

SITE STATISTICS

MUNICIPAL ADDRESS: 1285 STEELES AVE. E.
MILTON, ONTARIO

ZONING: C5 AUTO COMMERCIAL

LOT AREA: SUBJECT LOT - EXISTING 257,64.2m² ± 2.5 HA (6.18 ACRES)

LEGAL DESCRIPTION: PARTS OF LOT 14, 15 REGISTERED PLAN 20M-451
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

SETBACKS (BY-LAW 016-2014 - TABLE 7D):

BUILDING "B"	REQUIRED	EXISTING	PROPOSED
FRONT (EAST)	4.5 m	42.75 m	18.92 m
REAR (WEST)	4.5 m	62.54 m	62.54 m
INTERIOR NORTH	3.0 m	14.95 m	14.95 m
REAR (WEST)	12.0 m	137.11 m	131.77 m

HEIGHT (BY-LAW 016-2014 - TABLE 7D):

BUILDING "B"	REQUIRED	EXISTING	PROPOSED
	9.5 m (MAX)	8.35 m	8.36 m (PARAPET)
		13.35 m	N/A (TOWER)

LOT COVERAGE (BY-LAW 016-2014 - TABLE 7D):

BUILDING "A"	EXISTING	DEMOLISHED	PROPOSED	TOTAL
	2197.62 m ²	0.00 m ²	0.00 m ²	2197.62 m ²
				(8.50%)
BUILDING "B"	808.83 m ²	0.00 m ²	1307.41 m ²	2116.24 m ²
				(8.21%)
TOTAL BUILDING AREA (INCLUDES BLDG "A" AREA)				4313.86 m²
				(16.74%)

GROSS FLOOR AREA (BY-LAW 016-2014 - TABLE 7D):

BUILDING "B"	EXISTING	DEMOLISHED	PROPOSED	TOTAL
	1187.88 m ²	0.00 m ²	1377.50 m ²	2565.38 m ²

PARKING REQUIRED (BY-LAW 016-2014 - TABLE 5G/5H):

EXISTING BUILDING "A" REQUIRED PARKING CALCULATION:

SERVICE (6 BAYS)	39
COMMERCIAL	30
TOTAL REQUIRED PARKING	69
BARRIER FREE PARKING REQUIRED:	2

EXISTING BUILDING "B" REQUIRED PARKING CALCULATION:

SERVICE (6 BAYS)	18
COMMERCIAL	22
TOTAL REQUIRED PARKING:	40
BARRIER FREE PARKING REQUIRED:	1

PROPOSED BUILDING "B" REQUIRED PARKING CALCULATION:

SERVICE AREA (PROPOSED): 11 BAYS	33
OFFICE/RETAIL AREA (PROPOSED): 530.45 m ²	16
10% AREA REDUCTION (AS PER BY-LAW 016-2014 SECTION 6.3):	16
477.40 m ²	16

TOTAL REQUIRED PARKING BLDG B: 89
BARRIER FREE PARKING REQUIRED BLDG B: 4

TOTAL PARKING STALLS REQUIRED (A&B) COMBINED: 158
TOTAL B.F. PARKING STALLS REQUIRED (A&B) COMBINED: 6

PARKING PROVIDED (BY-LAW 016-2014 - TABLE 5G): ENTIRE SITE

BUILDING "A"	187 CONFORMING PARKING SPACES 55 NON CONFORMING PARKING SPACES 2 BARRIER FREE PARKING
BUILDING "B"	124 CONFORMING PARKING SPACES 24 NON CONFORMING PARKING SPACES 8 TANDEM PARKING SPACES 4 BARRIER FREE PARKING

LOADING SPACES REQUIRED: (BY-LAW 016-2014 - TABLE 5J): ENTIRE SITE

BUILDING "B"	2565.38 m ²
TOTAL	2565.38 m ²

LOADING SPACES PROVIDED: 1

LOADING SPACES REQUIRED: (2326 m² to 7440 m²): 2 LOADING SPACES REQUIRED

BICYCLE PARKING REQUIRED: (BY-LAW 016-2014 - TABLE 5I): ENTIRE SITE

3% OF REQUIRED PARKING SPACES	89 SPACES
BUILDING "B" REQUIRED	89 SPACES (0.3 x 89 = 26.7) 3 BICYCLE SPACES
BUILDING "B" PROVIDED	3 BICYCLE SPACES

