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1. AGENDA ANNOUNCEMENTS/AMENDMENTS

2. DISCLOSURE OF PECUNIARY INTEREST

3. HOUSEKEEPING ITEMS

4. APPROVAL OF MINUTES

4.1 Minutes of Milton Accessibility Advisory Committee held on June 3, 2025

Moved by: Nicole    Seconded by: Sahar

Carried

5. PRESENTATIONS

6. ITEMS FOR CONSIDERATION

6.1 SP 17/24 - 11801 Derry Road

- Industrial Building Complex

Resubmission due to large change. Any new comments? No

6.2 SP 09/25 - 10180 Derry Road

Proposed Daycare

Physical building unchanged- change in use only. Access parking met. 5 standard comments are applicable

Sahar: entrances?

GP: 1 main entrance, additional access points

6.3 SP 10/25 - 555 Steeles Avenue (Amendment)

- Proposed Place of Worship

2 access spots located near barrier free entrance. Additional entrances.

6.4 SP 11/25 - Milton Crossroads

- Proposed Commercial building

JC2: Parking - staff ok with reduction? Minimums are met.

JC2: original building is old, has current regulations changed?

GP: Didn't have to file for OPA - staff reviewing technicals of site.

6.5 SP 12/25 - Minor Sub Node

- Proposed Townhouse Condominiums consisting of 78 total units

Only 1 access parking space. To be confirmed if minimum is met

Sahar: walking path formulas --> hand rails, benches etc?

GP: not typical of this kind of dvlp

**6.6 SP 13/25 - HDSB ES 13**

- Proposed Elementary School with Childcare  
Access adjacent to main entrance. More spots identified, needs to be confirmed.  
SJ: Free access for both ways to enter, railings available  
CH2: parking lot far from entrance  
NM: play area meet access? Door widths

**6.7 SP 14/25 - HDSB CES 11**

- Proposed Elementary School  
Roundabout driveway - can drop off area may need to be enhanced. Access spots located in front and side of school.  
JC2: pedestrian crossings/ walkways from front parking spots?  
SJ: can uneven grounds be identified?  
GP: ensure barrier free walkways, tactile warning services, depressed curbs - consistency throughout the site

**6.8 SP 15/25 - 661 Martin Street**

- Proposed detention facility expansion.  
Expansion - 1 access parking - multiple entrances  
JC2: built before AODA regs.  
GP: not subject to new reviews if previously applied for  
JC2: province should be setting standard with AODA. Milton has been good partner for province - they should do their part to be compliant with legislation.

**6.9 SP 16/25 - Anatolia Building 1**

- Proposed Industrial building  
Access via Clarke and steeles - perimeter parking not intended for loading, trucking etc.  
JC2: standard point 1 to be emphasized  
GP: Will ensure barrier free access

**6.10 SP 17/25 - Anatolia Building 2**

- Proposed Industrial building  
Access in front of building - very similar to building 1 - same builder

**7. NEXT MEETING**

7.1 2026

**8. ADJOURNMENT**

2:41pm



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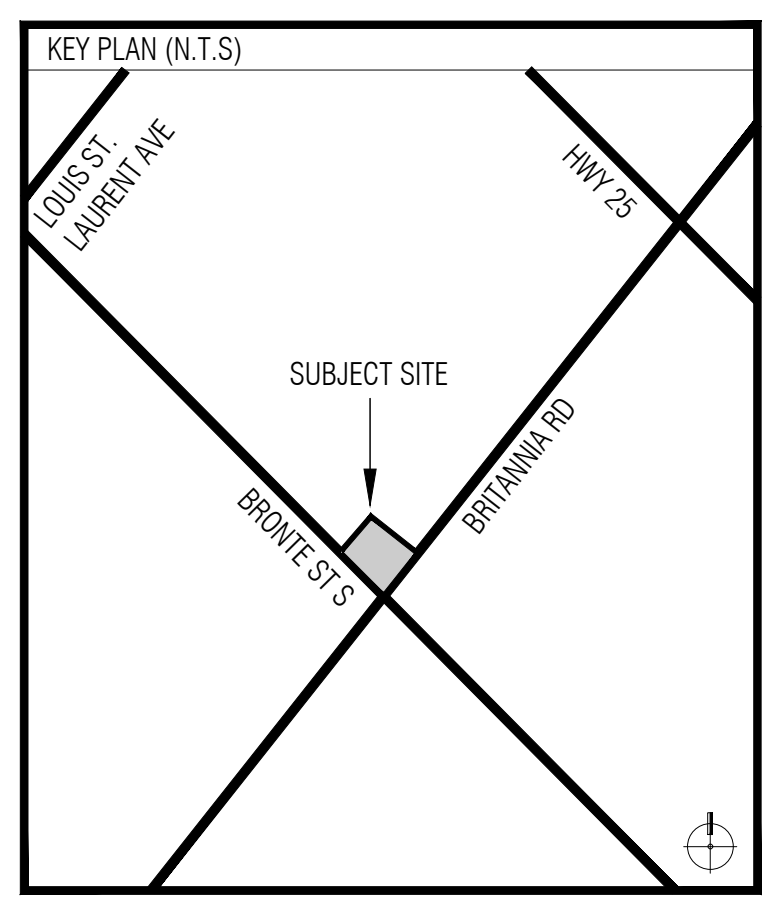
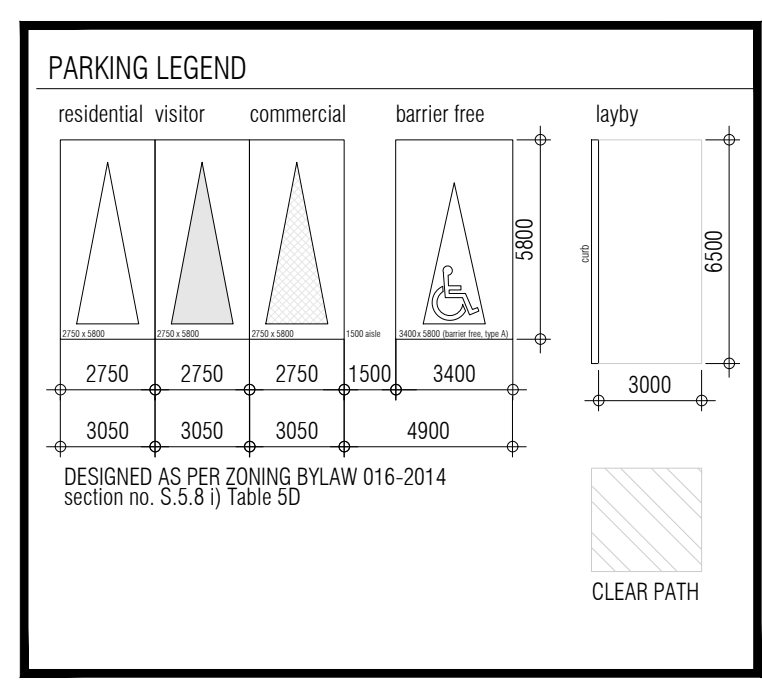
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01. MAR.06.2026 Issued for SPA EC



ISSUED FOR REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS  
Enzo M. Corazza  
LICENCE 4702

**GRAZIANI + CORAZZA ARCHITECTS**

8400 JANE STREET, BUILDING D, SUITE 300 CONCORD, ONTARIO L4K 4L8  
T.905.795.2601 F.905.795.2844 WWW.GC-ARCHITECTS.COM

Proposed Mixed-Use Development

**Shearling Heights**

Trinity Point Developments

Milton Ontario

PROJECT ARCHITECT: E. CORAZZA  
ASSISTANT DESIGNER: K. KORB  
DRAWN BY: K.K + A.P.  
CHECKED BY: D. BIASE  
PLOT DATE: MAR.06.2026  
JOB #: 2268.24

