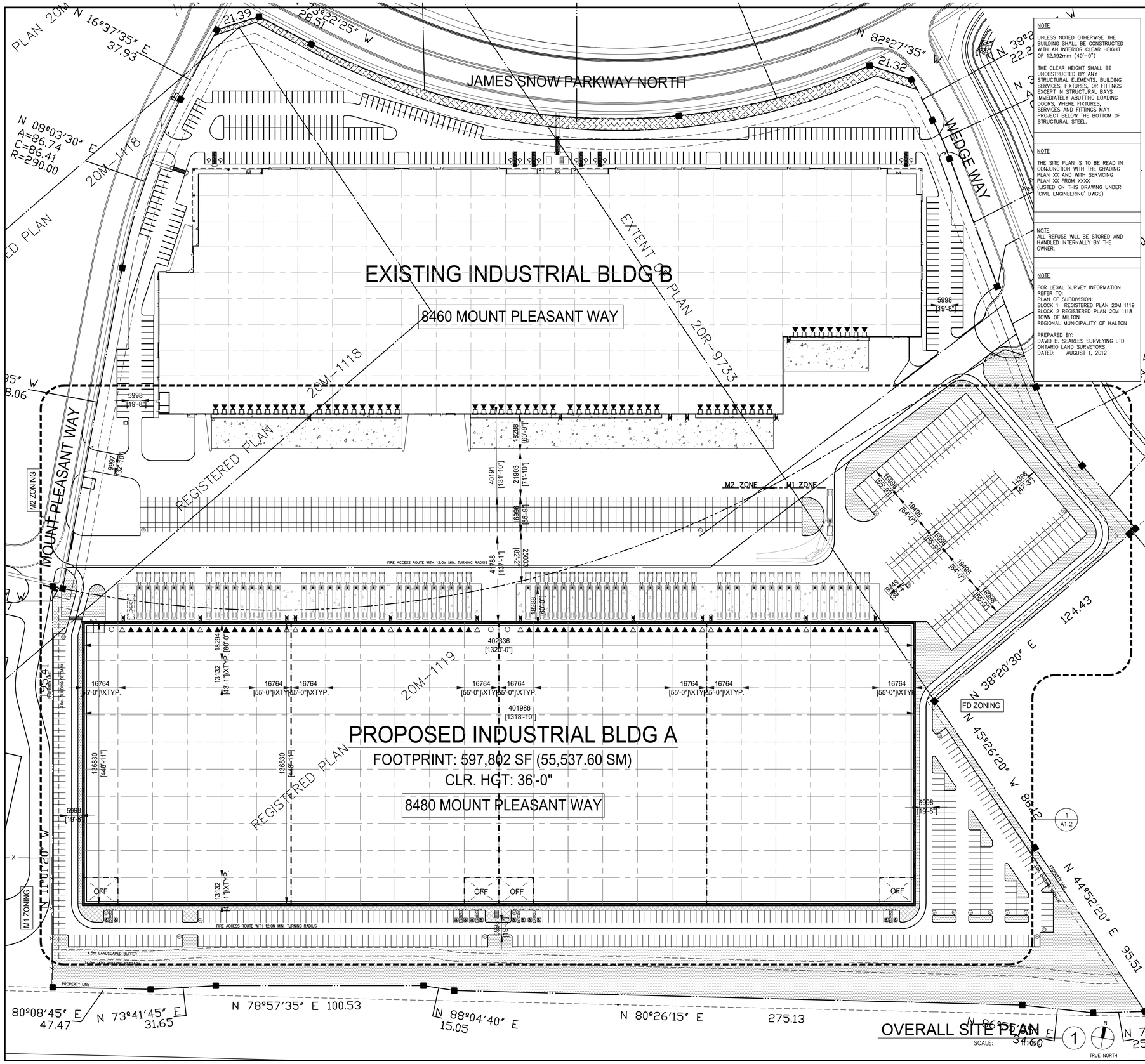
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



OVERALL SITE PLAN

SCALE:

NOTE

UNLESS NOTED OTHERWISE THE BUILDING SHALL BE CONSTRUCTED WITH AN INTERIOR CLEAR HEIGHT OF 12,192mm (40'-0")

THE CLEAR HEIGHT SHALL BE UNOBSTRUCTED BY ANY STRUCTURAL ELEMENTS, BUILDING SERVICES, FIXTURES, OR FITTINGS EXCEPT IN STRUCTURAL BAYS IMMEDIATELY ABUTTING LOADING DOORS, WHERE FIXTURES, SERVICES AND FITTINGS MAY PROJECT BELOW THE BOTTOM OF STRUCTURAL STEEL.

NOTE

THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE GRADING PLAN XX AND WITH SERVICING PLAN XX FROM XXXX (LISTED ON THIS DRAWING UNDER 'CIVIL ENGINEERING' DWGS)

NOTE

ALL REFUSE WILL BE STORED AND HANDLED INTERNALLY BY THE OWNER.

