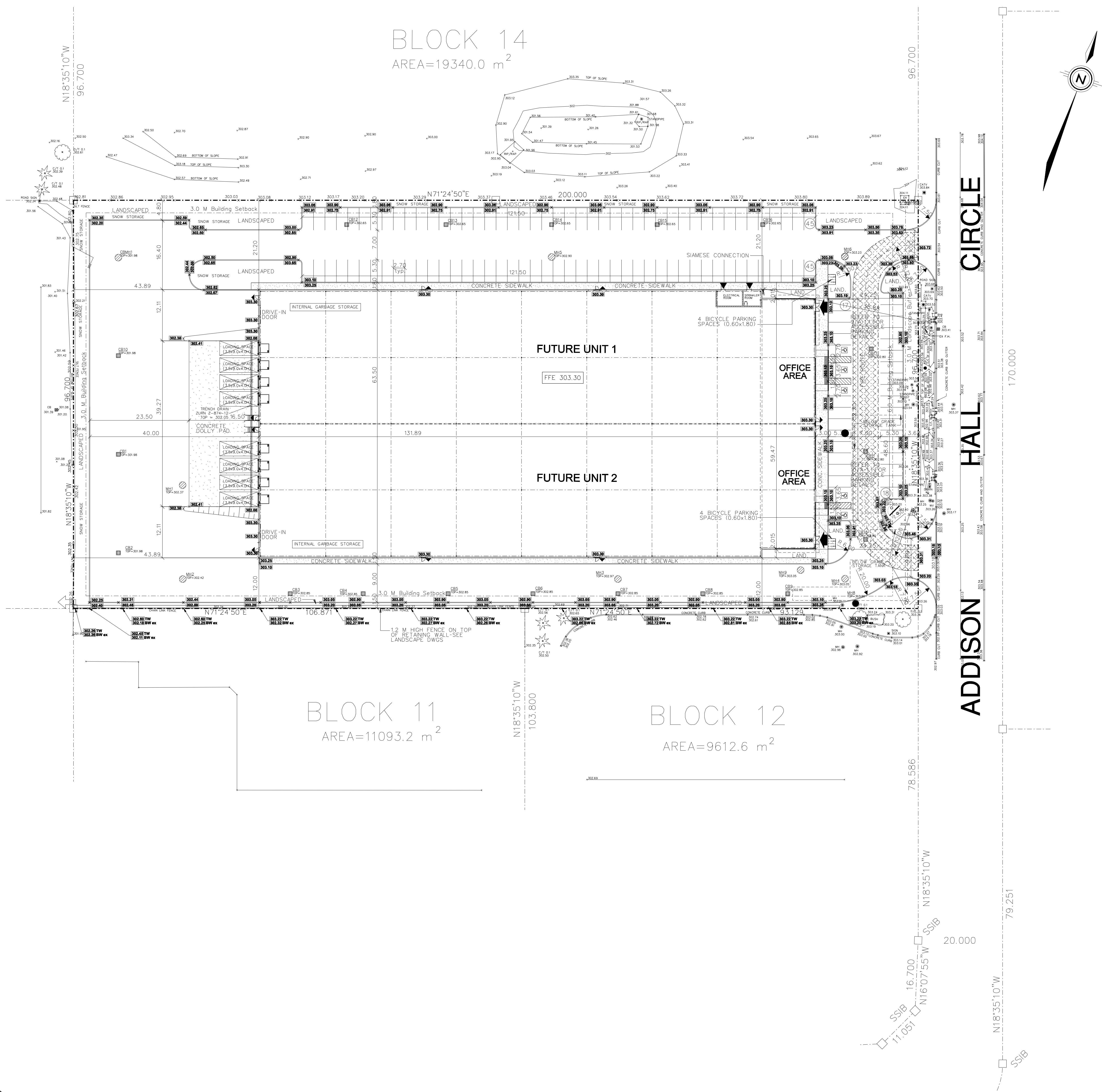


LEGEND

MAN ENTRANCE	CATCH BASIN
ENTRANCE	H.P. HYDRO POLE
EXIT	MANHOLE
SERVICE	FIRE HYDRANT
EXISTING ELEVATION	L.S. LIGHT STANDARD
PROPOSED ELEVATION	ACCESSIBLE PARKING