Site Plan

1:500 A101

TITLEBLOCK SIZE: 610 x 900

**WARE MALCOMB**  
 CIVIL ENGINEERING  
 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 6220 Highway 7, Suite 300  
 Vaughan, ON L4H 0R1, Canada  
 P: 905.760.1221



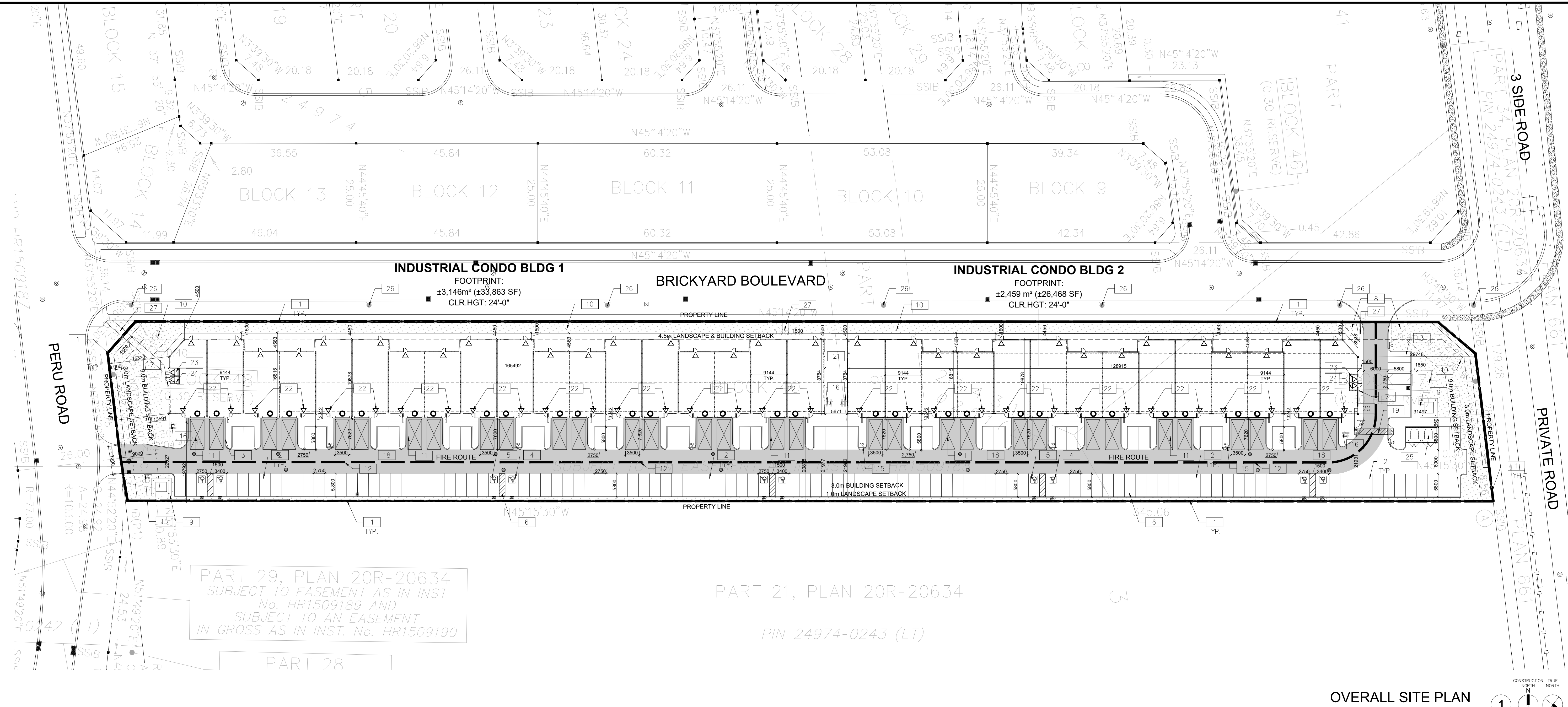
**MILTON INDUSTRIAL MOSAIC**  
 PERU ROAD  
 MILTON, ONTARIO

