

Construction Management Plan (CMP)

Proposed 2-Storey Industrial Building (4 Units)

Site Address: 25 Pagewood Court, East Gwillimbury, Ontario

Owner: WELEAP Investments Ltd.

Contractor – BOND BUILD

Legal Description: Block 7, Plan 65M-4720

Zoning Designation: General Employment (M2) Zone

Planning File Reference: SPA.24.01

Project Overview

The subject property is zoned **M2(88)** as per **Zoning By-law No. 2018-043**, which identifies site-specific provisions applicable to this location. Exception 88 under the M2 Zone may include modified performance standards or use permissions specific to Block 7 of the subdivision plan. These may relate to setbacks, permitted uses, building height, loading space requirements, or landscaping criteria.

All proposed construction activities and site planning are confirmed to be consistent with the M2(88) zoning exception and applicable provisions under By-law No. 2018-043.

The proposed development involves the construction of a two-storey, 33,580.75 sq. ft. industrial facility intended for multi-tenant occupancy. The building is designed to accommodate light manufacturing, warehousing, and ancillary office uses consistent with the permitted uses under the M2 zoning category. This CMP outlines all construction-related logistical planning, environmental controls, health and safety requirements, and servicing integration protocols in accordance with:

- Ontario Building Code (OBC 2012, as amended)
- Occupational Health and Safety Act (OHSA)



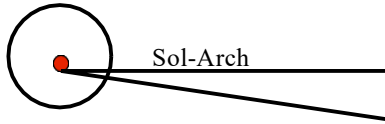
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- Town of East Gwillimbury Development Standards Manual
 - Ontario Provincial Standard Drawings (OPSD) and Specifications (OPSS)
 - Lake Simcoe Region Conservation Authority (LSRCA) Regulations
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Construction Timeline & Phasing

The construction activities have been planned as per typical phasing strategies adopted in industrial developments within the Town of East Gwillimbury. Each phase includes appropriate inspections, coordination meetings, and milestone sign-offs by consultants and Town staff. The durations are estimated based on standard construction productivity under favorable conditions and may vary based on unforeseen delays such as weather, supply chain issues, or permitting lags.

Phase -1	Pre-Construction
Duration	1 Month
Description	Initial site preparation, mobilization, and municipal setup compliance.
Detailed tasks	<ul style="list-style-type: none">• Mobilization of site office and contractor setup.• Installation of site fencing and security measures (camera, lighting).• Erection of project signage per municipal templates.• Delivery of geotechnical report to confirm foundation design assumptions.• ESC measures installed per OPSS 805.• Town and LSRCA pre-construction inspections.

Phase -2	Site Works
Duration	3 Months
Description	Earthworks and surface preparation



Detailed tasks	<ul style="list-style-type: none"> • Topsoil stripping and rough grading using GPS-enabled dozers. • Tree protection fencing installed. • Excavation to subgrade, accounting for cut-fill balance. • Utility locates completed. • Stabilization and granular base for temporary access roads and staging.
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Phase -3	Foundations
Duration	2 Months
Description	Foundation formwork, concrete placement, and slab preparation.
Detailed tasks	<ul style="list-style-type: none"> • Formwork and rebar placement per structural drawings. • Pouring of footings, pads, and grade beams. • Concrete testing by CSA-certified lab. • Sub-slab insulation and moisture protection installed as per OBC Part 5.

Phase -4	Super Structure
Duration	3 Months
Description	Structural steel erection and building enclosure.
Detailed tasks	<ul style="list-style-type: none"> • Steel columns and beams erected with crane coordination. • Roof deck and sheathing installed. • Precast panels or metal cladding placed. • Roof waterproofing membrane completed. • Fireproofing applied in service spaces and stair cores.

Phase -5	Mechanical & Electrical Rough-In
Duration	3 Months



Description	Installation of core building services.
Detailed tasks	<ul style="list-style-type: none"> • Main distribution panel and conduits installed. • HVAC rooftop units installed and connected. • Rough plumbing for restrooms and emergency eye-wash stations. • Sprinkler system piping and hangers installed, with municipal pressure test.
Phase -6	Servicing
Duration	4 Months (overlapping with other phases)
Description	Utility trenching and municipal connections.
Detailed tasks	<ul style="list-style-type: none"> • Trenching and laying of watermain, storm, and sanitary pipes. • Inspection manholes and catch basins installed. • Testing of sanitary lines and connection to municipal system. • Hydro and telecom duct banks coordinated with utility companies.

