



**LIGHTING LEGEND**

- P1 RADEAN ARM MOUNT LIGHT 150 W
- P2 LED AREA LIGHT 53.6W
- WP1 LED WALL PACK 23.4 W
- WP2 LED WALL PACK 23W
- WP3 LED WALL PACK 32.1W

**HATCH LEGEND**

- SOFT LANDSCAPE
- CONCRETE UNIT PAVERS
- WOOD CHIPS/ SOD/ STONE MULCH
- ASPHALT
- BUILDING FOOTPRINT

PROPOSED SITE PLAN  
SCALE 1:250

## REGIONAL ROAD No.25

**SITE PLAN AND BUILDING STATISTICS**

SITE AREA (TOTAL)	1.98 ACRE	8,022m <sup>2</sup>	86,348ft <sup>2</sup>
FUTURE PRIVATE PROPERTY AREA		6,946m <sup>2</sup>	74,766ft <sup>2</sup>
FUTURE PROPERTY AREA BY OTHER		140m <sup>2</sup>	1,507ft <sup>2</sup>
HALTON REGION DEDICATED AREA		936m <sup>2</sup>	10,075ft <sup>2</sup>

  

WITH IN FUTURE PRIVATE PROPERTY AREA:			
ASPHALT PAVING AREA	4,464 m <sup>2</sup>		48,048 ft <sup>2</sup>
LANDSCAPE AREA	1,377 m <sup>2</sup>		14,826 ft <sup>2</sup>

  

WITH IN FUTURE PRIVATE PROPERTY AREA:			
ASPHALT PAVING AREA	4,519 m <sup>2</sup>		48,647 ft <sup>2</sup>
LANDSCAPE AREA	2,401 m <sup>2</sup>		25,847 ft <sup>2</sup>

  

BUILDING AREA		
GROUND FLOOR AREA TOTAL	1,102 m <sup>2</sup> (11,861 ft <sup>2</sup> )	
SHOWROOM	525 m <sup>2</sup> (5,651 ft <sup>2</sup> )	
OFFICES	52 m <sup>2</sup> (560 ft <sup>2</sup> )	
TRUCK SERVICE	519 m <sup>2</sup> (5,586 ft <sup>2</sup> )	
STORAGE	6 m <sup>2</sup> (64 ft <sup>2</sup> )	
SECOND FLOOR AREA TOTAL		156 m <sup>2</sup> (1,679 ft <sup>2</sup> )
OFFICES		106 m <sup>2</sup> (1,140 ft <sup>2</sup> )
SERVICES/ W/C		50 m <sup>2</sup> (539 ft <sup>2</sup> )
MEZZANINE (STORAGE)		124 m <sup>2</sup> (1,335 ft <sup>2</sup> )

PROPOSED OPEN PATIO AREA	51 m <sup>2</sup> (548 ft <sup>2</sup> )
PROPOSED BUILDING HEIGHT	10.67m

  

PARKING REQUIRED (37 PARKING SPACE)	PROPOSED (54 PARKING SPACE)
TRUCK SERVICE 3 PER BAY = 12 SPACES	28 DISPLAY PARKING
SHOWROOM 737 m <sup>2</sup> / 30 m <sup>2</sup> = 25 SPACES	26 CAR PARKING
/ OFFICES	
REQUIRED LOADING AREA	1 SPACE 2 SPACES
REQUIRED BICYCLE RACK	3% = 1 SPACE 2 SPACES
ACCESSIBLE PARKING	4% = 2 SPACE 1 TYPE A + 1 TYPE B

  

SETBACK BETWEEN THE NEAREST LOADING SPACE AND THE BUILDING = 11.58m

  

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 13.80m  
 INTERIOR SIDE YARD: REQUIRED 1.5m, PROPOSED 26.91m  
 REAR YARD: REQUIRED 12.0m, PROPOSED 26.65m

  

LANDSCAPED OPEN SPACE 1,355m<sup>2</sup>  
 (LANDSCAPE CALCULATION ONLY INCLUDES FUTURE PROPERTY BOUNDARIES AND NOT ROAD WIDENING FOR HALTON REGION)

  

LANDSCAPED BUFFER: REQUIRED (4.5m), PROPOSED (4.75m).

04		
03		
02		
01	ISSUED FOR SITE PLAN APPROVAL	DEC. 18th, 2025
REV.	DESCRIPTION	DATE
PROJECT: AUTO SHOWROOM AND SERVICE FACILITY		
CLIENT: 8584 Regional Rd 25Milton, ON		
CONSULTANT: PROFESSIONAL FLOOR PLANS INC.		
6850 Millcreek Dr. Unit 109 Mississauga, ON, L5N 4J9 www.profloorplans.ca		
DWG TITLE: PROPOSED SITE PLAN		
SHEET: SP - 02	SCALE: 1:250	
DRAWN: Zainab Khudair	DATE: OCT. 27th, 2025	