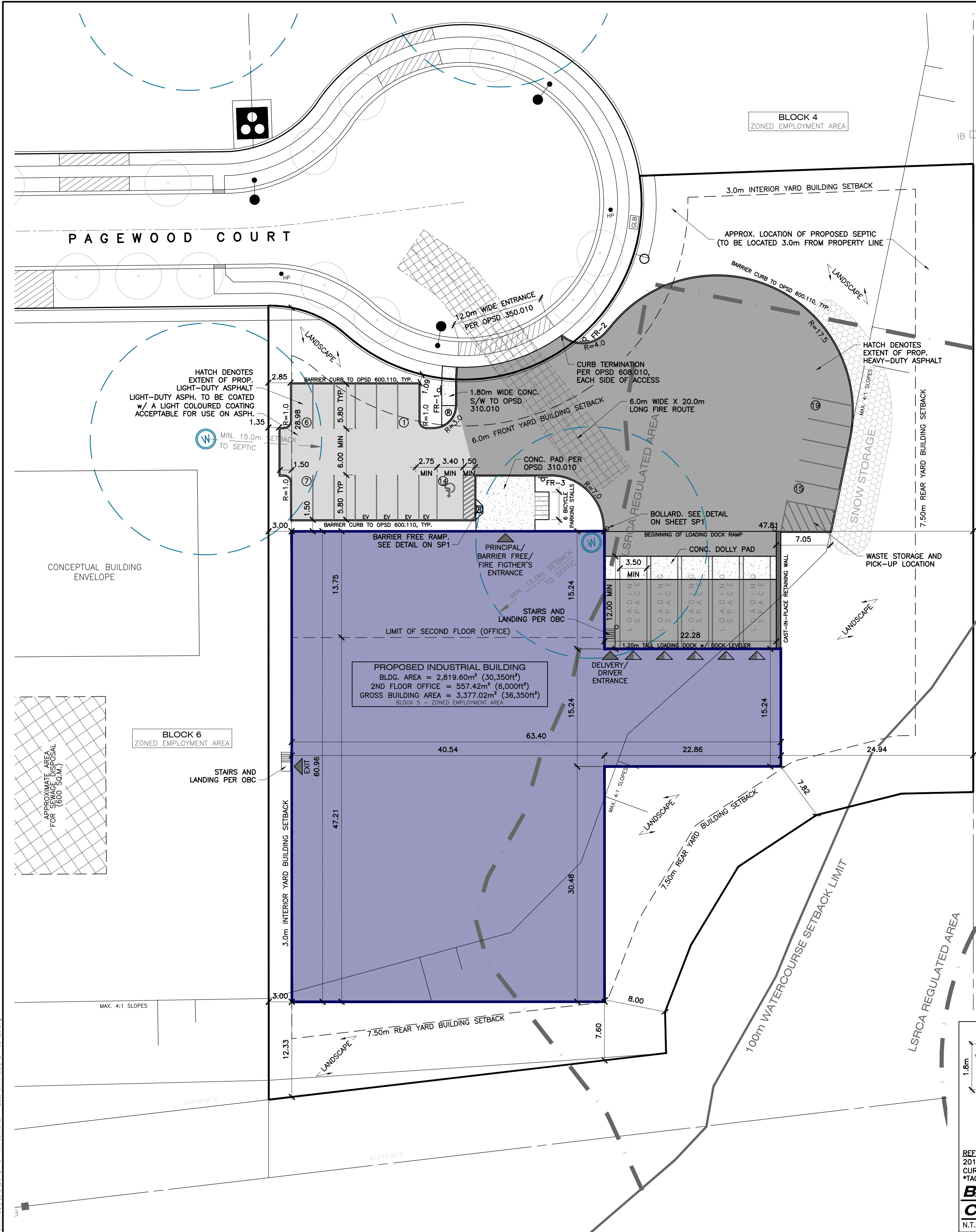




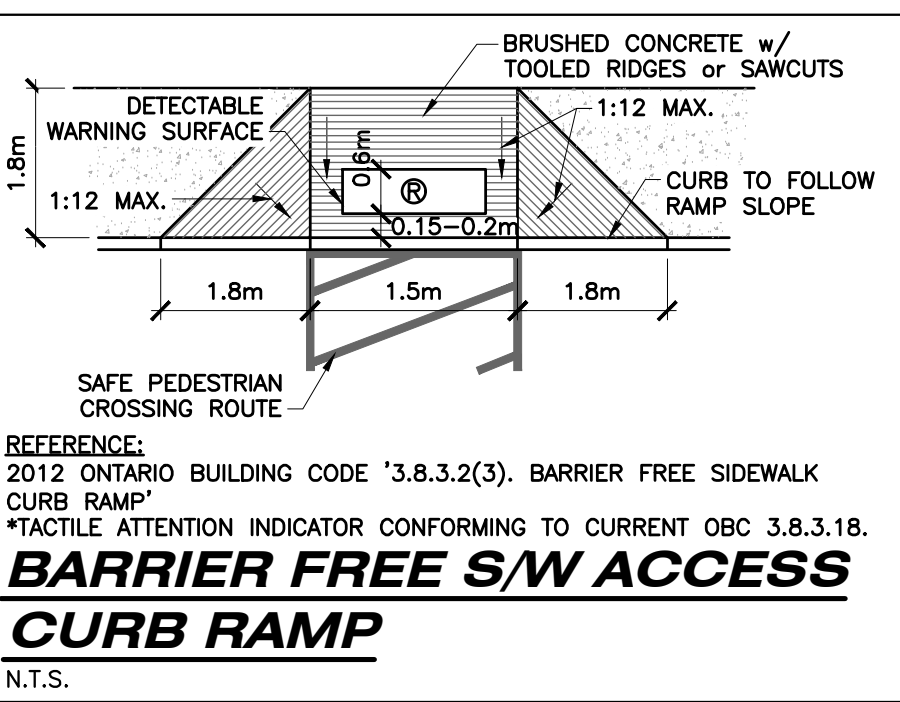
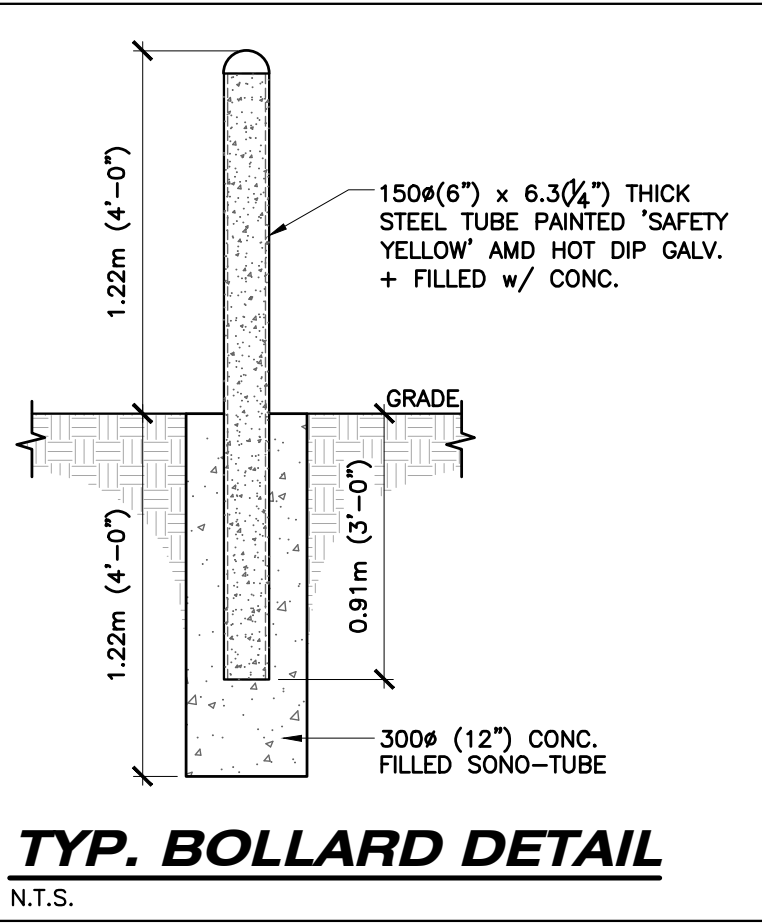
ZONING DATA CHART			
GROSS SITE AREA: 8,425.585m ²		ASPHALT AREA: 1,677.709m ²	
BUILDING AREA: 2,819.600m ²		LANDSCAPE AREA: 3,928.276m ²	
GROSS BUILDING AREA: 3,377.020m ²			
EMPLOYMENT ZONE M2(88)			
#	ITEM	REQUIRED	PROPOSED
1	PERMITTED USES	REFER TO PERMITTED USE CHART ON SP1	
2	MIN. LOT FRONTAGE (m)	15.0m	51.407m
3	MIN. FRONT YARD (m)	6.0m	28.98m
4	MIN. REAR YARD (m)	7.5m	7.6m
5	MIN. INTERIOR SIDE YARD (m)	3.0m	3.0m
6	MIN. EXTERIOR SIDE YARD (m)	7.5m	N/A
7	MIN. LANDSCAPING AREA (%)	10%	46.6%
8	PARKING SPACE REQUIREMENTS	REFER TO PARKING CALCULATIONS ON SP1	

