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APPROVED
By Allison Hamlin at 3:20 pm, Dec 21, 2023



03 LOCATION PLAN
SP-A01 NTS

SITE INFORMATION

SITE AREA: 13,999 m²

BUILDING DATA

AREA CALCULATIONS:

Gross Floor Area:
Building A: 3,399sm (36,586sf)
Building B: 3,078sm (33,131sf)
Total: 6,477sm (69,717sf)

ZONING

DESIGNATION: IG - GENERAL INDUSTRIAL ZONE

PERMITTED NON RESIDENTIAL USES SECTION 199:

- Light Industrial Uses
- Medical Facility
- Office
- Parking Garage
- Parking Lot
- Research and Development Centre
- Service and Repair Shop
- Storage Yard
- Technology Industry
- Training Centre
- Warehouse

NOTE: Accessory display and sales areas within the same building must not exceed 25% of the gross floor area.

Uses Permitted up to 300sm each without exceeding 2,999sm total:

- Animal care establishment
- Automotive dealership or rental establishment
- Automotive service station gas bar or car wash
- Bank or bank machine
- Bar
- Convenience store
- Instructional facility
- Payday loan establishment
- Personal services business
- Post office
- Recreational and athletic facility
- Restaurant

FSI - TABLE 199:
Maximum Permitted: 2.0 (28,226sm / 303,820sf)
Provided: 0.5 (6,477sm / 69,717sf)

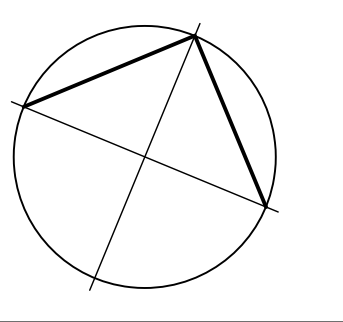
SETBACKS - TABLE 199:
Front & Corner Yard: 3.0m
Interior Side Yard: 3.0m
Rear Side Yard: 3.0m

BUILDING HEIGHT - TABLE 199:
Maximum Permitted: 22.0m
Provided: 9.6m

MINIMUM WIDTH OF LANDSCAPED AREA TABLE 199:
Abutting a Street: 3.0m
Abutting a Residential Zone: 3.0m
All Other Cases: No minimum

PARKING Section 101
MINIMUM REQUIRED: 52 (WAREHOUSE .8/100sm OF GFA)
PROVIDED: 83 (INCL. 4 BARR-FREE)

North



Revisions

No.	By	Description	Date
01	NH	ISSUED FOR COORDINATION	2022/09/09
02	NH	REV. FOR COORDINATION	2022/10/06
03	NH	REV. FOR COORDINATION	2022/12/08
04	NH	REV. FOR COORDINATION	2023/01/27
05	NH	ISSUED FOR SPA	2023/02/15
06	NH	REVISED FOR SPA	2023/05/09
08	NH	REVISED FOR SPA	2023/05/16
07	NH	REVISED FOR SPA	2023/05/30
08	NH	REVISED FOR SPA	2023/08/11
09	KE	ISSUED FOR SPA	2023/10/20

