

### LEGAL DESCRIPTION

PLAN OF SURVEY OF  
**PART OF LOT 26**  
REGISTRAR'S COMPILED PLAN 10328

TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

PREPARED BY:  
PERKINS & PERKINS SURVEYING LTD. 2021 - ONTARIO LAND SURVEYORS

PROJECT NORTH  
TRUE NORTH

### SYMBOL LEGEND

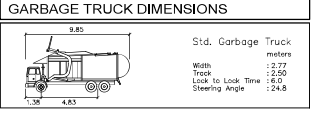
▶	MAN DOOR LOCATIONS
◀	LOADING DOCK LOCATIONS
▶	DRIVE-IN OVERHEAD DOORS
⊕	HYDRANT-VALVE
+	CONC. FILLED STEEL BOLLARD
+	FLAME CONNECTION
+	FIRE ROUTE
+	STOP SIGN
+	OVLS
+	LIGHT STANDARD
+	BICYCLE RACKS
+	ACCESSIBLE PARKING
+	CURB DEPRESSION, BARRIER FREE ACCESS
+	SIGNAGE
+	gas GM
+	GAS METERS

### SITE STATISTICS

SITE AREA	3,557.87 m <sup>2</sup>	or	0.88 Ac
ZONING	EMPLOYMENT ZONE - GENERAL (E2)		
FRONT YARD	3.0 m	REQUIRED	3.00 m
INTERIOR SIDE YARD	3.0 m	REQUIRED	17.09 m
REAR YARD	9.0 m	REQUIRED	16.38 m
EXTERIOR SIDE YARD	3.0 m	REQUIRED	29.50 m
BUILDING HEIGHT (metres)	15.0 m (MAX)	REQUIRED	10.50 m
BUILDING HEIGHT (storeys)		REQUIRED	2 Storeys
BUILDING C'	1,073.60 m <sup>2</sup>	or	11,546 sqft
GROUND FLOOR	631.22 m <sup>2</sup>	or	6,794 sqft
SECOND FLOOR	372.89 m <sup>2</sup>	or	4,007 sqft
MEZZANINE	70.09 m <sup>2</sup>	or	745 sqft
TOTAL GFA	1,073.60 m <sup>2</sup>	or	11,546 sqft
SITE COVERAGE	631.22 m <sup>2</sup>	or	17.74 %
LANDSCAPE AREA	1,518.84 m <sup>2</sup>	or	42.89 %
PAVED AREA	1,407.81 m <sup>2</sup>	or	39.57 %

### PARKING

REQUIRED INDUSTRIAL USES	REQUIRED	PROVIDED
1.5 Spaces / 100 m <sup>2</sup> GFA = 11 Spaces		
OFFICE USES	25 Spaces	25 Spaces
2.5 Spaces / 100 m <sup>2</sup> GFA = 14 Spaces		
FUTURE EV SPACES	5 Spaces	5 Spaces
ACCESSIBLE SPACES	2 Spaces	2 Spaces
BICYCLE PARKING	3 Spaces	4 Spaces
LOADING SPACES	2 Spaces	2 Spaces
SNOW STORAGE AREA (5% OF PAVED AREA)	-	89.77 m <sup>2</sup>



**TOWN OF AURORA APPROVED**

DATE: *M. Ramon*

**DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES**

- ### GENERAL NOTES
- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE SCREENED FROM PUBLIC VIEW.
  - REFUSE GARBAGE TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
  - ROOF TOP UNITS (RTUs) TO BE SCREENED FROM PUBLIC VIEW.

No.	ISSUED	DATE
1	ISSUED FOR SPA	JUN 12, 2023
2	RE-ISSUED FOR SPA	JUL 2, 2024
3	RE-ISSUED FOR SPA	APR 9, 2025

3	REVISED AS NOTED	APR 9, 2025
2	REVISED AS NOTED	NOV 24, 2023
1	REVISED AS NOTED	JUN 23, 2023

**BALDASSARRA**  
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
T. 905.660.0722 | www.baldassarra.ca

OWNER'S INFORMATION:

**EASTPARK CONSTRUCTION INC.**  
Aurora, ON

### SITE PLAN

DATE	DRAWN BY	CHECKED	SCALE
MAY 2022	CI		1:200

PROJECT NO. \_\_\_\_\_ DRAWING NO. \_\_\_\_\_

23-08 **A-1.0**