NOTE

FOR LEGAL SURVEY INFORMATION REFER TO:
PLAN OF SUBDIVISION:
BLOCK 1 REGISTERED PLAN 20M 1119
BLOCK 2 REGISTERED PLAN 20M 1118
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

PREPARED BY:
DAVID B. SEARLES SURVEYING LTD
ONTARIO LAND SURVEYORS
DATED: AUGUST 1, 2012

PROJECT DATA

TOR18-0093-00 EWBP Site Statistics

Zoning Category	M1 & M2			
Proposed Used	1-STOREY INDUSTRIAL			
Building Classification	GROUP F2			

Town of Milton Comprehensive Zoning By-law 016-2014 Section 8, Table 8B

	Building A	Existing Building B	Building A	Existing Building B
	Proposed		*Required*	
LOT FRONTAGE (MIN.)	40.00	40.00	40.00	40.00
MIN. FRONT YARD BUILDING SETBACK (m)	9.00	9.00	9.00	9.00
MIN. INTERIOR SIDE YARD BUILDING SETBACK (m)	3.00	3.00	3.00	3.00
MIN. EXTERIOR SIDE YARD BUILDING SETBACK (m)	9.00	9.00	9.00	9.00
MIN. REAR YARD BUILDING SETBACK	3.00	3.00	3.00	3.00
MIN. MTO BUILDING SETBACK (m) ABUTTING HIGHWAY 401	14.00	14.00	14.00	14.00
MIN. LANDSCAPED BUFFER (m) ABUTTING A STREET LINE	4.50	4.50	4.50	4.50
MIN. LANDSCAPED BUFFER (m) ABUTTING A PROVINCIAL HIGHWAY	4.50	4.50	4.50	4.50

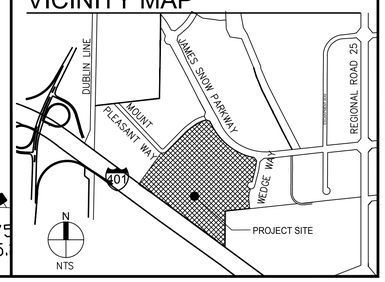
	Proposed	*Required*
Lot Area (AC)	48.97	MIN. 0.8 ha (1.98 AC)
Lot Area (AC) BUILDING A ONLY	26.57	MIN. 0.8 ha (1.98 AC)
Total Ground Floor Area Building A & B (m²)	95,780.80	N/A
F.A.R.	0.48	N/A

	Building A	Existing Building B	Building A	Existing Building B
	Proposed		*Required*	
UNIT 1 - Office GFA (m²)	233.8		N/A	
UNIT 1 - Industrial GFA (m²)	13,681.59	14,845.90	N/A	
UNIT 2 - Office GFA (m²)	227.69		N/A	
UNIT 2 - Industrial GFA (m²)	13,625.72	14,070.10	N/A	
UNIT 3 - Office GFA (m²)	227.69		N/A	
UNIT 3 - Industrial GFA (m²)	13,625.72	11,327.20	N/A	
UNIT 4 - Office GFA (m²)	233.8		N/A	
UNIT 4 - Industrial GFA (m²)	13,681.59		N/A	
TOTAL BUILDING GFA (m²)	55,537.60	40,243.20	N/A	

Town of Milton Comprehensive Zoning By-law 016-2014 Section 5 Table 5G:
Parking is calculated for each individual industrial premises as follows:
_0 to 1000m² shall provide 1 parking space per 30m² of gross floor area.
_1001m² to 5000m² shall provide 1 parking space per 100m² of gross floor area.
_For gross floor areas in excess of 5000m² shall provide 1 parking space per 200m² of gross floor area.

	Building A	Existing Building B	Building A	Existing Building B
	Proposed		*Required*	
No. of Parking Spaces - Unit 1	117	116	117	116
No. of Parking Spaces - Unit 2	117	112	117	112
No. of Parking Spaces - Unit 3	117	100	117	100
No. of Parking Spaces - Unit 4	117	0	117	0
Total No. of Parking Spaces	*468*	*337*	*468*	*328*
Total No. of Accessible Parking Spaces	12	12	12	10
TOTAL NO. OF PARKING SPACES BLDG A + BLDG B	805		796	
No. of Bicycle Parking Spaces	6	6	5	5
No. of Loading Spaces	71	60	8	6
Parking Stall Dimensions	STANDARD - 2.75m X 5.8m ACCESSIBLE TYPE A - 3.4m X 5.8m ACCESSIBLE TYPE B - 2.75m X 5.8m			
Loading Space Dimensions	3.5m X 12.0m			

VICINITY MAP



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EWBP
PHASE II
8480 MOUNT PLEASANT WAY
MILTON, ONTARIO

OVERALL SITE PLAN

DATE	REMARKS

PA / PM:	RCB
DRAWN BY:	WM
JOB NO.:	TOR18-0093-00

SHEET
A1.0

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PLOT DATE: Wed, 14 Nov 2018PROJECT SET

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