PERMITTED USES

- M2 ZONE:
- ACCESSORY RETAIL
 - ADULT ENTERTAINMENT PARLOUR
 - BODY RUB PARLOUR
 - BREWERY/WINERY/DISTILLERY
 - BUSINESS OFFICE
 - COMMERCIAL SELF-STORAGE FACILITY
 - CONTRACTOR YARD
 - EQUIPMENT RENTAL ESTABLISHMENT
 - HOTEL / MOTEL
 - INDUSTRIAL MALL
 - INDUSTRIAL USE
 - MEDICAL MARIJUANA PRODUCTION FACILITY
 - MOTOR VEHICLE BODY SHOP
 - MOTOR VEHICLE GAS BAR (2)
 - MOTOR VEHICLE REPAIR GARAGE
 - OUTDOOR DISPLAY AND SALES AREA (5)
 - OUTDOOR STORAGE (6)
 - TRANSPORT TERMINAL
 - WAREHOUSE
 - WASTE PROCESSING STATION
 - WASTE TRANSFER STATION
 - WHOLESALE ESTABLISHMENT

LEGEND:

- FR-2 PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
- PROPOSED RAMP
- PROPOSED WELL
- EV ELECTRIC VEHICLE PARKING
- BUILDING ENTRANCE
- OVERHEAD DOOR
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY



REFERENCE DOCUMENTS:

1. DRAFT PLAN OF SUBDIVISION BY WESTON CONSULTING, FILE No. 4601 (187-13002), DATED 2020-06-30.
2. SUBDIVISION ENGINEERING PLANS BY SCS CONSULTING GROUP LTD., FILE No. 2020, DATED FEB. 2021.
3. TOWN OF EAST GWILLIMBURY ZONING BY-LAW 2018-043 - CONSOLIDATED OCTOBER 2020.

LOADING ZONE REQUIREMENTS

MINIMUM LOADING SPACE DIMENSIONS: 3.6mX12.0m w/ VERTICAL CLEARANCE OF 4.2m
TOTAL ON-SITE LOADING PROVIDED = 5 LOADING SPACES

PARKING REQUIREMENTS

MINIMUM STANDARD PARKING SPACE DIMENSIONS: 2.75mX5.80m
MINIMUM BARRIER FREE PARKING SPACE DIMENSIONS: TYPE A 3.4mX5.8m | TYPE B 2.4mX5.8m
MINIMUM BICYCLE PARKING STALL DIMENSIONS: 0.6mX1.8m

*WAREHOUSE (2,819.60m²) 1/185m² = 19 SPACES
TOTAL PARKING REQUIRED = 19 SPACES

B/F PARKING REQUIRED: 4% OF TOTAL PARKING REQUIRED = 1 SPACE

STANDARD PARKING STALLS PROVIDED = 18 SPACES
BARRIER FREE PARKING STALLS PROVIDED = 1 SPACE (TYPE 'A')
*TOTAL ON-SITE VEHICLE PARKING PROVIDED = 19 SPACES

BICYCLE PARKING REQUIRED: = N/A
BICYCLE PARKING PROVIDED: = 6 SPACES

*BASED ON TOWN OF EAST GWILLIMBURY ZONING BY-LAW (OCTOBER 2020)

KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOT 10
CONCESSION 4
BLOCK 5
IN THE
TOWN OF EAST GWILLIMBURY
REGIONAL MUNICIPALITY OF YORK

BUILDING CLASS.