OVERALL SITE PLAN

DATE	ISSUED FOR COORDINATION	REMARKS
2025-09-12	SPA PROGRESS SET	
2025-10-10	ISSUED FOR SPA	
2025-11-14	ISSUED FOR SPA	

PA / PM: C.R.  
 DRAWN BY: JT  
 JOB NO.: TOR24-0012-00

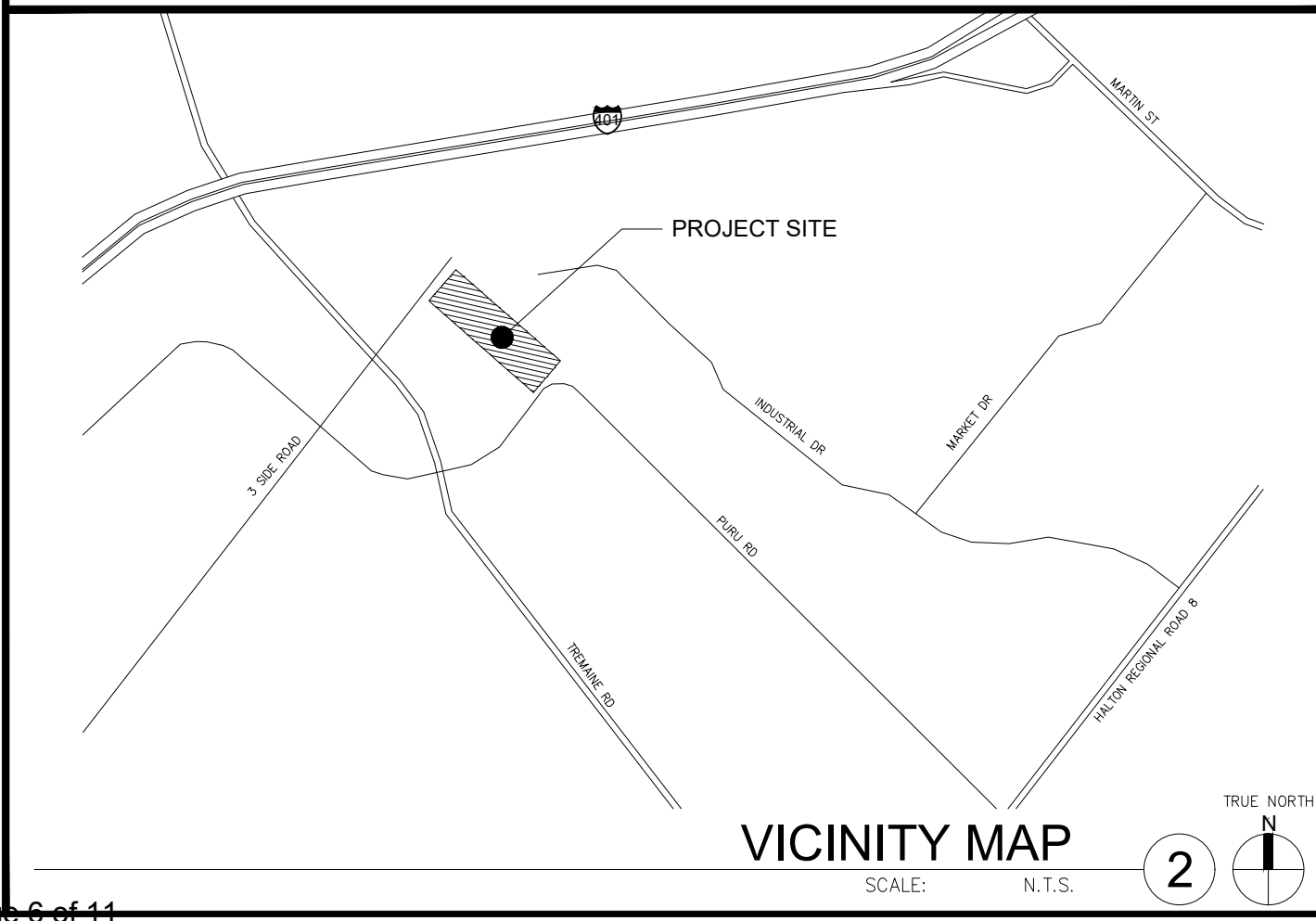
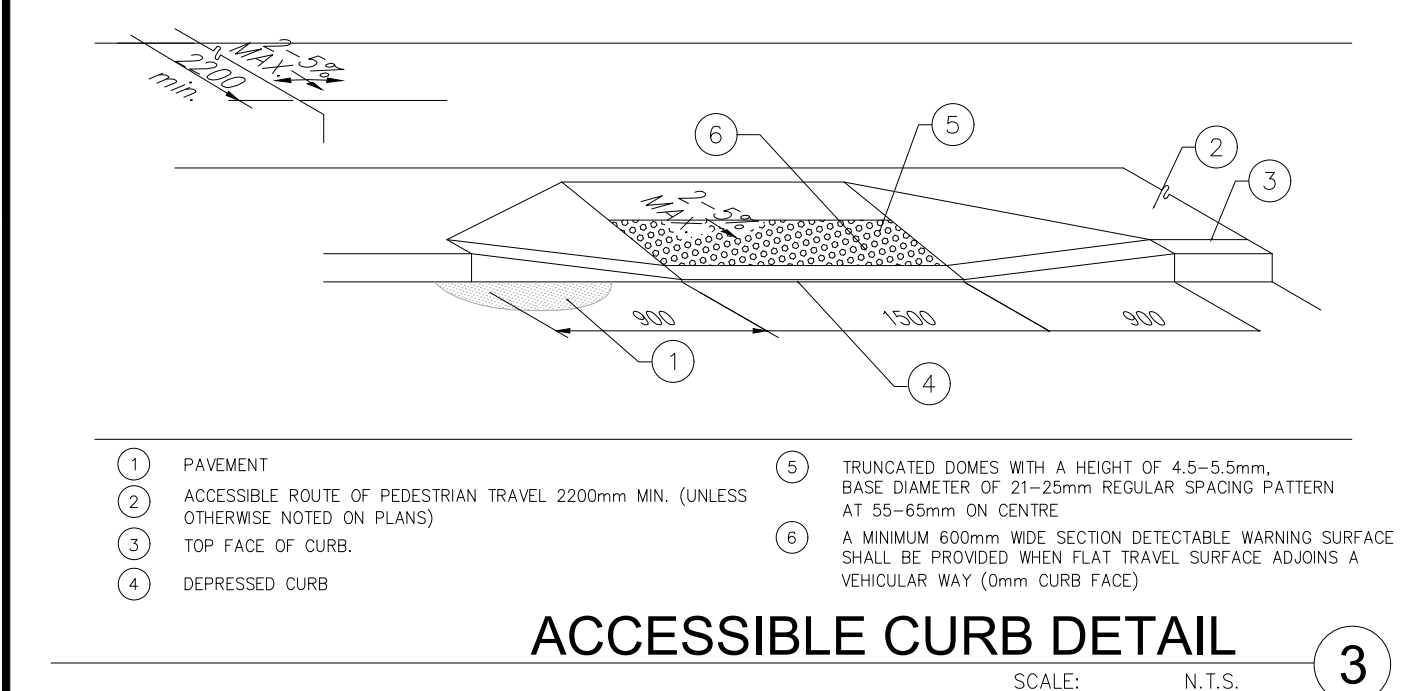
SHEET  
**A100**



OVERALL SITE PLAN  
 SCALE: 1:500

- ### GENERAL NOTES
- PROPERTY LINE
  - TYPICAL 2750mm x 5800mm PARKING STALL, PAINTED PARKING STRIPING
  - 150mm WIDE CURB TYPICAL
  - TYPICAL A ACCESSIBLE PARKING STALL, PAINTED PARKING STRIPING, 3400mm WIDE AND SIGNAGE IDENTIFYING "VAN ACCESSIBLE" AS PER AODA STANDARDS
  - TYPICAL B ACCESSIBLE PARKING STALL, PAINTED PARKING STRIPING, 2750mm WIDE AS PER AODA STANDARDS
  - 1500mm WIDE PAINTED ACCESS AISLE AS PER AODA STANDARDS
  - FIRE DEPARTMENT CONNECTION / SIAMISE
  - 5.0m X 5.0m DAYLIGHTING TRIANGLE
  - PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD AND BOLLARDS
  - LANDSCAPE AREA - SEE LANDSCAPE DWGS.
  - CUBE TRUCK LOADING SPACE - L.S. (MIN. 7.62m X 3.5m)
  - FIRE ACCESS ROUTE W/ 12.5M TURNING RADIUS
  - RESERVED
  - PROPOSED FIRE ROUTE SIGN LOCATION
  - PROPOSED BICYCLE STORAGE CONFORMING TO TOWN OF MILTON STANDARDS
  - RESERVED
  - HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
  - PAINTED CROSSWALK STRIPING AS PER CITY STANDARDS
  - ACCESSIBLE CURB RAMP AS PER DETAIL
  - PROPOSED AMENITY AREA
  - PROPOSED PRINCIPLE ENTRANCE
  - PROPOSED MECHANICAL ROOM
  - PROPOSED ELECTRICAL ROOM
  - PROPOSED GARBAGE ENCLOSURE AS PER LANDSCAPE
  - EXISTING FIRE HYDRANT
  - PROPOSED PEDESTRIAN CONNECTION TO MUNICIPAL SIDEWALK

- ### SITE LEGEND
- |  |   |  |  |
|--|---|--|--|
|  | NEW HEAVY DUTY PAVEMENT (HATCHED)   |  | PAINTED CARPOOL PARKING SPACE SYMBOL                   |
|  | LANDSCAPE AREA  |  | BARRIER FREE PARKING SIGN                              |
|  | DETECTABLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.                                     |  | BARRIER FREE PARKING SIGN WITH VAN TAB                 |
|  | FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS   |  | DRIVE-IN DOOR  |
|  | NEW PROPERTY BOUNDARY   |  | NEW STOP SIGN  |
|  | TRUCK LOADING DOCK DOOR   |  | NEW FIRE ROUTE SIGN                                    |
|  | KNOCK OUT PANEL   |  | GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY |
|  | MAN DOOR ENTRY  |  | LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS       |
|  | EXIT DOOR LOCATION  |  | LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS          |
|  | FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)  |  |  |
|  | PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)                                       |  |  |
|  | EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)                                       |  |  |
|  | 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A11.2 |  |  |
|  | PROPOSED CATCHBASIN REFER TO CIVIL  |  |  |
|  | DENOTES STORM MANHOLE REFER TO CIVIL  |  |  |
|  | DENOTES SANITARY MANHOLE REFER TO CIVIL   |  |  |



### SITE STATISTICS

Provision	Required	Proposed
Zoning Category	M1-Business Park	M1-Business Park
Lot Frontage (Min.) - Along Peru Rd	40.0 m	37.5 m
Lot Area (Min.)	0.80 ha	15,437 m <sup>2</sup>
Gross Floor Area	N/A	5,605 m <sup>2</sup>
Lot Coverage (with Municipal Services)	No maximum	36.31%
Front Yard Setback (Min)	9.0 m	13.5 m
Interior Side Yard Setback (Min)	3.0 m	19.8 m
Exterior Side Yard Setback (Min)	4.5 m	4.5 m
Rear Yard Setback (Min)	9.0 m	29.7 m
Landscape Open Space (min)	10%	13.49%
Number of Parking Spaces (min)	103	154
Number of Accessible Parking Space (min)	5	10
Number of Loading Spaces (min)	3	32
Bicycle Parking (min)	3	16
Building Height (max)	15 m	7.3 m

