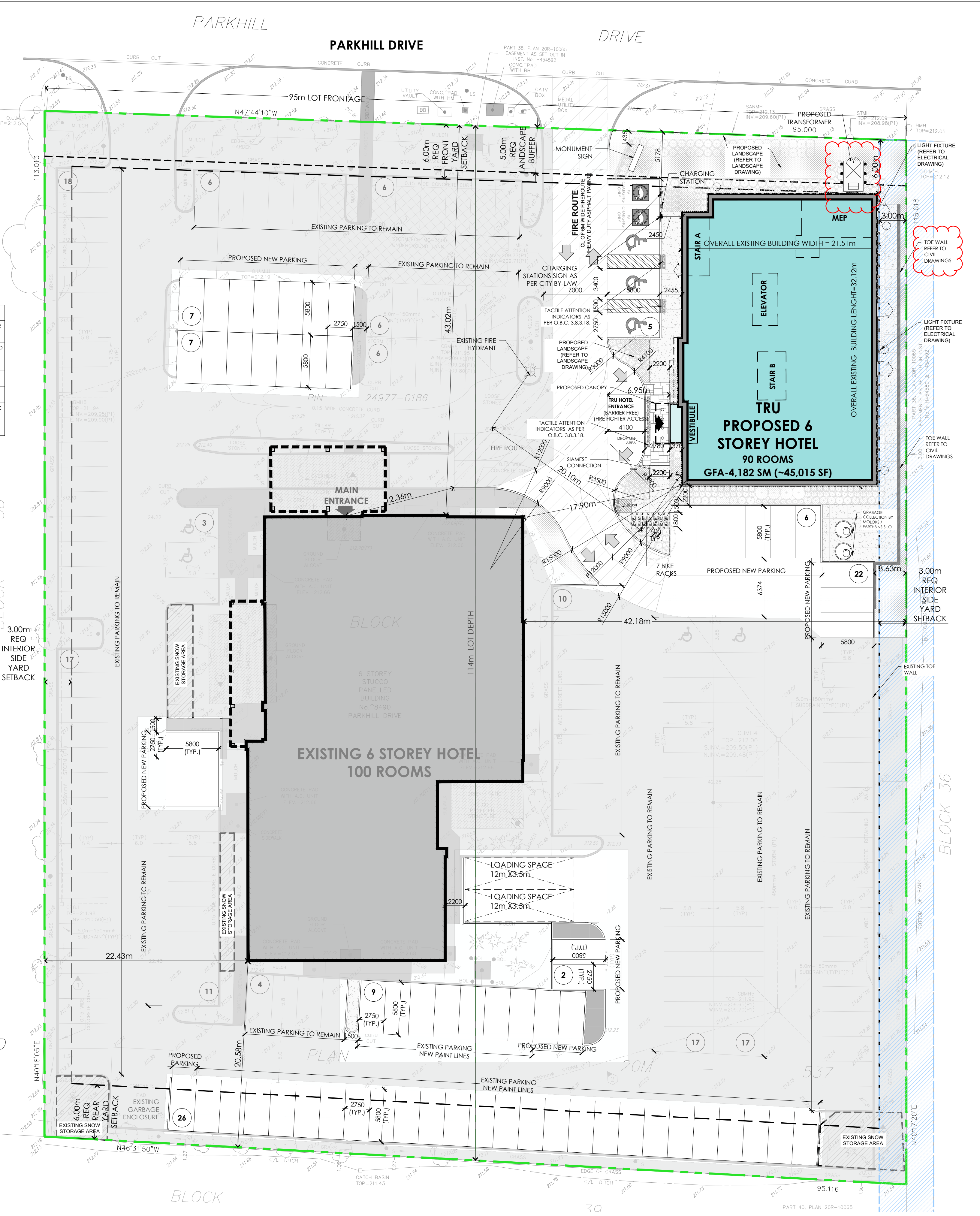
TRU MILTON - SITE STATISTICS			
ZONING DESCRIPTION	EMP-2		
ZONING BY-LAW-016-2014	EMPLOYMENT ZONE		
REGULATIONS (TABLE 8B)	REQUIRED	PROPOSED	
LOT FRONTAGE	MIN 40 m	95	
LOT AREA	MIN 0.8 ha	1.08	
GROSS FLOOR INDEX	N/A	1.0	
LOT COVERAGE (EXISTING HOTEL+NEW HOTEL)	N/A	18%	
FRONT YARD SETBACK	MIN 6m	6	
INTERIOR SIDE YARD	3m	3	
INTERIOR SIDE YARD	MIN 5m	22.43m (Existing)	
REAR YARD	6m	20.58m (Existing)	
BUILDING HEIGHT (measured from grade to top of roof parapet)	MAX 15m	20.64	
LANDSCAPED OPEN SPACE	MIN 15%	18%	
LANDSCAPE BUFFER ABUTTING A STREET LINE	MIN 5m	5m	
PARKING AREALLOCATION AND SETBACKS (TABLE 5)	REQUIRED	PROPOSED	
PARKING SETBACK FROM A BUILDING	MIN 2.2 m	2.2	
PARKING SETBACK FROM STREETLINE	MIN 4.5 m	5.178	
PARKING SETBACK FROM ALL OTHER LOT LINES	MIN 1.5 m	3.63	
COVERAGE CALCULATION	SM	SF	%
SITE AREA	10,823	116,498	100%
BUILDING AREA-EXISTING HOTEL	1,235.1	13,295	11%
BUILDING AREA-PROPOSED HOTEL	696.0	7,492	6%
PAVED AREA	6,927.9	74,571	64%
LANDSCAPED AREA-INCL SIDEWALK AND PATIO	1,964.0	21,140	18%
PARKING CALCULATION	REQUIRED	PROPOSED	
EXISTING HOTEL-1 PARKING SPACE/ROOM	100	100	
EXISTING HOTEL-1 SPACE/10 SM OF 90% ACCESSORY SPACE	15	15	
PROPOSED HOTEL-1 PARKING SPACE/ROOM	90	90	
TOTAL (INCLUDING ACCESSIBLE PARKING)	205	205	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
201 - 1000 PARKING SPACES, THEN 2+2% ACCESSIBLE SPACES REQ'D	7	4 EXISTING ACC PARKING 1 TYPE A ACC PARKING 2 TYPE B ACC PARKING	
BICYCLE PARKING (5.10)	REQUIRED	PROPOSED	
PROPOSED HOTEL USE REQUIRED 5 BICYCLE PARKING	7	7	
DRIVEWAYS (5.6.1)	REQUIRED	PROPOSED	
TWO-WAY DRIVEWAY	6.0	6.0	
ONE-WAY DRIVEWAY	MIN 3.5m	4.1m	
LOADING REQUIREMENTS (5.11)	REQUIRED	PROPOSED	
EXISTING HOTEL LOADING SPACE	1	1	
PROPOSED HOTEL LOADING SPACE	2	1	
PROPOSED HOTEL GFA	SM	SF	ROOMS
GROUND FLOOR	696	7,492	0
SECOND FLOOR	690	7,427	18
THIRD FLOOR	690	7,427	18
FOURTH FLOOR	690	7,427	18
FIFTH FLOOR	690	7,427	18
SIXTH FLOOR	690	7,427	18
TOTAL:	4,146	44,627	90
EXISTING HOTEL GFA	SM	SF	ROOMS
EXISTING HOTEL GFA	6293.7	67,745	100

