

KEY PLAN

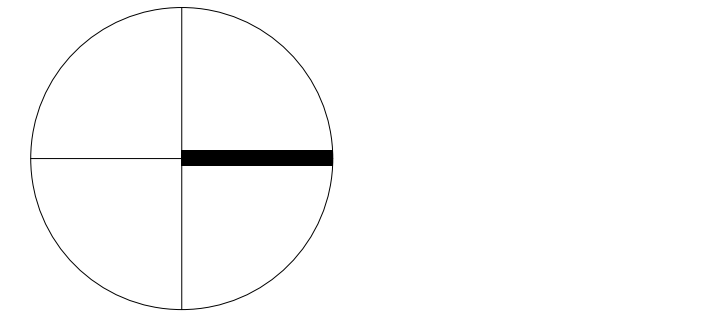
SURVEY INFO FROM:
 PLAN OF SURVEY OF LOT 52
 REGISTRARS COMPILED PLAN 10328
 TOWN OF AURORA

BY: TONY STAUŠKAS SURVEYING INC.
 TONY STAUŠKAS, O.L.S.
 AUGUST 13, 2019

FOR INFORMATION EXCHANGE
 11/5/2024 4:12:43 PM

2	REV. & ISSUED FOR PLANNING APPROVAL	May 10, 2023
1	ISSUED FOR PLANNING APPROVAL	Mar. 29, 2022
NO.	ISSUANCE	DATE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.