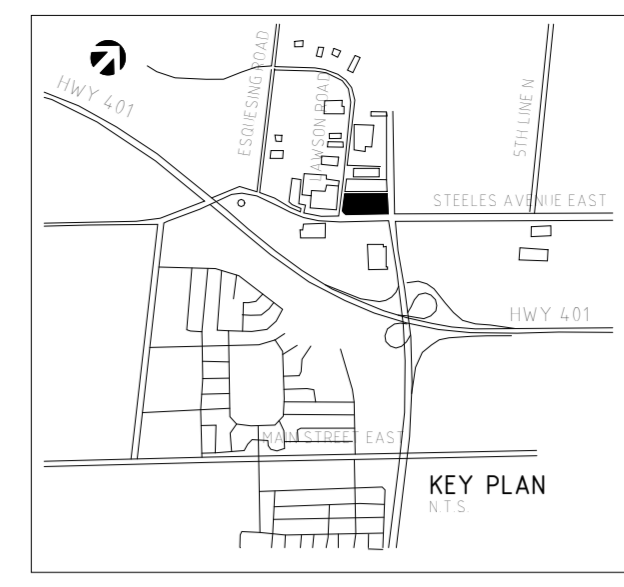
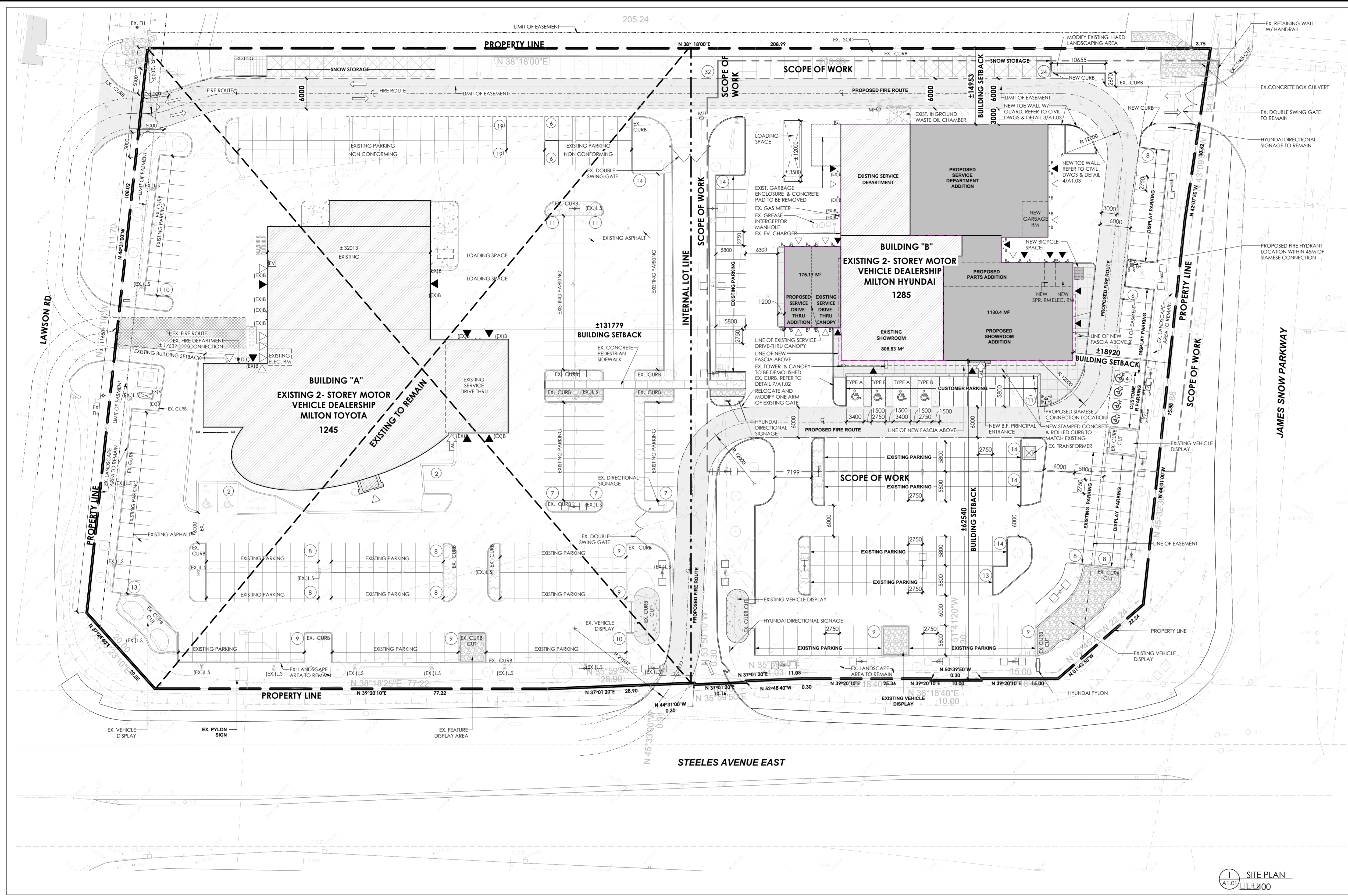
### Industrial Condo Building 1-Zoning Matrix

Provision	Required	Proposed
Gross Floor Area	N/A	3,146 m <sup>2</sup>
Number of Parking Spaces (min)	55	77
Number of Accessible Parking Space (min)		
Type A: 3.4m x 5.8m	2	4
Type B: 2.75 x 5.8m		
Number of Loading Spaces (min)	2	18
Bicycle Parking (min)	2	8
Building Height (max)	15 m	7.3 m

### Industrial Condo Building 2-Zoning Matrix

Provision	Required	Proposed
Gross Floor Area	N/A	2,459 m <sup>2</sup>
Number of Parking Spaces (min)	48	77
Number of Accessible Parking Space (min)		
Type A: 3.4m x 5.8m	3	6
Type B: 2.75 x 5.8m		
Number of Loading Spaces (min)	2	14
Bicycle Parking (min)	1	8
Building Height (max)	15 m	7.3 m

For the first 1000 m<sup>2</sup>: 1 parking space per 30m<sup>2</sup> of gross floor area shall be provided.  
 Any additional gross floor area shall be calculated in addition to the above provision and provided in accordance with the following rates:  
 For gross floor areas between 1001m<sup>2</sup> to 5000m<sup>2</sup> shall provide 1 parking space per 100m<sup>2</sup> of gross floor area



**SITE STATISTICS**

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

**ZONING:** C5 AUTO COMMERCIAL

**LOT AREA:** SUBJECT LOT - EXISTING 257,64.2m<sup>2</sup> ± 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 <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	2197.62 m <sup>2</sup>
				(8.50%)
BUILDING "B"	808.83 m <sup>2</sup>	0.00 m <sup>2</sup>	1307.41 m <sup>2</sup>	2116.24 m <sup>2</sup>
				(8.21%)
<b>TOTAL BUILDING AREA (INCLUDES BLDG "A" AREA)</b>				<b>4313.86 m<sup>2</sup></b>
				<b>(16.74%)</b>

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

BUILDING "B"	EXISTING	DEMOLISHED	PROPOSED	TOTAL
	1187.88 m <sup>2</sup>	0.00 m <sup>2</sup>	1377.50 m <sup>2</sup>	2565.38 m <sup>2</sup>