LANDSCAPE AREA (BY-LAW 016-2014 - TABLE 7D): ENTIRE SITE

ACTUAL TOTAL	3867.90 m ²	15.01%
ALLOWABLE MINIMUM	3864.63 m ²	15.00%

PAVED AREA: 17209.20 m² (66.79%)

SITE PLAN NOTES

UNDERGROUND SERVICES
ALL UNDERGROUND SERVICES, MATERIALS AND INSTALLATION TO BE IN ACCORDANCE WITH LATEST STANDARDS AND CODES.

GRADING
1. REFER TO SITE GRADING AND SERVICE PLAN DRAWING AS PREPARED BY PHILIPS ENGINEERING LTD. FOR ALL FINISHED GRADES, TOP OF FINISHED CURB / PAVEMENT ELEVATIONS, FINISHED FLOOR LEVELS OF BUILDING, CURBS / CURB DEPRESSIONS, ETC.
2. GRADES WILL BE MET WITHIN 3% MAXIMUM SLOPE AT THE PROPERTY LINES WITHIN THE SITE.

RETAINING WALLS
THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.30 M (1.0 FT) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT, AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

BUILDING ACCESS
FLUSH THRESHOLDS FOR ACCESS INTO THE BUILDING BY THE HANDICAPPED WILL BE PROVIDED.

CONCRETE CURBING
CONTINUOUS 150 MM HIGH BARRIER TYPE POLYURETHANE CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE UNLESS OTHERWISE NOTED.

PARKING
REQUIRED PARKING STALL AND TRAFFIC AISLE DELINEATIONS SHALL BE 100MM WIDE WHITE OR YELLOW MARKINGS.

SIGNAGE
1. SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF CURRENT TOWN OF MILTON SIGN BY-LAW, AS AMENDED AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
2. PARKING STALLS RESERVED FOR DISABLED PERSONS SHALL BE IDENTIFIED BY A SIGN WITH A METAL POST AND A HANDICAP SYMBOL SIGN IN ACCORDANCE WITH REGULATION 486, HTA. REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF SIGNAGE.

FENCING
ALL FENCING LOCATED ADJACENT TO MUNICIPAL LAND IS TO BE LOCATED 150 MM INSIDE THE PROPERTY LINE.

ELECTRICAL
ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND SHALL NOT INFRINGE UPON THE ADJACENT PROPERTIES. REFER TO ELECTRICAL DRAWINGS AS PREPARED BY HISTRY ENGINEERING INC.

TRANSPORTATION & WORKS DEPARTMENT

- AT THE ENTRANCES TO THE SITE THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE PROPOSED DRIVEWAYS AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- ALL SURFACE DRAINAGE IS TO BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD ARE TO BE PAVED BY THE APPLICANT.
- SATISFACTORY ARRANGEMENTS ARE TO BE MADE WITH THE TRANSPORTATION AND WORKS DEPARTMENT FOR THE ERECTION AND MAINTENANCE OF HOARDING ADJACENT TO ALL EXISTING PROPERTIES THROUGHOUT ALL PHASES OF CONSTRUCTION.
- THE MUNICIPAL SIDEWALK THROUGH ALL DRIVEWAY ACCESS ON STEELES AND FUTURE JAMES SNOW PARKWAY TO BE 200MM THICKNESS.
- PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE, SNOW FENCE TO BE INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT ALL LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING. THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER OF DEVELOPMENT ENGINEERING.
- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS AND TO BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF MILTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT) AND SERVICING EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE (ROAD OCCUPANCY PERMIT).

FIRE DEPARTMENT

- THE FIRE DEPARTMENT ACCESS ROUTE SHALL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.
- FIRE ROUTE TO BE DESIGNATED AS PER CURRENT TOWN OF MILTON BY-LAW AS AMENDED.

