

LOCATION MAP
CIVIL ENGINEER
MCINTOSH PERRY
115 WALGREEN ROAD, R.R. 3
CARP, ON
613-714-4621

LANDSCAPE ARCHITECT
ADESSO DESIGN INC.
218 LOCKE STREET SOUTH,
2nd FLOOR, HAMILTON, ON
905-526-8876

ZONING INFORMATION

ZONE: BUSINESS EMPLOYMENT - E2
PERMITTED USES: BUSINESS OFFICE, WAREHOUSING

ZONING REVIEW

ZONING MECHANISM:	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,000 m ²	115,859 m ²
MINIMUM LOT WIDTH	30.0 m	638.3 m
MINIMUM FRONT YARD SETBACK	3.0 m	27.3 m
MINIMUM INTERIOR SIDE YARD SETBACK	3.0 m	117.0 m
MINIMUM INTERIOR SIDE YARD SETBACK ABUTTING RAILWAY	7.5 m	21.9 m
MINIMUM REAR YARD SETBACK	3.0 m	36.2 m
MINIMUM REAR YARD SETBACK ABUTTING RAILWAY	7.5 m	62.5 m
MINIMUM LANDSCAPE AREA	10% (11,590 m ²)	45,303 m ²

BUILDING AREA CALCULATIONS

WAREHOUSE AREA	10,717 m ²
SORTING AREA	16,950 m ²
INDOOR PARKING	107 m ²
FIRE & ELEC. ROOM	
TOTAL:	27,774 m²

FIRST FLOOR OFFICE	924 m ²
SECOND FLOOR	429 m ²

BUILDING NET AREA:	28,698 m ²
BUILDING GROSS AREA:	28,886 m ²

VEHICLE PARKING

USE	REQUIRED	PROVIDED
WAREHOUSE SPACES (EXTERIOR)	178	445
WAREHOUSE SPACES (INTERIOR)	0	102
BUSINESS OFFICE PARKING SPACES	10	124
TOTAL:	188	671

BARRIER FREE (2, PLUS 2% OF TOTAL PROVIDED)		
TYPE 'A'	8	9
TYPE 'B'	8	9
TOTAL:	16	18
TOTAL PARKING SPACES:	204	689

BICYCLE PARKING

USE	REQUIRED	PROVIDED
BICYCLE PARKING SPACES	10	10

SITE PLAN LEGEND:

- EXISTING BUILDING
- NEW ASPHALT PAVING PER CIVIL
- NEW CONCRETE SIDEWALK
- CURBED CONCRETE AREA
- FIRE ACCESS ROUTE
- NEW GRASS AND SOD PER LANDSCAPING
- NEW PLANTING PER LANDSCAPING
- SNOW STORAGE
- PROPERTY LINE
- REQUIRED SETBACK
- FENCE
- TREE PROTECTION PER LANDSCAPING
- TREE PER LANDSCAPING
- BUILDING ENTRY
- ACCESSIBLE BUILDING ENTRY
- FIRE HYDRANT
- REMOVE EXISTING FIRE HYDRANT
- POLE MOUNTED LIGHT PER ELECTRICAL
- WALL MOUNTED LIGHT PER ELECTRICAL
- EXISTING UTILITY POLE TO REMAIN
- REMOVE UTILITY POLE
- NEW UTILITY POLE
- EXISTING CATCH BASIN TO REMAIN
- REMOVE CATCH BASIN
- NEW CATCH BASIN
- MANHOLE PER CIVIL

SITE PLAN GENERAL NOTES:

- A. SITE PLAN APPROVAL DOES NOT INCLUDE USE OF DRONES
- B. MAXIMUM DELIVERY VAN WEIGHT IS 4500.0 kg.