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

**EXISTING BUILDING "A" REQUIRED PARKING CALCULATION:**

SERVICE (16 BAYS)	39
COMMERCIAL	30
TOTAL REQUIRED PARKING	69
BARRIER FREE PARKING REQUIRED:	2

**EXISTING BUILDING "B" REQUIRED PARKING CALCULATION:**

SERVICE (16 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 <sup>2</sup> )	16
10% AREA REDUCTION (AS PER BY-LAW 016-2014 SECTION 6.3)	16
TOTAL REQUIRED PARKING BLDG B:	89
BARRIER FREE PARKING REQUIRED BLDG B:	6

**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"	BUILDING "B"
187 CONFORMING PARKING SPACES 55 NON CONFORMING PARKING SPACES 2 BARRIER FREE PARKING	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"	TOTAL	LOADING SPACES PROVIDED
2565.38 m <sup>2</sup>	2565.38 m <sup>2</sup>	1

**LOADING SPACES PROVIDED:** (2326 m<sup>2</sup> to 7440 m<sup>2</sup>): 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	ALLOWABLE MINIMUM	PERCENTAGE
3867.90 m <sup>2</sup>	3864.63 m <sup>2</sup>	15.01%
		15.00%

**PAVED AREA:**

TOTAL PAVED AREA	17209.20 m <sup>2</sup>	66.79%
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**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 Poured CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE UNLESS OTHERWISE NOTED.

**PARKING**  
REQUIRED PARKING STALL AND TRAFFIC ASIDE 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

**LOADING SPACES PROVIDED:** (2326 m<sup>2</sup> to 7440 m<sup>2</sup>): 2 LOADING SPACES REQUIRED

**BICYCLE PARKING PROVIDED:** 3 BICYCLE SPACES

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

ACTUAL TOTAL	ALLOWABLE MINIMUM	PERCENTAGE
3867.90 m <sup>2</sup>	3864.63 m <sup>2</sup>	15.01%
		15.00%

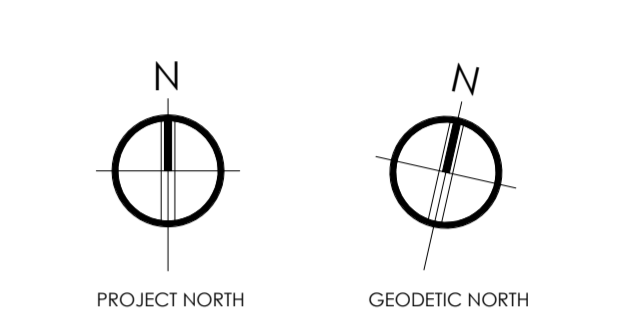
**PAVED AREA:**

TOTAL PAVED AREA	17209.20 m <sup>2</sup>	66.79%
------------------	-------------------------	--------

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



**OWNER INFORMATION**

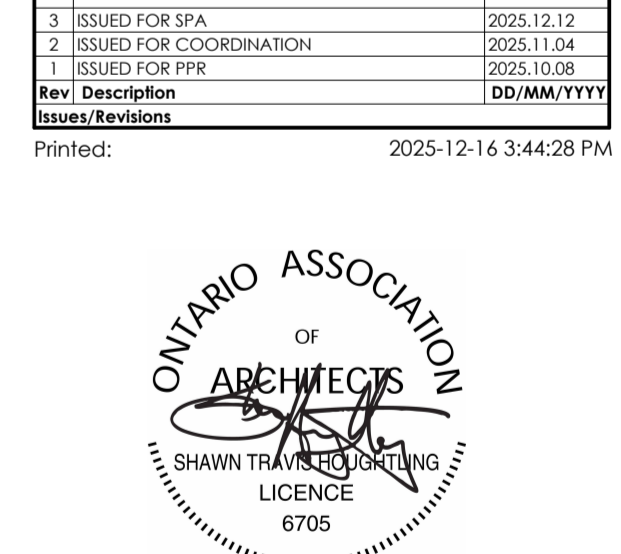
NAME: W.J.G. Steeles Ltd.  
ADDRESS: 1245 STEELES AVE EAST  
MILTON, ON L9T 0K2  
PHONE No: 905.875.1700

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

Printed: 2025-12-16 3:44:28 PM

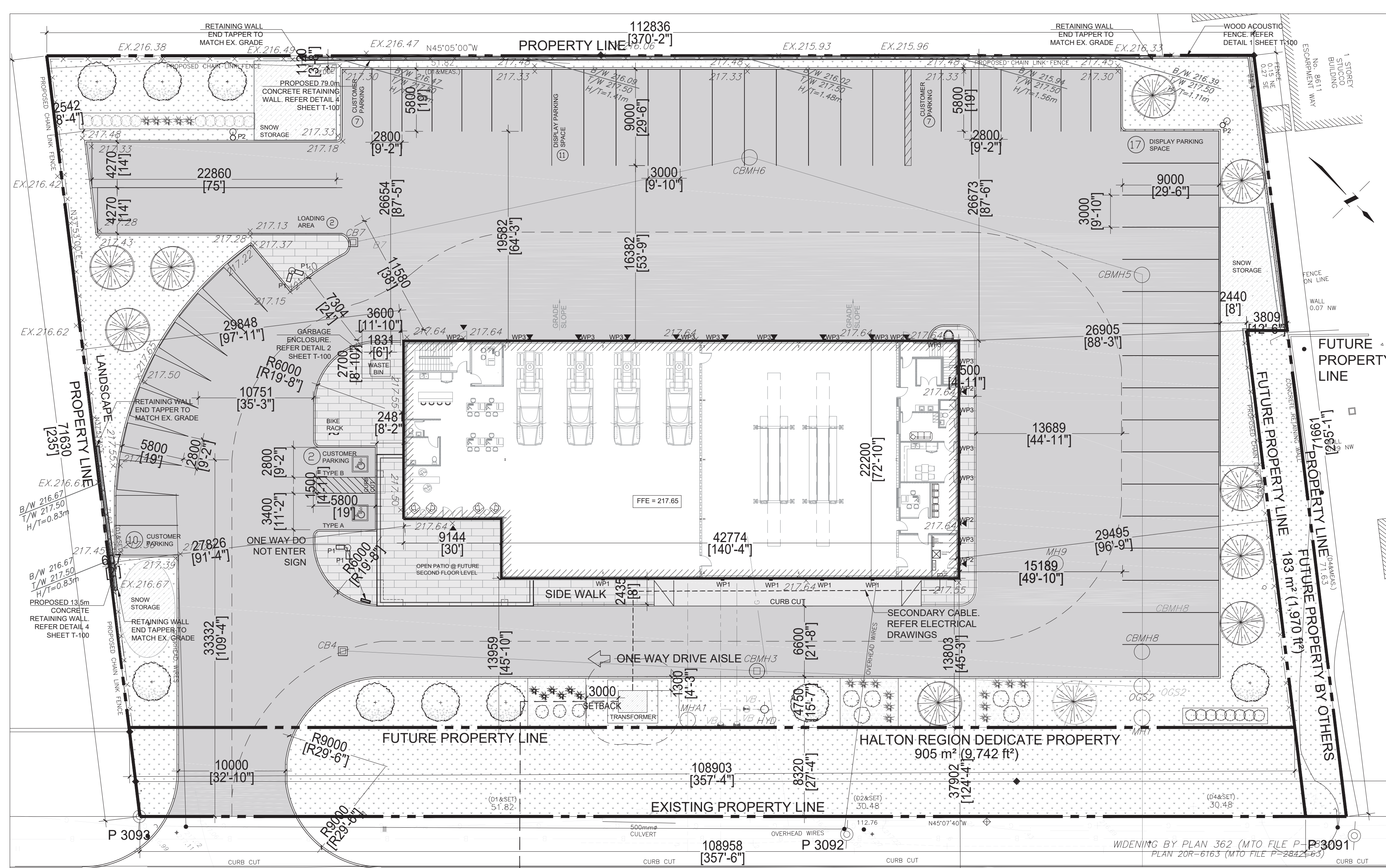


**RH CARTER ARCHITECTS**  
3250 Bloor St. West, Suite 400, Toronto, Ontario M8X 2X9  
P: 1.416.233.5593 F: 416.233.5585 www.rhcarter.com