Phase -7	Building Enclosure
Duration	3 Months
Description	Completion of building envelope and external features.
Detailed tasks	<ul style="list-style-type: none"> • Windows, doors, curtain wall, and loading dock seals installed. • Façade finishes applied (stucco/metal panels). • Exterior lighting and bollards mounted. • Roof parapet, scuppers, and downspouts installed.

Phase -8	Interior Fit-Out
Duration	4 Months
Description	Interior construction and finishing of building units.



Detailed tasks	<ul style="list-style-type: none"> • Framing of demising walls for four units. • Ceiling grid, drywall, and floor leveling work. • Washroom fixtures installed. • Fire alarm panel and emergency lighting.
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Phase -9	Exterior Works
Duration	2 Months
Description	Final exterior infrastructure and landscaping.
Detailed tasks	<ul style="list-style-type: none"> • Construction of asphalt parking areas (HL-6 binder, HL-3 top layer). • Concrete curbs and sidewalks poured (OPSD 600.070). • Landscaping with native vegetation and soil amendments. • Line painting, signage, and bicycle racks installed.

Phase -10	Final Works & Close-Out
Duration	1 Month
Description	Commissioning, inspection, and turnover.
Detailed tasks	<ul style="list-style-type: none"> • Cleaning and commissioning of MEP systems. • Fire inspection and sprinkler sign-off. • Final grading checks, topsoil and sod completed. • As-built drawings prepared and submitted. • Town occupancy inspections and final clearance letter issued.

Site Access, Circulation, and Traffic Management

Access Point: Limited to Pagewood Court to minimize conflict with regional arterial (Woodbine Avenue).

Contractor Parking: Designated staging and contractor parking area identified in Block



7.

Heavy Equipment Routing: Subject to municipal haul route approval; controlled with traffic signage per Ontario Traffic Manual (OTM Book 7).

On-Site Circulation: One-way loop path for delivery trucks; minimum 12.5 m turning radius designed per TAC (Geometric Design Guide for Canadian Roads).

Erosion & Sediment Control (ESC)

ESC measures are designed in strict accordance with:

- LSRCA Technical Guidelines
- OPSS 805 and ESC Best Practices by MECP
- Town of East Gwillimbury Standards

Measures include:

- Double silt fencing (min. 450 mm above ground) with trench embedment.
- Rock check dams in swales (OPSD 219.110).
- Sediment traps sized per drainage area (per MOECC 2003 SWM Planning & Design Manual).
- Tree protection fencing (per Kuntz Forestry Plan and OPSS 802).
- Inspection logs post 10 mm rain events.
- ESC devices installed prior to site disturbance and removed only upon final stabilization.

Utility and Private Servicing Coordination

Stormwater Management:

Stormwater management for the site is designed to comply with the Town of East Gwillimbury Development Standards, LSRCA requirements, and the MOECC Stormwater Management Planning and Design Manual (2003). Surface drainage is directed via



shallow overland flow routes and subcatchment grading to a stormwater management pond located on Block 8.

- Surface flow is captured and conveyed via curb inlets and catch basins into a network of 300 mm diameter storm sewers.
- An inspection manhole is positioned at a minimum 1.5 m from the property line, constructed in accordance with OPSD 701.010.
- The pond provides both quantity and quality control with extended detention and sediment forebay, sized to accommodate post-development runoff from a 100-year storm.
- Overflow relief is achieved via emergency swales graded at 2% toward municipal right-of-way.

Sanitary Servicing:

- A gravity-fed sanitary sewer system has been incorporated into the design, utilizing PVC SDR-35 pipes with appropriate bedding (Class B, OPSD 802.030).
- Inspection chambers are to be installed 1.5 m inside the property line, with cleanouts to surface per OPSD 1006.01 and Town standards.
- Connection is made to the municipal sanitary sewer on Pagewood Court, with adequate depth provided to serve all future internal plumbing.
- Testing includes low-pressure air tests and CCTV camera inspection prior to acceptance.

Water Servicing:

- The potable water system is serviced via a 150 mm C900 DR18 PVC watermain, complete with tracer wire to facilitate future locates.
- Minimum cover depth is 1.7 m below finished grade, per Town and MOECC standards.
- Dual valve chambers will be provided for domestic and fire services, with shut-off valves accessible from boulevard per OPSD 1105.01.



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- Hydrants are spaced per Ontario Building Code and Town Fire Services policies, with Storz-type pumper port fittings for compatibility with emergency response equipment.