Project

MERIVALE ROAD INDUSTRIAL DEVELOPMENT

1881-1883 MERIVALE ROAD
6-12 JAMIE AVENUE

Drawing

SITE PLAN

Scale AS NOTED

Stamp

Drawn JAS



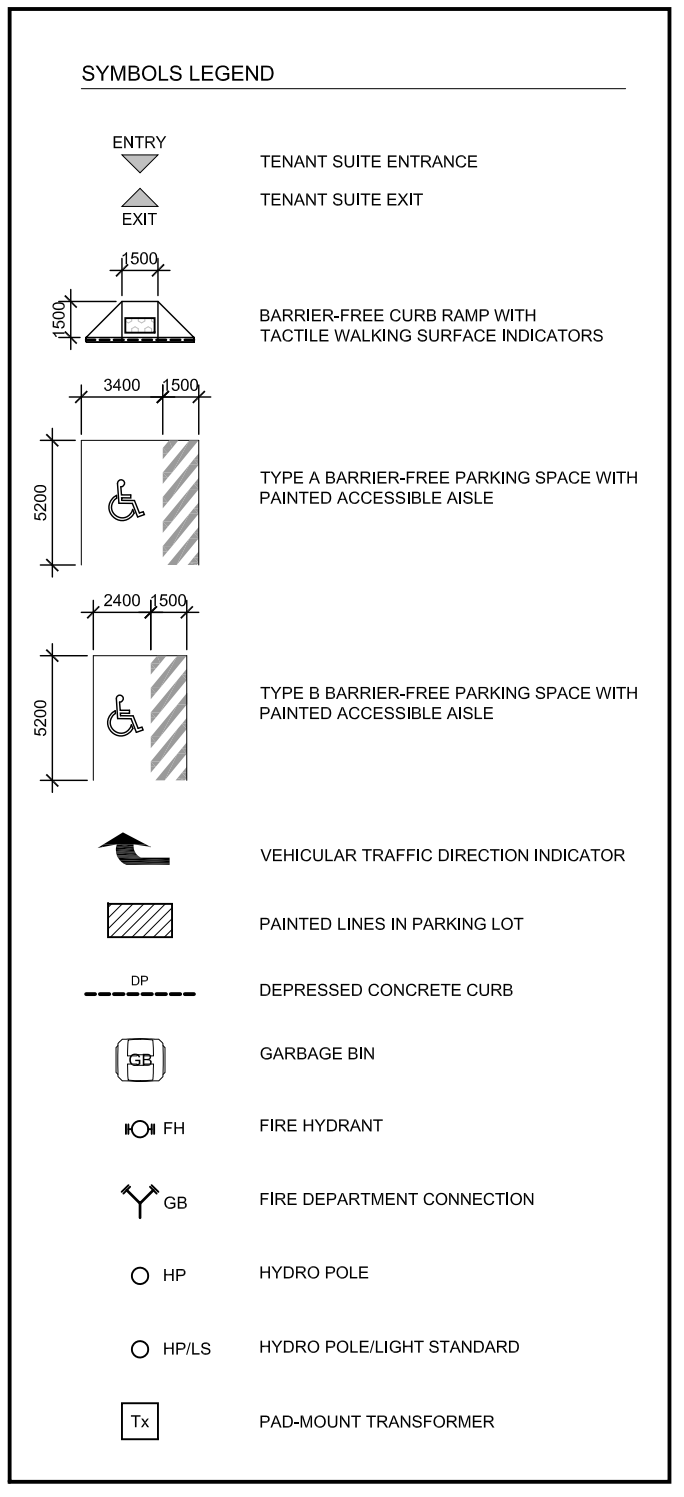
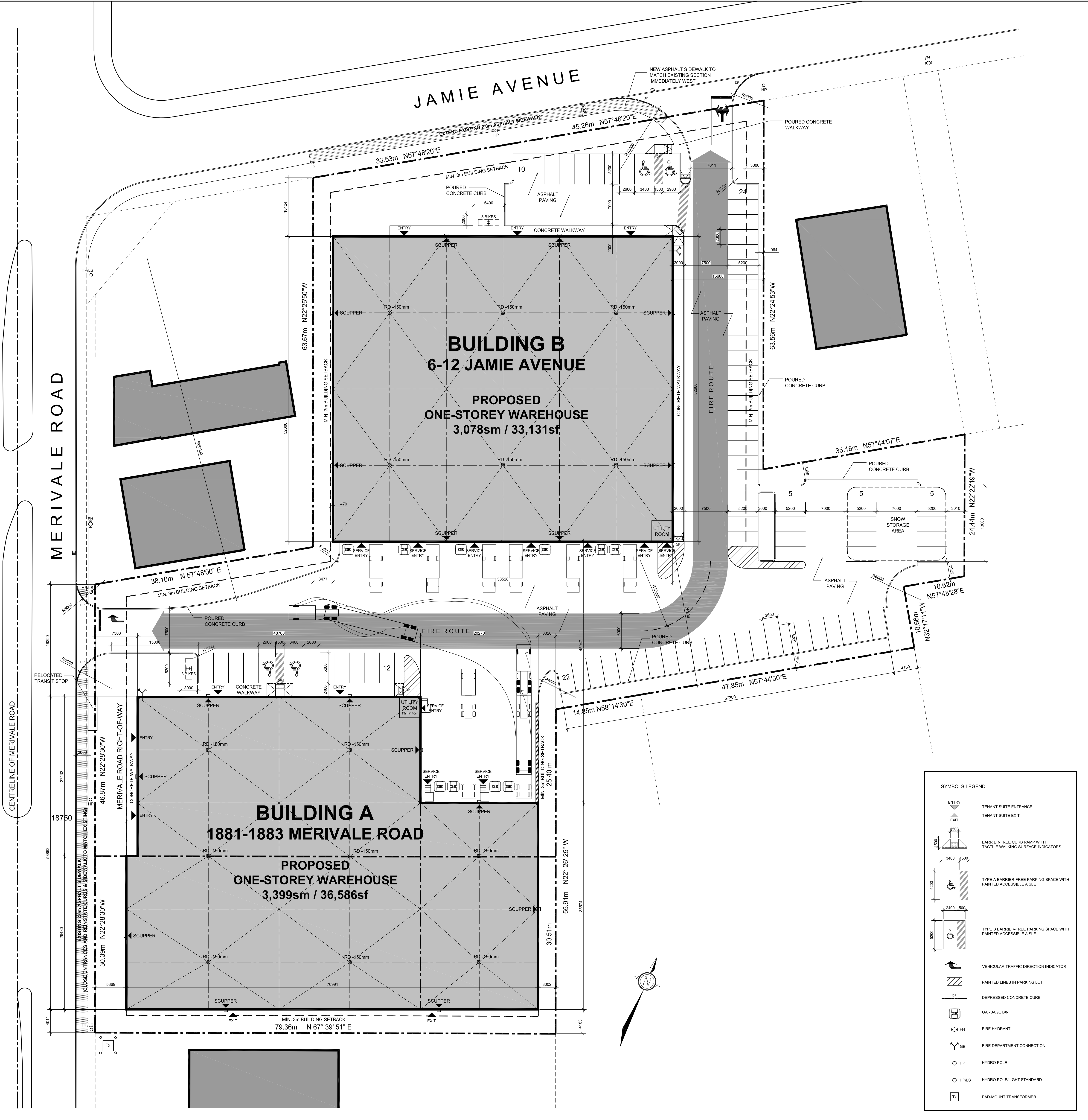
Checked

Project No. 19-120

Drawing No. SP-A01

Date SEPT. 2022

PLAN NO.



01 SITE PLAN
SP-A01 1:300

02 SITE INFORMATION/BUILDING DATA/ZONING
SP-A01 NTS