GENERAL NOTES

- SURVEY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEYOR'S TOPOGRAPHICAL DRAWING PLAN NO. 18-56-7 UPDATED SEPTEMBER 30, 2025 AS AMENDED OCTOBER 4, 2025 AND REGISTERED PLAN 20M-451 AS PREPARED BY CUNNINGHAM MCCONNELL LIMITED ONTARIO LAND SURVEYORS
- ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE TOWN OF MILTON BENCH MARK # 92-013 BEING A BRASS PLAQUE IN THE NORTH FACE OF A CONCRETE BRIDGE CARRYING MILL STREET OVER THE SIXTEEN MILE CREEK APPROXIMATELY 40 METRES WEST OF MARTIN STREET. PLAQUE IS 0.5 METRES EAST OF THE WESTERLY CORNER OF THE BRIDGE AND 0.5 METRES ABOVE GORUND LEVEL HAVING AN ELEVATION OF 195.723 METERS.
- DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- FOR ALL LANDSCAPE DETAILS REFER TO LANDSCAPE DRAWINGS AS PREPARED BY MARTEN-NIKZ LANDSCAPE ARCHITECTS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPING / SOD WORK AND ASPHALT PAVEMENT BEYOND PROPERTY LINES TO STREET CURBS AND/OR CUTS.
- GENERAL CONTRACTOR TO LAY OUT STRUCTURE WITH ALL SETBACKS FROM PROPERTY LINES AND EASEMENTS & REPORT ANY DISCREPANCIES TO THE ARCHITECTS PRIOR TO ANY EXCAVATION WORK - ALL DIMENSIONS AND ASTRONOMIC BEARINGS SHALL BE CHECKED & VERIFIED BY A CERTIFIED O.L.S.

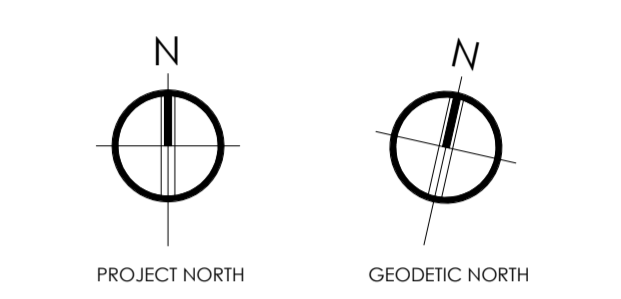
SITE PLAN LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
B	BOLLARD	FS	FIRE ROUTE SIGN
A.S.	ACCESSIBLE PARKING SIGN	XX	PARKING COUNT
EV	ELECTRIC VEHICLE CHARGING STATION		CONCRETE SURFACE
FH	FIRE HYDRANT		MEDIUM DUTY ASPHALT
F.D.C.	FIRE DEPARTMENT CONNECTION		HEAVY DUTY ASPHALT
H.P.	HYDRO POLE		PROPOSED SOD
EX.L.S.	EXISTING LIGHT STANDARD		PAINTED LINES
SAN.M.H.	MAN HOLE		STAMPED CONCRETE
	MAIN BUILDING ENTRANCE		ACCESSIBLE ENTRANCE
	MAN DOOR		LINE OF EASEMENT
	VEHICLE DOOR		BICYCLE PARKING SPACE
			BICYCLE RACK

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DO NOT SCALE DRAWING. CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE PRIOR TO EXECUTION OF THE WORK.



OWNER INFORMATION

NAME: W.J.G. Steeles Ltd.
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MILTON, ON L9T 0K2
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Rev.	Description	DD/MM/YYYY
3	ISSUED FOR SPA	2025.12.12
2	ISSUED FOR COORDINATION	2025.11.04
1	ISSUED FOR PPR	2025.10.08

Rev. Description DD/MM/YYYY

Issue/Revisions

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SITE PLAN

PROJECT No: 2025.011
SCALE: As indicated
DATE: DEC. 2025
DRAWING No: **A1.01**
SITE PLAN APPLICATION No: **SP XXX**