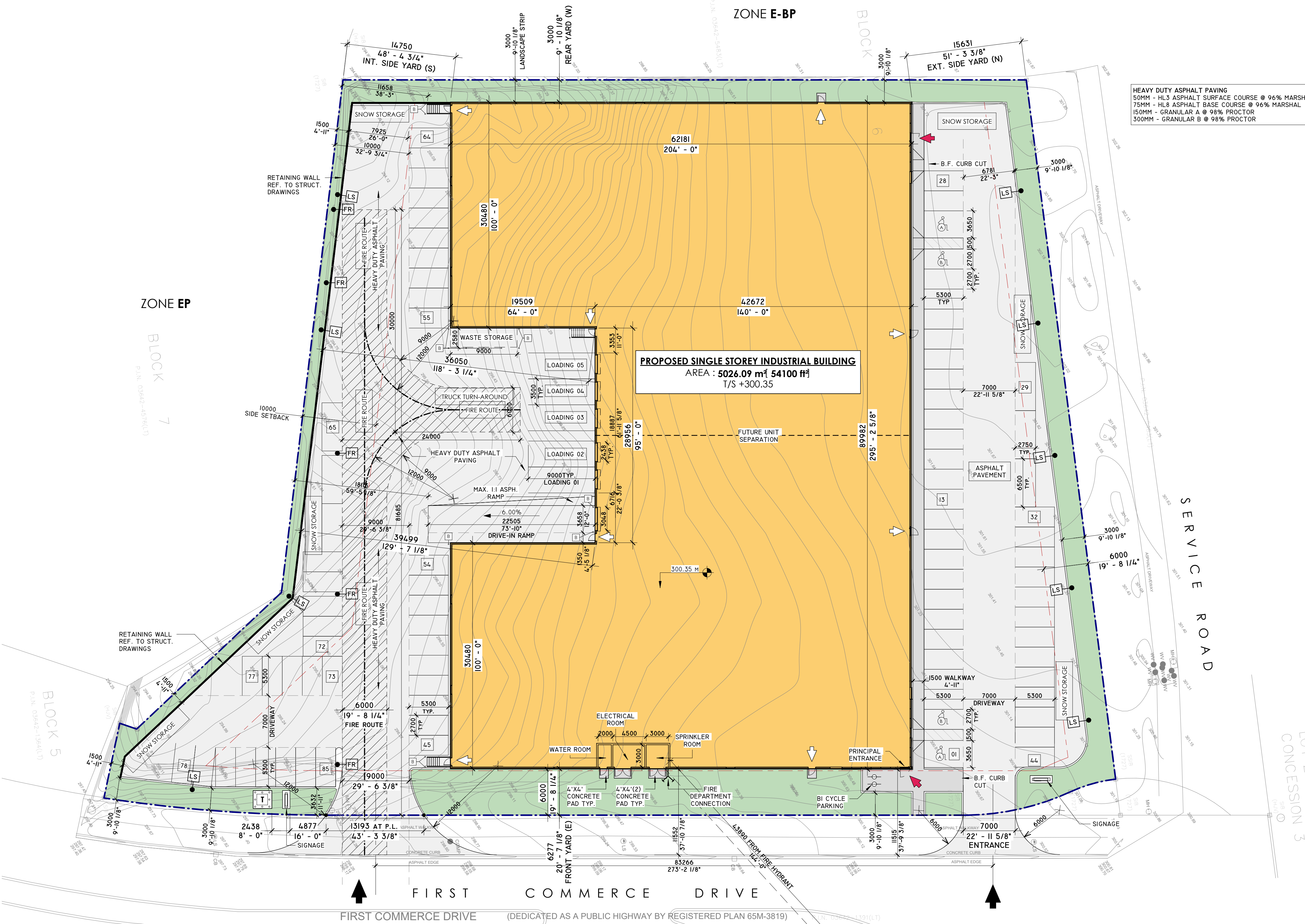


SITE PLAN - INDUSTRIAL

1 : 300



HEAVY DUTY ASPHALT PAVING
50MM - HL3 ASPHALT SURFACE COURSE @ 96% MARSHAL
75MM - HL3 ASPHALT BASE COURSE @ 96% MARSHAL
150MM - GRANULAR A @ 98% PROCTOR
300MM - GRANULAR B @ 98% PROCTOR

ZONING STATS - E-BP [BUSINESS PARK]			
	MIN REQUIREMENT	PROVIDED	MV REQ
LOT AREA	0.8 ha [8000 SQM]	1.06 ha [10692]	NO
LOT FRONTAGE	30.0m	194.39m	NO
FRONT YARD	6.0m	6.27m	NO
REAR YARD	3.0m	3.0m	NO
INTERIOR SIDE YARD	10.0m	14.75m	NO
EXTERIOR SIDE YARD	6.0m	15.75m	NO
HEIGHT (MAX)	13.5m	13.5m	NO
LOT COVERAGE (MAX)	50%	47.00%	NO
PARKING SPACES	85 SPACES	85 SPACES	NO