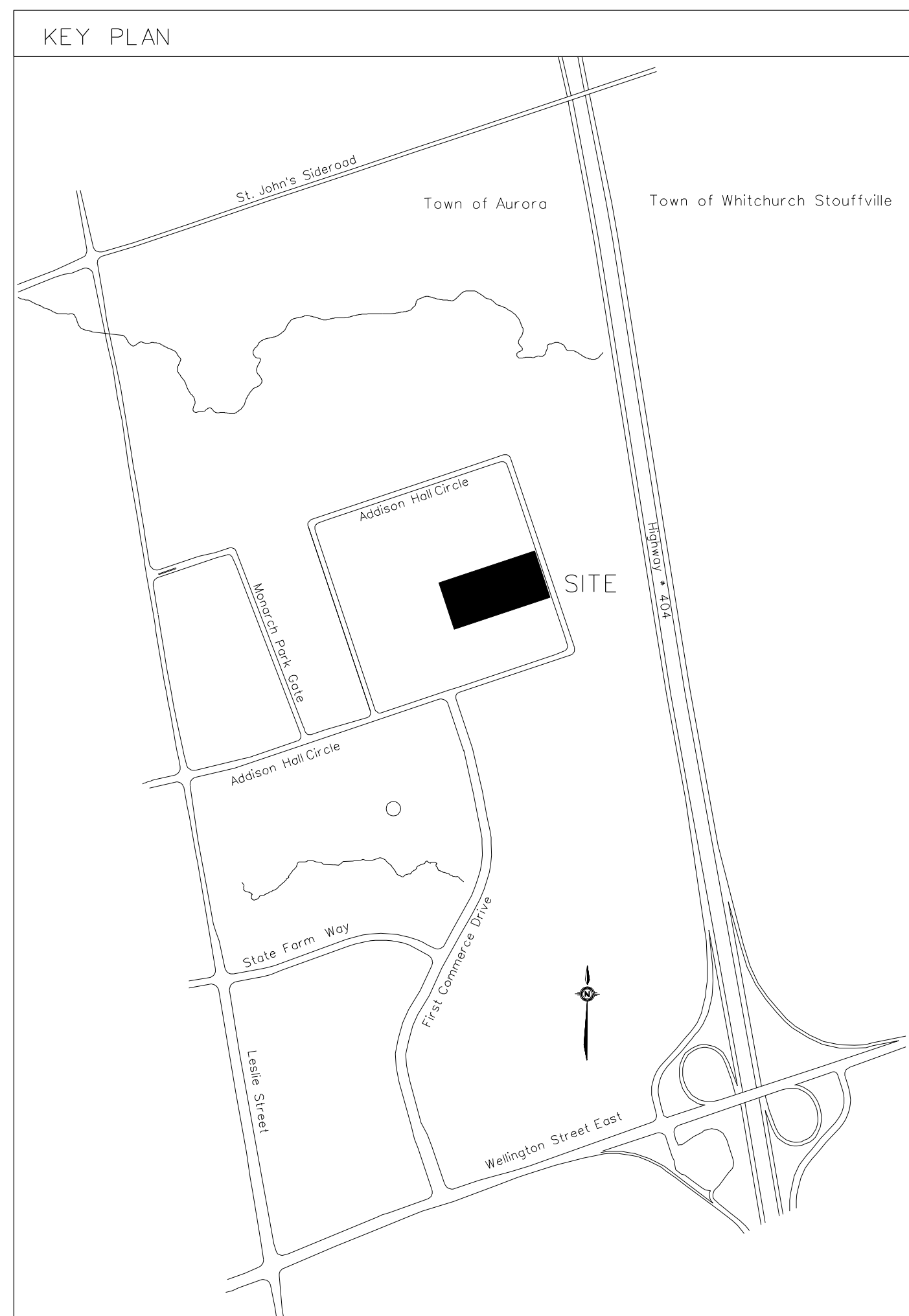
APPLICANT:
KLM Planning
64 Jordin Drive, Unit 1B
Concord, ON L4K 3P3
Contact: Lauren Dynes
Tel: 905-669-4055 ext. 236

OWNER:
CJJ Holdings Ltd.
620 Wilson Avenue, Suite 401
Toronto, ON M5K 1Z3
Contact: Danna Divo
Tel: 416-630-6927