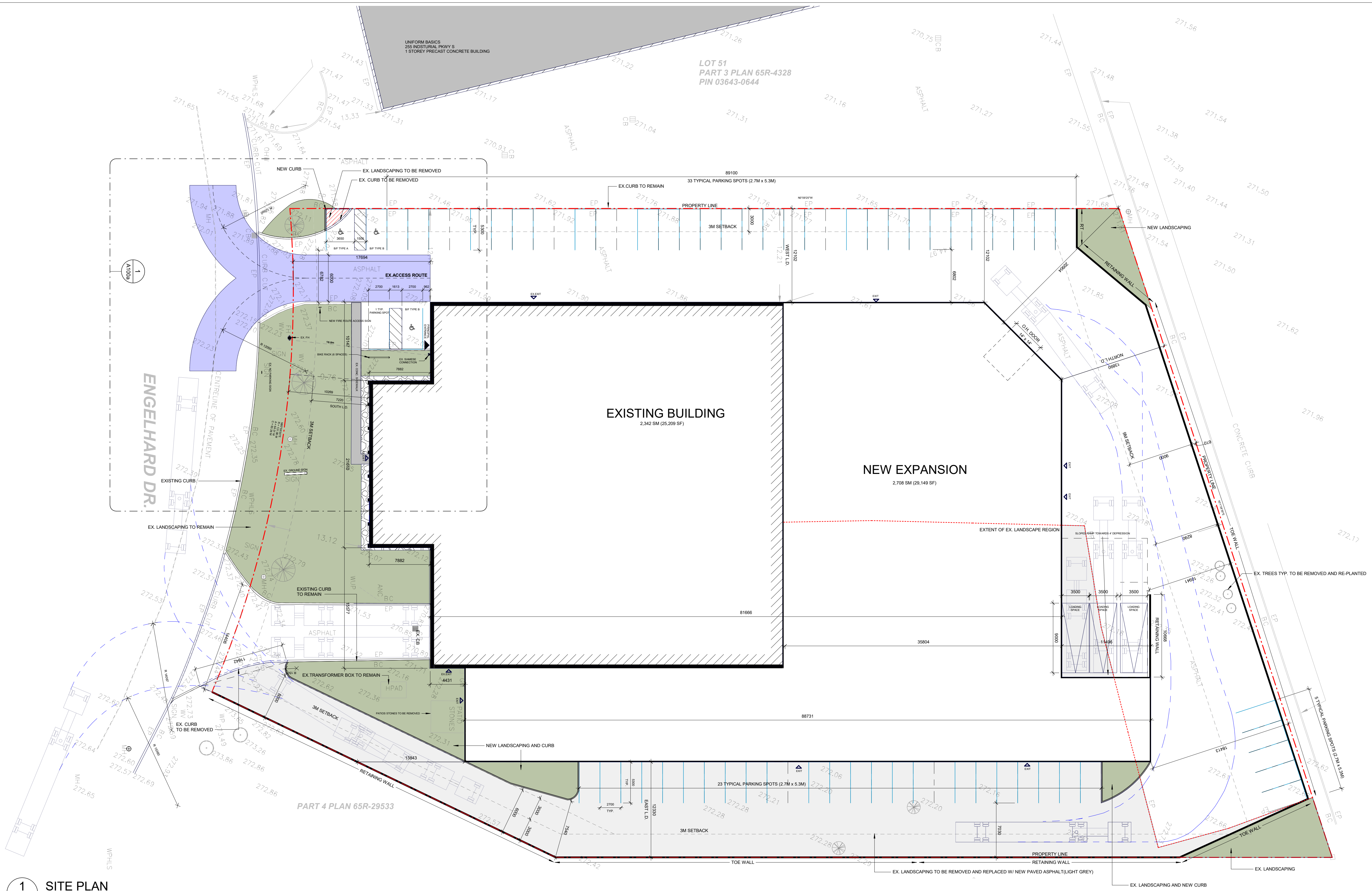


PLANT EXPANSION
TREASURE MILLS
 90 ENGELHARD DRIVE, AURORA, ON L4G 3V2

SITE PLAN

SCALE	As indicated	PROJECT NUMBER	201927
DATE	11/5/2024 4:12:43 PM	CHECKED	REV
DRAWN	SP	SHEET	REVISION

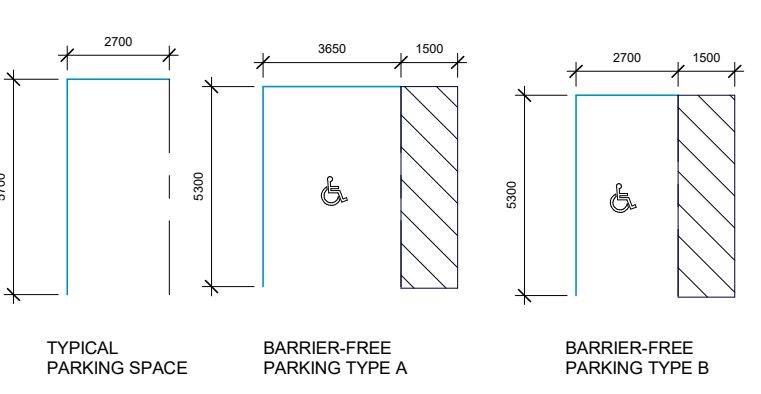
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1 SITE PLAN
 1: 250

SITE STATISTICS

PARKING LEGEND



1. GENERAL INFORMATION

MUNICIPAL ADDRESS: 90 ENGELHARD DRIVE
 LOTS 52 AND 53
 RCP 10328 AURORA, EXCEPT PART
 LOT 54 RCP 10328, PART 1, 65R-38706
 TOWN OF AURORA
 ZONING: E2 - GENERAL EMPLOYMENT

2. COVERAGE

LOT AREA	10,037 sqm
BUILDING AREA EXISTING	2,342 sqm
EXPANSION	2,708 sqm
TOTAL	5,050 sqm
LOT COVERAGE	50.3%
LOT FRONTAGE	66.7m

3. SETBACKS

SETBACKS	REQ.	PROVIDED
FRONT (SOUTH):	3.0m	10.0m
SIDE (WEST):	3.0m	12.3m
SIDE (EAST):	3.0m	6.0m
REAR (NORTH):	9.0m	13.9m

4. BUILDING STATISTICS

NUMBER OF STOREYS	2 STOREY (INCL. MEZZ.)
BUILDING HEIGHT	MAX 9.1m
BUILDING USE	GFA
EX. BUILDING	2,342 sqm
WAREHOUSE	1,803 sqm
PRODUCTION AREA	862 sqm
OFFICE MEZZANINE	195 sqm
MECHANICAL, MEZZANINE	713 sqm
TOTAL	5,915 sqm

5. PARKING

PARKING PROVIDED:
 INDUSTRIAL USES (UNLESS OTHERWISE SPECIFIED):
 GFA OF 5,601m² OR GREATER - 1.0 SPACES/100 m² OF GFA.
 BARRIER-FREE PARKING REQ. - 4% OF TOTAL PARKING SPACE PROVIDED.

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BUILDING HEIGHT	MAX 9.1m
BUILDING USE	GFA
EX. BUILDING	2,342 sqm
WAREHOUSE	1,803 sqm
PRODUCTION AREA	862 sqm
OFFICE MEZZANINE	195 sqm
MECHANICAL, MEZZANINE	713 sqm
TOTAL	5,915 sqm

6. LOADING

LOADING SPACE REQUIRED:
 INDUSTRIAL USES (UNLESS OTHERWISE SPECIFIED):
 GFA OF 5,601m² OR GREATER - 1.0 SPACES/100 m² OF GFA.
 BARRIER-FREE PARKING REQ. - 4% OF TOTAL PARKING SPACE PROVIDED.

LOADING SPACE PROVIDED:	62 SPACES
EXISTING	3 SPACES
NEW	59 SPACES
TOTAL	62 SPACES

7. OBC CLASSIFICATION (2012)

WAREHOUSE/PLANT (F2) 3.2.2.70 SPRINKLERED
 No. OF FACING STREETS: 1

8. LANDSCAPING

LANDSCAPED AREA:	870m ² (8.7% of LOT)
LANDSCAPING STRIPS NOT REQ.	
NEW AREA TO BE PAVED:	2128m ² (21.2% of LOT)
EX. PAVED AREA	2053m ² (20.5% of LOT)
TOTAL PAVED AREA	4181m ² (41.8% of LOT)