SITE STATISTICS - A			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	5026.09 m ²	54100 ft ²	47.00%
INDUSTRIAL BUILDING	5026.09 m ²	54100 ft ²	47.00%
HARDSCAPE			
PAVEMENT - S	2588.59 m ²	27863 ft ²	24.21%
PAVEMENT - N	1530.39 m ²	16473 ft ²	14.31%
WASTE STORAGE	33.60 m ²	362 ft ²	0.31%
SIDEWALK AND CURB	204.27 m ²	2199 ft ²	1.91%
LANDSCAPE	436.65 m ²	46997 ft ²	40.75%
LAWN	865.72 m ²	9319 ft ²	8.10%
LAWN - E	444.22 m ²	4782 ft ²	4.15%
	1309.94 m ²	14100 ft ²	12.25%
	10692.88 m ²	115097 ft ²	100.00%

BUILDING STATS	
TOTAL GROSS FLOOR AREA	5026.09 m ²
BUILDING HEIGHT	12.76 m
NUMBER OF STORIES	SINGLE STOREY BUILDING

PARKING STATS	
REQUIREMENT Industrial uses within Business Park Zone	2.0 per 100 m ² for first 3,000 m ² GFA, plus 1.0 per 100 m ² for next 3,000 m ² GFA, plus 0.5 spaces per 100 m ² of remaining GFA
BARRIER FREE REQUIREMENT 13-100 SPACES	4% of the total number of Parking Spaces provided in the Parking Area
TYPE A 3650X5300 TYPE B 2700X5300	3000 sm / 100'2=60 2063 sm / 100'1=21 4820 sm = 81 SPACES
	4% of the total number of Parking Spaces provided in the Parking Area 81*4% = 4 SPACES (Additional)
GRAND TOTAL 85 SPACES REQUIRED	
PARKING PROVIDED	
ACCESSIBLE - TYPE A	3650 x 5300 2
ACCESSIBLE - TYPE B	2700 x 5300 2
PARALLEL PARKING SPACES	6500 x 2750 6
STANDARD PARKING SPACES	2700 x 5300 75
	85

SITE LEGEND

	PROPOSED BUILDING		PAVERS
	LANDSCAPE		MULCH / WOOD CHIPS
	ASPHALT DRIVEWAY		PAINTED ROAD LINES
	CONCRETE SIDEWALK		WOOD DECKING
	RETAINING WALL		6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
	SIAMESE CONNECTION		MANHOLE
	LIGHT STANDARD		CATCHBASIN
	PROPOSED FIRE HYDRANT		FIRE ROUTE SIGN
	NO PARKING SIGN FOR FIRE ROUTE, IN ACCORDANCE WITH THE CITY SIGN BY-LAW AND OBC		BOLLARD
	DEPRESSED CURB		PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
	SETBACKS		MAIN ENTRANCE
	PROPERTY LINE		SECONDARY ENTRANCE
	HANDICAP PARKING		EXITS
	WASTE STORAGE		EV CHARGING STATION
	FIRE DEPARTMENT CONNECTION		SALT STORAGE BIN
			BICYCLE PARKING

NOTES:

THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DE-WATERING.

ALL TREE PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORTS, APPROVED BY CITY; PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT.

STAFF HAS REVIEWED THE APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION, IF ANY PARTY, INCLUDING THE APPLICANT ARE ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF THE LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION. DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.

REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.

BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND THE EXTERIOR BUILDING MATERIALS.

PROPOSED FIRE ROUTE SHALL PROVIDE LOAD SUPPORT SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/CSA-656, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

No.	Description	Date
8	ISSUED FOR SPA	2026.06.12
7	ISSUED FOR SPA PRE CONSULT	2026.03.27
6	FOR CLIENT REVIEW	2026.03.23
5	REV. FOR MV	2025.01.07
4	ISSUED FOR MV	2025.12.24
3	REV. FOR PZR	2025.11.24
2	ISSUED FOR PZR	2025.11.18
1	FOR CLIENT REVIEW	2025.11.13

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

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CSPACE ARCHITECTURE

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NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTOPHER CLARKE PRETTO
6706

PROJECT
INDUSTRIAL BUILDING
300 FIRST COMMERCE DRIVE

DRAWING TITLE
SITE PLAN

SCALE
As indicated

PROJECT NO.
25-2140

DRAWN BY
SE

APPROVED
CCP

DATE-YMD
26.06.24

DRAWING NO.

A101