MUNICIPAL ADDRESS:
200 Addison Hall Circle
Aurora, Ontario

SURVEY REFERENCES:
Part of Block 6
Registered Plan G5M-3819
and Part of Lots 23 and 24
Concession 3
Schoeffler Doldav Bennett LTD
Ontario Land Surveyors
Dated: March 22, 2019

NOTES:
For Site Servicing and Grading information refer to drawings prepared by:
SCS Consulting Group Inc.
For Landscaping information refer to drawings prepared by:
Schollen & Company Inc.
For Electrical and Photometrics information refer to drawings prepared by:



SITE STATISTICS		
ITEM	PROPOSED	BY-LAW REQUIREMENT
ZONING		E-BP (443) Employment Business Park Zoning By-Law 6000-17
LOT AREA	19,340.0 sqm (4.778 acres)	0.8 ha
FLOOR AREAS: Proposed Building Total	8,317.2 sqm 8,317.2 sqm	N/A 89,529 sqft
FLOOR AREA, GROSS	8,317.2 sqm	N/A
FLOOR AREA RATIO (LOT COVERAGE)	43.00 %	60 % MAXIMUM
HEIGHT	1 STOREY (12.2 m)	7 STOREYS MAXIMUM
LANDSCAPING ADJACENT TO LOT LINE (ABUTTING A STREET EXCEPT AT DRIVEWAY LOCATIONS)	3.0 m	3.0 m
PERCENTAGE OF LOT COVERED BY NO OTHER PURPOSE OTHER THAN LANDSCAPING	10.01 % (1,936.0 sqm)	10 % MINIMUM (1,934.0 sqm)
PARKING SPACES	125 SPACES	MULTIPLE UNIT BUILDING WITHIN BUSINESS PARK ZONE 3/100 sqm - FIRST 100 sqm OF GFA + 2/100 sqm - NEXT 2,700 sqm OF GFA + 1/100 sqm - NEXT 3,000 sqm OF GFA + 0.5/100 sqm OF REMAINING GFA 100 SPACES
ACCESSIBLE PARKING SPACES	5 SPACES 2 Type A 3 Type B	MINIMUM REQUIRED PARKING SPACES BETWEEN 101-200 1% 3% OF TOTAL PROVIDED PARKING SPACES 5 SPACES
BICYCLE PARKING SPACES	8 SPACES	2 SPACES + 0.25 SPACES / 1000 sqm OF GFA 4 SPACES
LOADING SPACES	8 SPACES	3 LOADING SPACES PLUS 1 ADDITIONAL LOADING SPACE FOR EACH ADDITIONAL 7,500 sqm OR FRACTION THEREOF IN EXCESS OF 7,500 sqm OF GFA 4 SPACES
PERCENTAGE OF LOT COVERED BY LANDSCAPING ONLY	1,936.0 sqm 10.01%	10% OF LOT AREA-MINIMUM
PERCENTAGE OF LOT COVERED BY PARKING LINES AND ACCESS	8,474.4 sqm 43.82%	N/A
PERCENTAGE OF LOT COVERED BY SIDEWALKS	612.4 sqm 3.17%	N/A
PARKING STALL DIMENSIONS	Standard Accessible Type A: Type B	2.70 W x 5.30 D ADJACENT SPACES CAN SHARE AISLE 3.65 W x 5.30 D + 1.50 M AISLE 2.70 W x 5.30 D + 1.50 M AISLE
LOADING SPACE DIMENSIONS	3.5 W x 9.0 D x 4.0 V	3.5 W x 9.0 D x 4.0 V

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK. LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION. PRINTS ARE NOT TO BE SCALED.				
No	Date Plotted	Revisions	Date Plotted	Issued for:
			APR 30 2026	SITE PLAN APPROVAL SUBMITTAL

Industrial Development Addison Hall Business Park

Block 13
200 Addison Hall Circle
Aurora, Ontario

CJJ Holdings Limited

620 Wilson Avenue, Suite 401
Toronto, Ontario, M5K 1Z3
tel (416)630-6927 fax (416)630-6997

Site Plan, Statistics

SITE PLAN FILE NO. :
25-21

DRAWN BY : P. Pivetta
DATE : December 2025
SCALE : 1:400
PROJECT NO. :
DRAWING NO. :
A-1.0

6 Leswyn Road
Toronto, Ontario, M8A 1K2
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