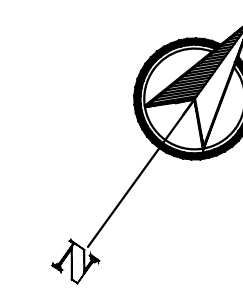
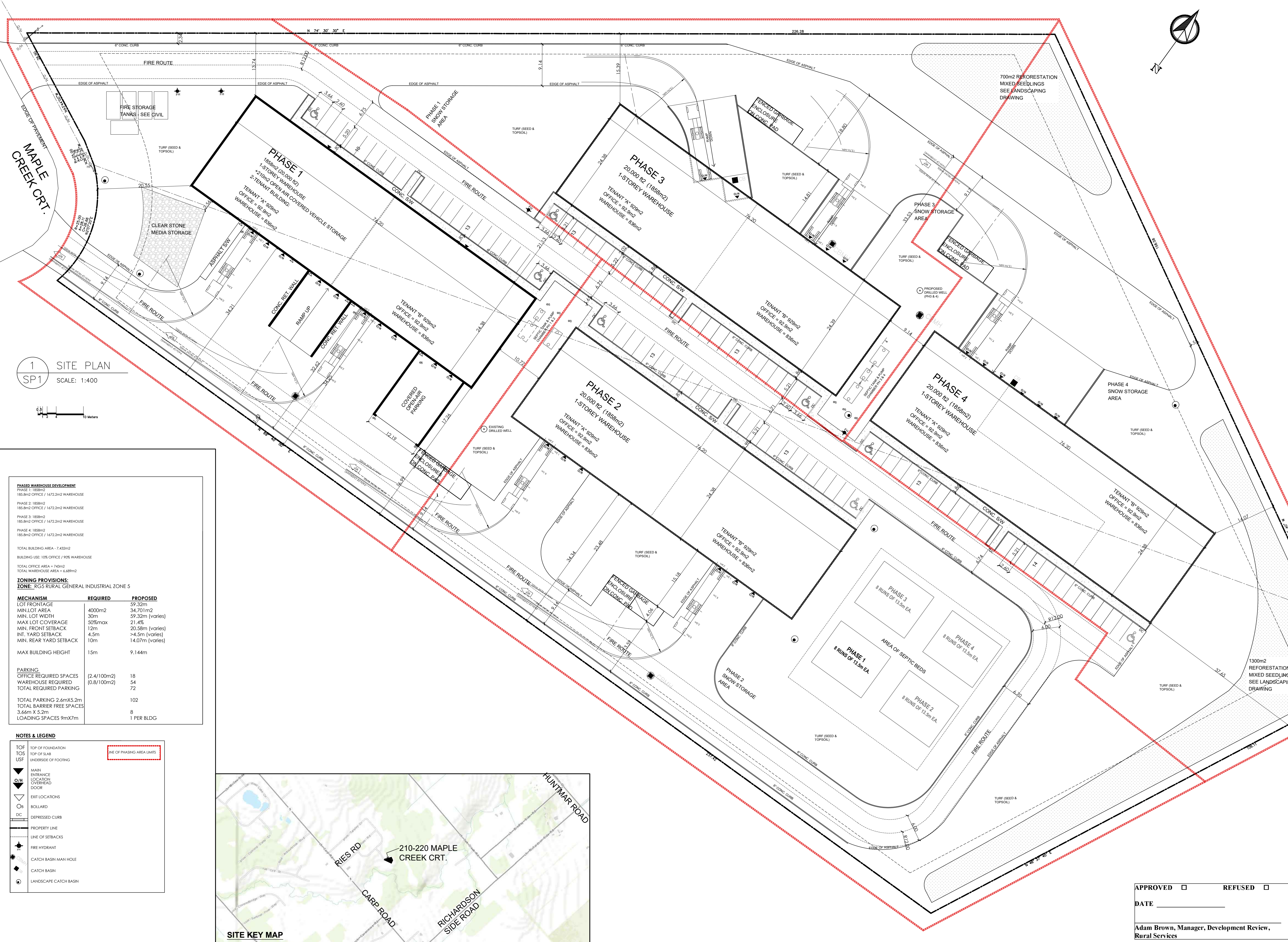


property lines were derived from McIntosh Perry Surveying Inc. Topographical Survey plan of Parts 3 & 4 Plan 27R-17189



REVISION		
NO.	DATE	REVISION
1	DEC 13/17	REVISED FOR SPA
2	DEC 18/19	ADDED RAMP -PH 1
3		
4		
5		

CIVIL / SURVEYOR:



1 SITE PLAN
SP1 SCALE: 1:400

PHASED WAREHOUSE DEVELOPMENT

PHASE 1: 1858m²
165.8m² OFFICE / 1672.2m² WAREHOUSE

PHASE 2: 1858m²
165.8m² OFFICE / 1672.2m² WAREHOUSE

PHASE 3: 1858m²
165.8m² OFFICE / 1672.2m² WAREHOUSE

PHASE 4: 1858m²
165.8m² OFFICE / 1672.2m² WAREHOUSE

TOTAL BUILDING AREA = 7,432m²

BUILDING USE: 10% OFFICE / 90% WAREHOUSE

TOTAL OFFICE AREA = 743m²

TOTAL WAREHOUSE AREA = 5,689m²

ZONING PROVISIONS:
ZONE: RGS RURAL GENERAL INDUSTRIAL ZONE 5

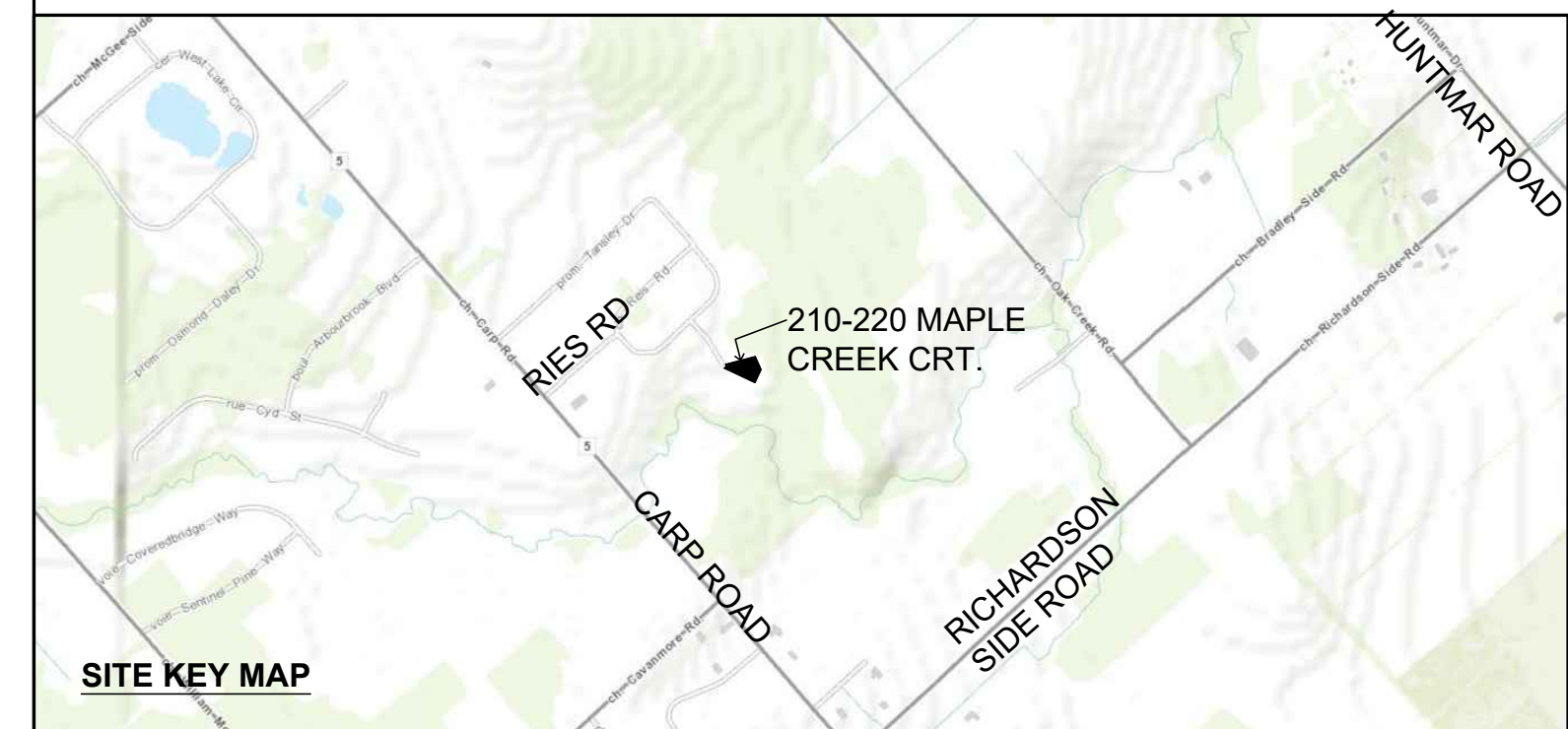
MECHANISM	REQUIRED	PROPOSED
LOT FRONTAGE	59.32m	59.32m
MIN. LOT AREA	4000m ²	34,701m ²
MIN. LOT WIDTH	30m	59.32m (varies)
MAX LOT COVERAGE	50% max	21.4%
MIN. FRONT SETBACK	12m	20.58m (varies)
INT. YARD SETBACK	4.5m	>4.5m (varies)
MIN. REAR YARD SETBACK	10m	14.07m (varies)
MAX BUILDING HEIGHT	15m	9.144m

PARKING:

OFFICE REQUIRED SPACES	(2.4/100m ²)	18
WAREHOUSE REQUIRED	(0.8/100m ²)	54
TOTAL REQUIRED PARKING		72
TOTAL PARKING 2.6m x 5.2m		102
TOTAL BARRIER FREE SPACES		8
3.66m x 5.2m		1 PER BLDG

NOTES & LEGEND

TCF	TOP OF FOUNDATION	
TOS	TOP OF SLAB	
USF	UNDERSIDE OF FOOTING	
▲	MAIN ENTRANCE	
○	LOADING OVERHEAD DOOR	
▽	EXIT LOCATIONS	
○	BOLLARD	
DC	DEPRESSED CURB	
---	PROPERTY LINE	
---	LINE OF SETBACKS	
+	FIRE HYDRANT	
+	CATCH BASIN MAIN HOLE	
+	CATCH BASIN	
+	LANDSCAPE CATCH BASIN	



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2434894 Ontario Inc.

PROJECT:
WALL SOUND - PHASED
OFFICE / WAREHOUSE PROJECT
210 / 220 MAPLE CREEK COURT

DRAWING TITLE:

SITE PLAN

PROJECT N°: 397-16

SCALE: AS NOTED

DRAWN BY: MK

DATE: 24/10/2016

DRAWING NO.

SP1

APPROVED REFUSED
DATE: _____
Adam Brown, Manager, Development Review,
Rural Services

FILE # D07-12-17-0112