**MILTON HYUNDAI RENOVIATION + EXTENSION**  
1285 STEELES AVE. EAST  
MILTON, ON

**SITE PLAN**

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



**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> )
MECHANICAL 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

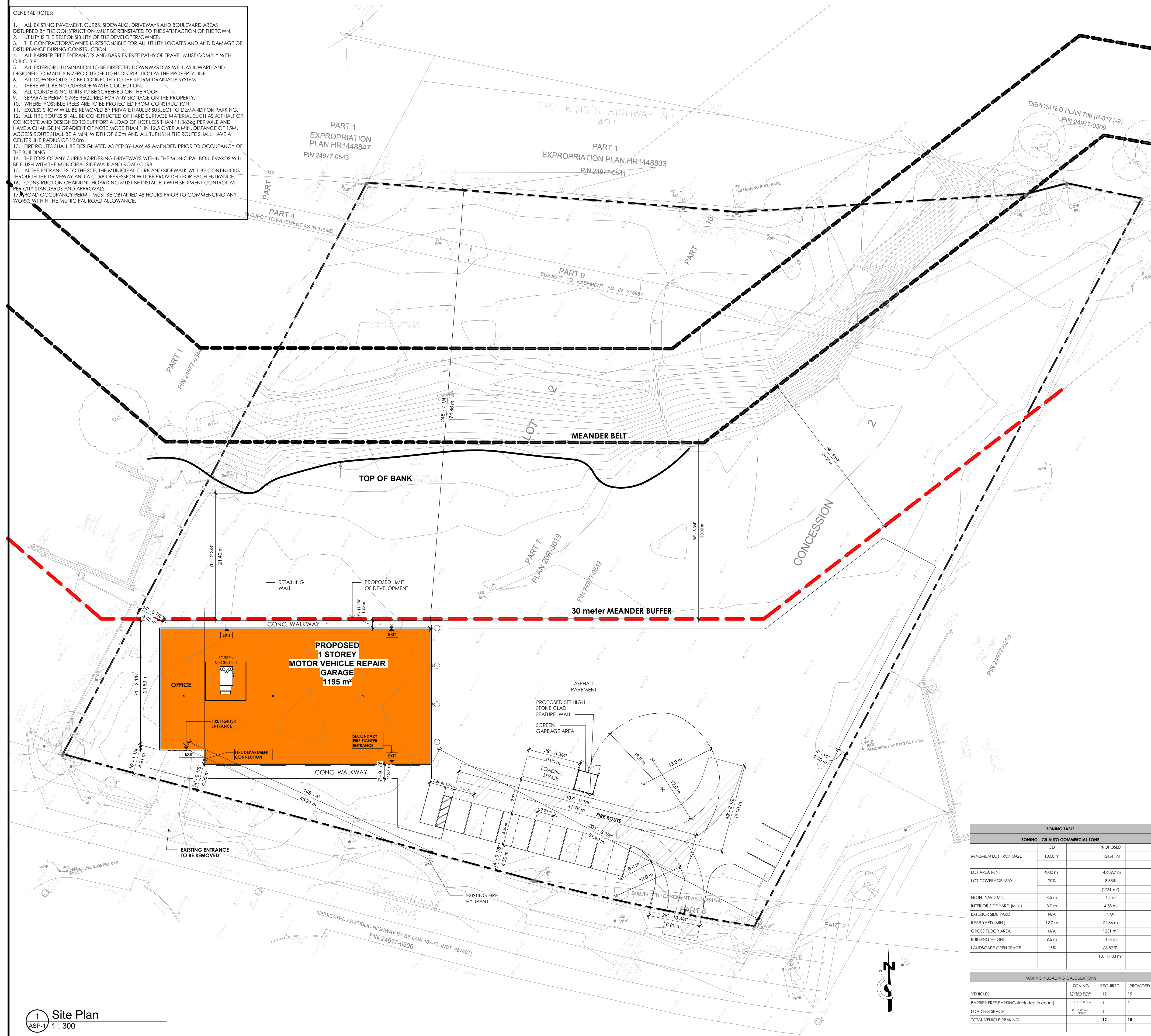
REQUIRED (1.5m) AND PROPOSED YARD SETBACKS:  
 FRONT YARD: REQUIRED 9.0m, PROPOSED 13.80m  
 INTERIOR SIDE YARD: REQUIRED 1.5m, PROPOSED 26.91m  
 REAR YARD: REQUIRED 12.0m, PROPOSED 26.65m

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

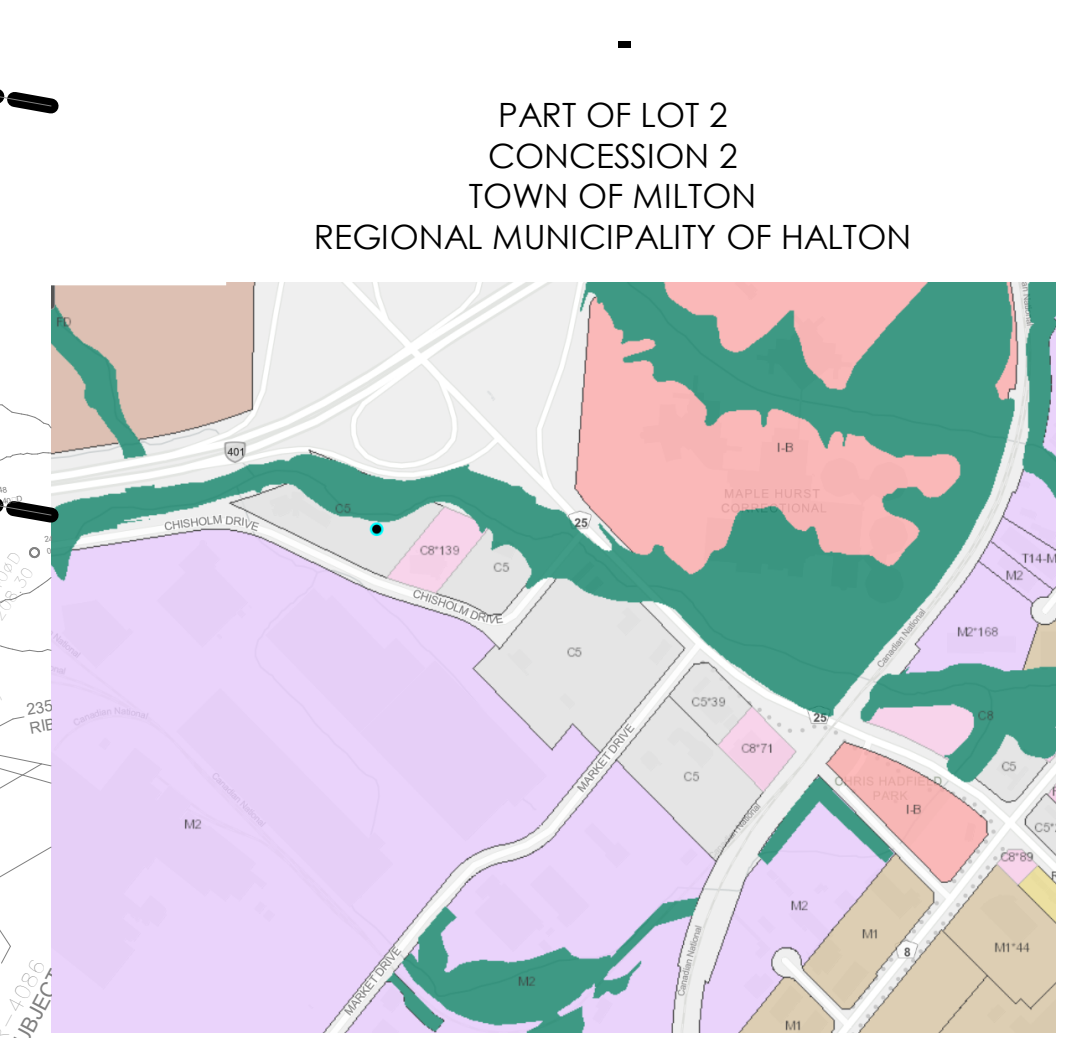
LANDSCAPED BUFFER: REQUIRED (4.5m), PROPOSED (4.75m).