SITE PLAN - GENERAL NOTES	
1	ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND DRIVEWAY AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2	A MINIMUM SETBACK OF 1.0M FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0M. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3	THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/DISTURBANCE DURING CONSTRUCTION.
4	ALL BARRIER-FREE ENTRANCES AND BARRIER-FREE PATHS OR TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5	THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
6	ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.
7	ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
8	ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
9	SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
10	WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.

CREDIT NOTES:	CREDIT NOTES:
THIS SITEPLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THIS PROPERTY. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.	TOPO SURVEYORS INFO: IAN D. ROBINSON - ONTARIO LAND SURVEYOR BLACK SHOEMAKER ROBINSON & DONALDSON LIMITED 331 SPEEDVALE AVENUE WEST GUELPH, ONTARIO N1H 3C5 PHONE: (519) 882-4031 FAX: (519) 882-1220
LEGAL LAND DESCRIPTION: BLOCK 37, REGISTERED PLAN 20M-537 TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON	

THE OWNER WILL REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNOCCUPIED BY SNOW DURING MAJOR SNOW EVENTS.

TOWN OF MILTON
DEVELOPMENT SERVICES
EMP-2 ZONE
ZONING: REVIEWED FOR C of A
marian.gerges SEP 26, 2024
ZONING OFFICER DATE



No.	Date:	Issue/Revision	By:
3	2024.08.15	ISSUED FOR SPA	S.F.
2	2024.05.24	ISSUED FOR PreScreening Sub.	S.F.
1	2024.02.02	ISSUED FOR BRAND 25% SUB.	S.F.

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Notes:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC.
USE LATEST REVISION DRAWINGS. DO NOT SCALE DRAWINGS.

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ARTAN MATAJ LICENCE 9531
MATAJ ARCHITECTS INC

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Project:
TRU MILTON
8490 Parkhill Dr, Milton, ON L9T 6P4

Sheet Title:
OVERALL SITE PLAN

Design By: S.F.	Drawn By: S.F.	Approved By: A.M.
Scale: 1:250	Date: 24.01.02	Project No.: 23-043
Drawing No: A.101		

City's Application Number SP-XX/24