STAMP

REV DATE	ISSUE
10/2021/08/10	ISSUED FOR REVIEW
8/2021/03/18	ISSUED FOR RESUBMISSION
5/2020/11/03	ISSUED FOR SPC
4/2020/08/12	ISSUED FOR PERMIT
1/2020/05/07	ISSUED FOR PERMIT

NOTES

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5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

**H&R REIT (c/o
2121 Cornwall Road
Portfolio Inc.)**
OAKVILLE, ONTARIO, CANADA
PROJECT

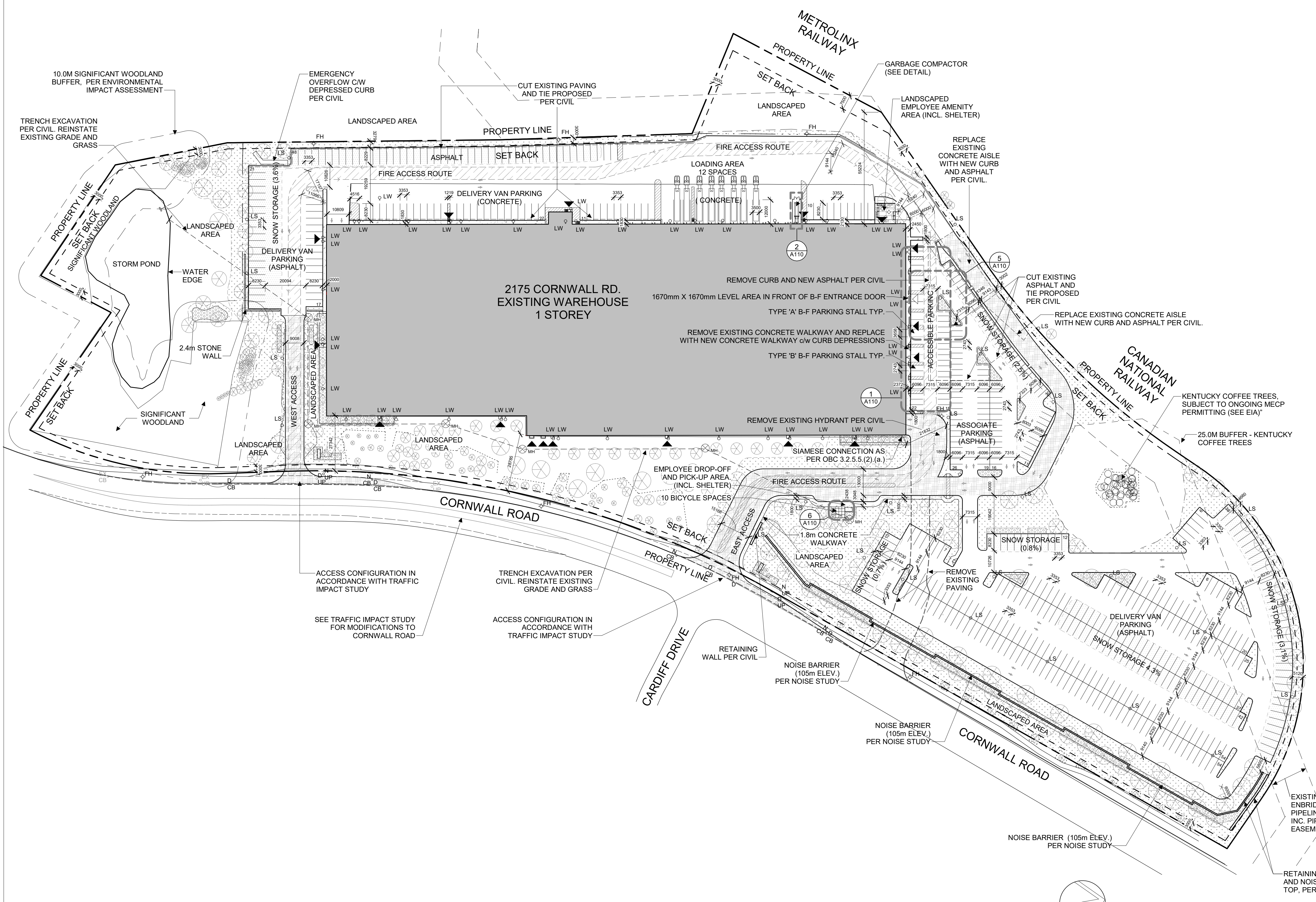
**AMAZON OAKVILLE
SITE PLAN**

2175 CORNWALL RD. OAKVILLE,
ONTARIO
TITLE

SITE PLAN

PROJECT NO: 2019-1710
DRAWN: IK
APPROVED: JS
SCALE: As indicated
DATE PRINTED: 8/10/2021 3:58:20 PM

REV DRAWING NO.



1 SITE PLAN
A100 1:1000