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	

- GENERAL NOTES:
1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
  2. UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
  3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
  4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
  5. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
  6. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
  7. THERE WILL BE NO CURBSIDE WASTE COLLECTION.
  8. ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF.
  9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
  10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
  11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
  12. ALL FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOTE MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0m AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0m.
  13. FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
  14. THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
  15. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
  16. CONSTRUCTION CHAINLINK HOARDING MUST BE INSTALLED WITH SEDIMENT CONTROL AS PER CITY STANDARDS AND APPROVALS.
  17. ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.



SITE PLAN APPLICATION NO.



REFER TO GRADING & SERVICING PLAN PREPARED BY LUBAN ENGINEERING LTD.

REFER TO LANDSCAPE PLAN PREPARED BY ABOUD & ASSOCIATES LTD.

LAND USE	DRIVEWAY DIMENSIONS	
	WIDTH m	RADIUS m
Light Industrial, Commercial, and Apartment	One-Way	Two-Way
	min. 1.00m	min. 1.50m
Heavy Industrial	One-Way	Two-Way
	min. 4.5	min. 7.2
	min. 4.5	min. 12.0
	min. 9.0	min. 15.0
	min. 9.0	min. 15.0

DETAIL A: Cross-section of driveway entrance showing sidewalk, curb, and subgrade.

PLAN: Top-down view of driveway entrance showing curb, sidewalk, and boulevard.

NOTES: A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2009 [Rev 1] OPSD 350.010

URBAN INDUSTRIAL, COMMERCIAL, AND APARTMENT ENTRANCES

PERSPECTIVE VIEW: 3D rendering of the silt fence barrier.

PLAN: 2D plan view of the silt fence barrier showing dimensions and flow direction.

SECTION A-A: Cross-section of the silt fence barrier showing geotextile, stake, and original ground.

JOINT DETAIL: Detail view of the joint between two sections of the silt fence barrier.

NOTE: A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 [Rev 2] OPSD 219.110

LIGHT-DUTY SILT FENCE BARRIER

ZONING TABLE		
ZONING - CS AUTO COMMERCIAL ZONE		
CD	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	100.0 m	121.41 m
LOT AREA MIN.	4200 m²	14,689.7 m²
LOT COVERAGE MAX.	20%	8.38%
		(1231 m²)
FRONT YARD MIN.	4.5 m	4.5 m
INTERIOR SIDE YARD (MIN.)	3.0 m	4.58 m
EXTERIOR SIDE YARD	N/A	N/A
REAR YARD (MIN.)	12.0 m	74.86 m
GROSS FLOOR AREA	N/A	1231 m²
BUILDING HEIGHT	9.5 m	10.8 m
LANDSCAPE OPEN SPACE	15%	68.87 %
		10,117.08 m²

PARKING / LOADING CALCULATIONS		
VEHICLES	REQUIRED	PROVIDED
VEHICLES	12	15
BARRIER FREE PARKING (included in count)	1	1
LOADING SPACE	1	1
TOTAL VEHICLE PARKING	12	15

PROJECT NAME  
**141 Chisholm Dr.**

PROJECT ADDRESS  
141 Chisholm Dr.  
MILTON ON

CLIENT  
**786 GROUP INC.**



CONSULTANTS:

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ARCHITECT SEAL:

Project number 25016  
Date 12/17/2025  
Drawn by ASB  
Checked by KDI  
Scale As indicated

REVISIONS

No.	Description	Date

SITE PLAN

**ASP-1**

141 Chisholm Dr.



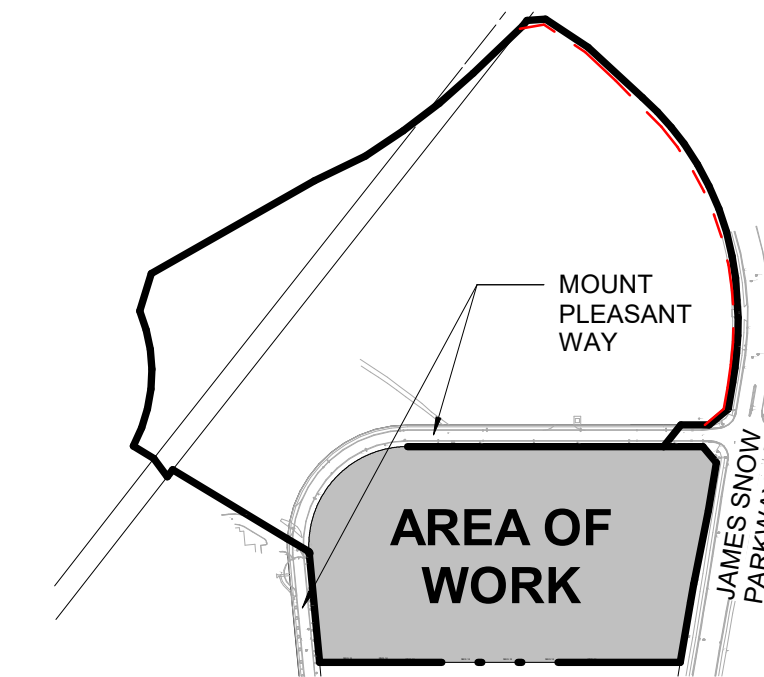
# SITE PLAN AND BUILDING STATISTICS

**CURRENT ZONING:** M2  
**BY-LAW:** TOWN OF MILTON (016-2014) - HUSP URBAN AREA  
**SITE STATISTICS**  
 ORIGINAL LOT AREA: +/- 69,992.36 M<sup>2</sup>  
 LOT AREA AFTER ROAD WIDENING: +/- 69,817.71 M<sup>2</sup>  
 BUILDING A GFA: 237,191.16 FT<sup>2</sup> / 22,035.78 M<sup>2</sup>  
 BUILDING B GFA: 5616.72 FT<sup>2</sup> / 521.81 M<sup>2</sup>  
 BUILDING C GFA: 449.72 FT<sup>2</sup> / 41.78 M<sup>2</sup>  
 LOT FRONTAGE: (MIN. 40 M)  
 BUILDING HEIGHT (MAX. 18.5M: 13.1.1.328)  
 BUILDING A: 14.59 M  
 BUILDING B: 7.98 M  
 BUILDING C: 3.2 M  
 LOT COVERAGE (NO MAX. W/ SERVICING: TABLE 8B) +/-32.37%  
**LANDSCAPE**  
 LANDSCAPE AREA: **REQUIRED** 5% (TABLE 8B) **PROPOSED** (17,977.2 SM) +/- 25.7%  
 PLANTING STRIP WIDTH (ABUTTING JAMES SNOW PARKWAY) 4.5 M YES