Gas/Electric/Telecom:

- Dry utility servicing follows the Composite Utility Plan and is coordinated with utility stakeholders during the pre-servicing meeting.
- Trenches for gas and electrical service are separated from water and sanitary lines by a minimum of 1.0 m horizontally and 0.5 m vertically, in compliance with CSA Z662 and OBC Part 7.
- All electrical duct banks include warning tape and steel-reinforced concrete encasement where crossovers occur.
- Bell and Rogers conduit ducts are bundled in the communications trench and protected with modular vaults as required.

All servicing installations are to be inspected by the Town Engineering Department, with as-built drawings and test reports submitted prior to occupancy clearance.

Waste Management Protocol

- Segregated bins: concrete, metal, wood, hazardous, general waste.
- Compliance with O. Reg. 103/94 (Waste Audits and Waste Reduction Work Plans).
- Waste and Green Standards line-item reflected in invoice summary submitted on record (Waste Management + Green Standards Invoice).
- Weekly bin inspections and records maintained on-site.

Health and Safety Compliance

- Site operations governed by OHSA and Regulation 213/91 (Construction Projects).
- On-site Safety Officer responsible for compliance audits, PPE enforcement, and safety training.



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- Emergency access and muster points marked on-site logistics plan.
 - Working at Heights, confined space entry and traffic control plans filed pre-construction.
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Environmental Restoration and Landscaping

- Restoration as per OPSS 802 and 804.
 - 150 mm topsoil minimum; sod or hydroseed.
 - Native plantings in compliance with Town and LSRCA requirements.
 - Bioretention features vegetated with native grasses and shrubs.
 - Tree replacement ratio: 2:1 for removed trees.
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Legal and Easement Considerations

- Easements in gross registered on title under YR3385024 and YR3386591.
 - Access retained by Town for surface drainage inspection and correction for 5 years or until subdivision assumption.
 - No encroachments or structures permitted within easement corridors.
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Zoning Compliance and By-law Alignment

The proposed development is governed by the Town of East Gwillimbury's **Zoning By-law No. 2018-043**, with the subject site designated as **General Employment – M2(88)**. Exception 88 applies specific development standards to this block (Block 7, Plan 65M-4720). The CMP, site plan, and proposed servicing align with the following key provisions of the by-law:

Permitted Uses (Section 10.2.1)



The industrial facility includes light manufacturing, warehousing, and ancillary offices—fully compliant with permitted uses under the M2 zone.

Setbacks (M2(88) site-specific)

The site plan respects required front, side, and rear yard setbacks, including modified buffer areas where required.

Building Height:

The proposed height of the two-storey structure remains within the maximum height permitted under Exception 88.

Landscaping Requirements

Landscaped open space percentages and parking lot screening are consistent with Section 5.2 and are supported by the Weston Consulting landscape design (L4 Plan).

Parking & Loading (Section 5.4)

Sufficient off-street parking and loading spaces are included in the design to satisfy industrial floor area ratios as per Zoning By-law requirements.

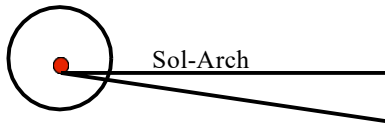
Servicing (By-law Section 5.8 and Town Engineering Standards)

Stormwater, sanitary, and water servicing are aligned with site-specific and general municipal engineering standards and supported by full servicing drawings reviewed under the SPA.24.01 application.

Site Plan Control (By-law Section 7.0)

The development is subject to Site Plan Control. All CMP measures including staging, construction signage, screening, and restoration are designed to satisfy these provisions.

In summary, all elements of the CMP are reviewed to confirm conformance with both general M2 zoning and the specific provisions listed in M2(88). Any variances or interpretations required will be discussed during detailed review with Town Planning and Building Departments.



Project Governance and Contacts

- **Owner:** WELEAP Investments Ltd., 159 Rayette Rd., Concord, ON
- **Authorized Representatives:** Mohammad Ali Ghasemian / Ebi Nasserifar
- **Planning Consultant:** Sol-Arch, Jonathan Benczkowski
- **Civil Engineer:** OSKAR Group / P. Neuman, P.Eng.
- **Landscape Architect:** Weston Consulting (Ref. 15-164 L4 Plan)
- **Contractor:** To be named post-tender

Monitoring and Reporting

- Bi-weekly construction progress reports submitted to Town Senior Planner (Matthieu Daoust).
- Inspection staging: excavation, foundation, framing, rough-in servicing, ESC compliance, pre-occupancy.
- Construction signage confirmed as installed per Town specifications and as noted in the public notice sign presentation **【54†Notice-Sign - 25 Pagewood Court】** .
- Certificate of Completion and As-Built Drawings submitted as per Town Site Plan Agreement.