



KEY PLAN N.T.S.

DATE	DESCRIPTION	CHECKED BY
AUG 25 2024	OFFICIAL PLAN ZONING BY-LAW AMENDMENT	

DATE	DESCRIPTION	CHECKED BY

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is immediately report any discrepancies to the landscape architect before proceeding with the work.

SALMONA DEVELOPMENT CONSULTANTS
 2578 BRISTOL CIRCLE - SUITE 12
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Project Name:
8584 Regional Rd No. 25

Sheet Description:
SITE PLAN

Date:	Issued:
JUNE 2023	
Job No.:	Drawn By.:
SDC 20230219	ZZ
Scale:	Checked By:
1:400	
SHEET No.:	File No.:
SP.2	

SITE PLAN AND BUILDING STATISTICS		
SITE AREA (TOTAL) 1.98 ACRE	8,022m ²	86,348ft ²
FUTURE PRIVATE PROPERTY AREA	6,946m ²	74,766ft ²
FUTURE PROPERTY AREA BY OTHER	140m ²	1,507ft ²
HALTON REGION DEDICATED AREA	936m ²	10,075ft ²
WITH IN FUTURE PRIVATE PROPERTY AREA:		
ASPHALT PAVING AREA	4,080m ²	43,917ft ²
LANDSCAPE AREA	1,409m ²	15,166ft ²
BUILDING		
GROUND FLOOR AREA	1,108m ²	11,926ft ²
2ND FLOOR AREA	1,173m ²	12,626ft ²
BUILDING HEIGHT	10.06m	
PARKING REQUIRED (64 PARKING SPACES)		
CUSTOMER PARKING SPACE	24 + 3 BARRIER FREE	
DISPLAY PARKING SPACE (3m W x 9m L)	28	
LOADING SPACE	2	
BICYCLE RACK	2 (2 REQUIRED) 1.8m X 0.6m PER BICYCLE PARKING SPACE (DETAIL WILL BE PROVIDED)	
SETBACK BETWEEN THE NEAREST LOADING SPACE AND THE BUILDING => 15.19m		
REQUIRED LOT FRONTAGE 40m PROPOSED LOT FRONTAGE 108.9m		
REQUIRED LOT AREA 0.8ha PROPOSED LOT AREA 0.69ha		
REQUIRED (1.5m) AND PROPOSED YARD SETBACKS: FRONT YARD: REQUIRED 9.0m, PROPOSED 13.55m INTERIOR SIDE YARD: REQUIRED 1.5m, PROPOSED 22.68m REAR YARD: REQUIRED 12.0m, PROPOSED 26.5m		
LANDSCAPED OPEN SPACE 1,355m ² (LANDSCAPE CALCULATION ONLY INCLUDES FUTURE PROPERTY BOUNDARIES AND NOT ROAD WIDENING FOR HALTON REGION)		
LANDSCAPED BUFFER: REQUIRED (4.5m), PROPOSED (4.75m).		