BUILDING HEIGHT & SETBACKS (TABLE 8B)	REQUIRED	PROPOSED
FRONT YARD		
BUILDING A SETBACK	9 M	69.05 M
BUILDING B SETBACK	9 M	315.45 M
BUILDING C SETBACK	9 M	287.97 M
SIDE YARD		
EXT. BUILDING A SETBACK	9 M	44.11 M
EXT. BUILDING B SETBACK	9 M	98.45 M
EXT. BUILDING C SETBACK	9 M	178.35 M
INT. BUILDING A SETBACK	3 M	46.95 M
INT. BUILDING B SETBACK	3 M	74.18 M
INT. BUILDING C SETBACK	3 M	17.01 M
REAR YARD		
BUILDING A SETBACK	12 M	69.75 M
BUILDING B SETBACK	12 M	15 M
BUILDING C SETBACK	12 M	37.38 M

PARKING REQUIREMENTS	REQUIRED	PROPOSED
<b>PARKING SPACE SIZES</b>		
STANDARD SIZE (SECTION 5)	2.75 X 5.8 M	YES
aisle width (TABLE 5B)	6.0 M	YES
FIRE TRUCK ENTRANCE WIDTH	9.0 M	12 M
<b>PARKING REQUIREMENTS WAREHOUSE FOR THE FIRST 1000 SM:</b>		
1 PER 30 SM. FOR > 5000 SM AREA:	125 SPACES	
+ 1 PER 200 SM (TABLE 5G)		
<b>OFFICE: 1 PER 30 SM (TABLE 5G)</b>	89 SPACES	
<b>TOTAL</b>	214 SPACES	389 SPACES
<b>BARRIER FREE PARKING AODA STANDARDS:</b>		
FOR 201 TO 100 SPACES:	6 SPACES	6 SPACES
+ 2% OF PARKING		
<b>LOADING REQUIREMENTS (TABLE 5J) &gt; 7441 M<sup>2</sup>: 3+1 FOR EACH ADDITIONAL 9300 M<sup>2</sup></b>	5 SPACES	11 SPACES
<b>TRAILER PARKING</b>		5 SPACES

# CAMPUS KEY PLAN



**powers brown architecture**  
 411 Richmond Street E  
 Suite 206  
 Toronto, Ontario M5A 3S5  
 647.931.9787  
 www.powersbrown.com

**PROJECT TITLE**  
**PROJECT ROCKY ROOSTER**  
 MOUNT PLEASANT WAY & JAMES SNOW PARKWAY  
 MILTON, ON.  
 A PROJECT FOR  
**BROCCOLINI REAL ESTATE GROUP**

**PLAN LEGEND**

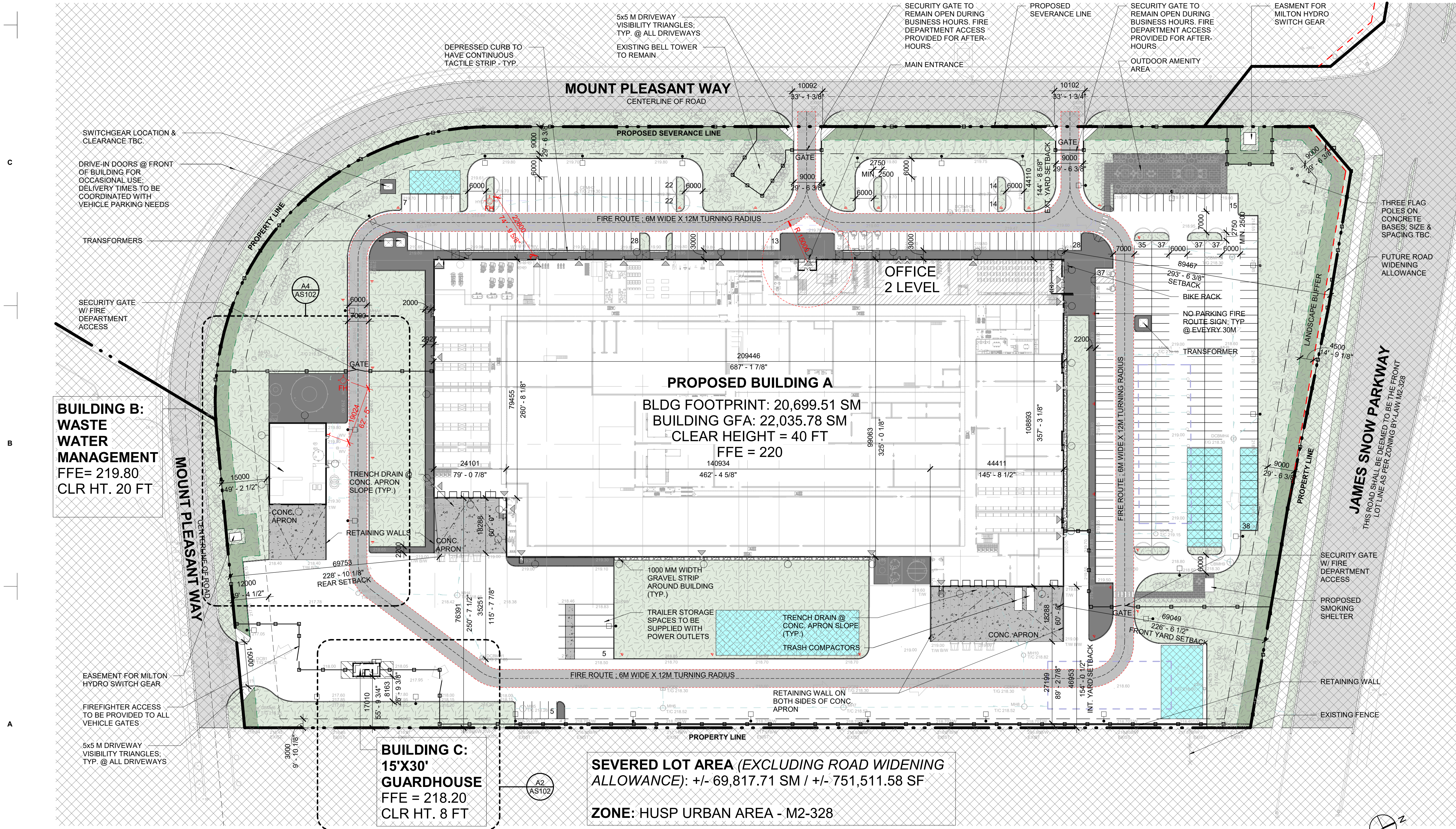
- LANDSCAPED AREA
- PROPOSED CONCRETE APRON
- DESIGNATED FIRE ACCESS LANE - MINIMUM 6M
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- SNOW STORAGE
- PROPOSED INTERIOR OFFICE SPACE
- 5M X 5M DAYLIGHT TRIANGLES
- FIRE ROUTE SIGN
- SIAMENSE CONNECTION
- PROPOSED FENCE
- PROPERTY LINE
- ROAD WIDENING EASEMENT
- LANDSCAPE SETBACK
- NOT IN SCOPE

3400 TYP, 1500 TYP, 2750 TYP, 2750 TYP  
 ACCESSIBLE, TYPE A (VAN), TYPE B, 5600 TYP, 5600 TYP

DATE	REVISION
2026-03-25	Issued for SPA

PROJECT NO: 255034  
 DRAWN BY: NM  
 CHECKED BY: AS  
**SHEET NAME**  
**OVERALL SITE PLAN - PHASE 1**  
 1

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS  
 AMANDA ALVARO SANABRIA  
 LICENCE 7712  
 2026-03-25  
**SHEET NUMBER**  
**AS101**



OVERALL SITE PLAN - PHASE 1

SCALE: 1:700

Autodesk Docs://255034\_Broccolini/Project Rocky Rooster Maple Lodge Milton\_C&S\_R25.vt 2026-03-30 2:45:01 PM