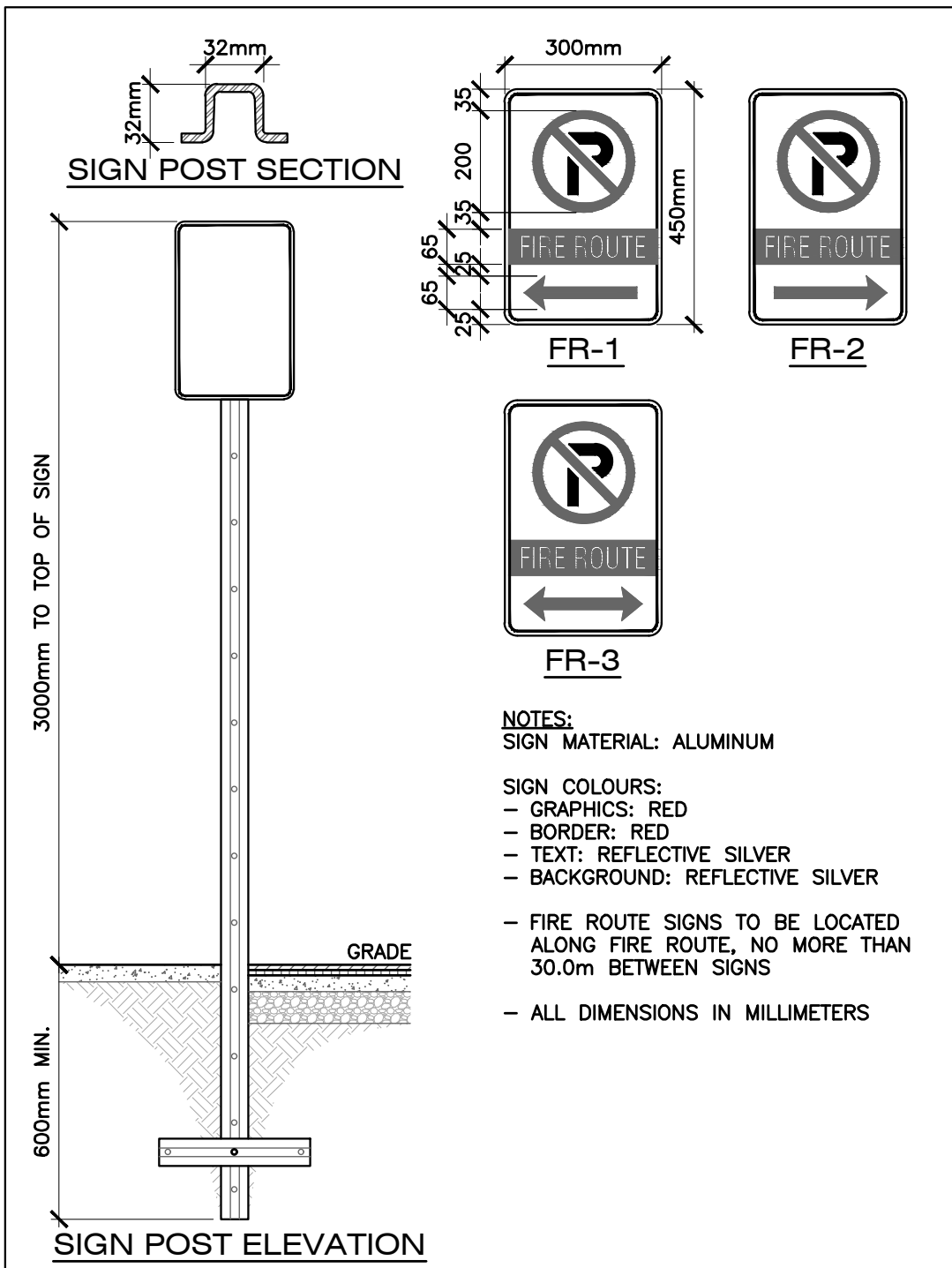
INDUSTRIAL BUSINESS - GROUP F2 OCCUPANCY, AND
PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

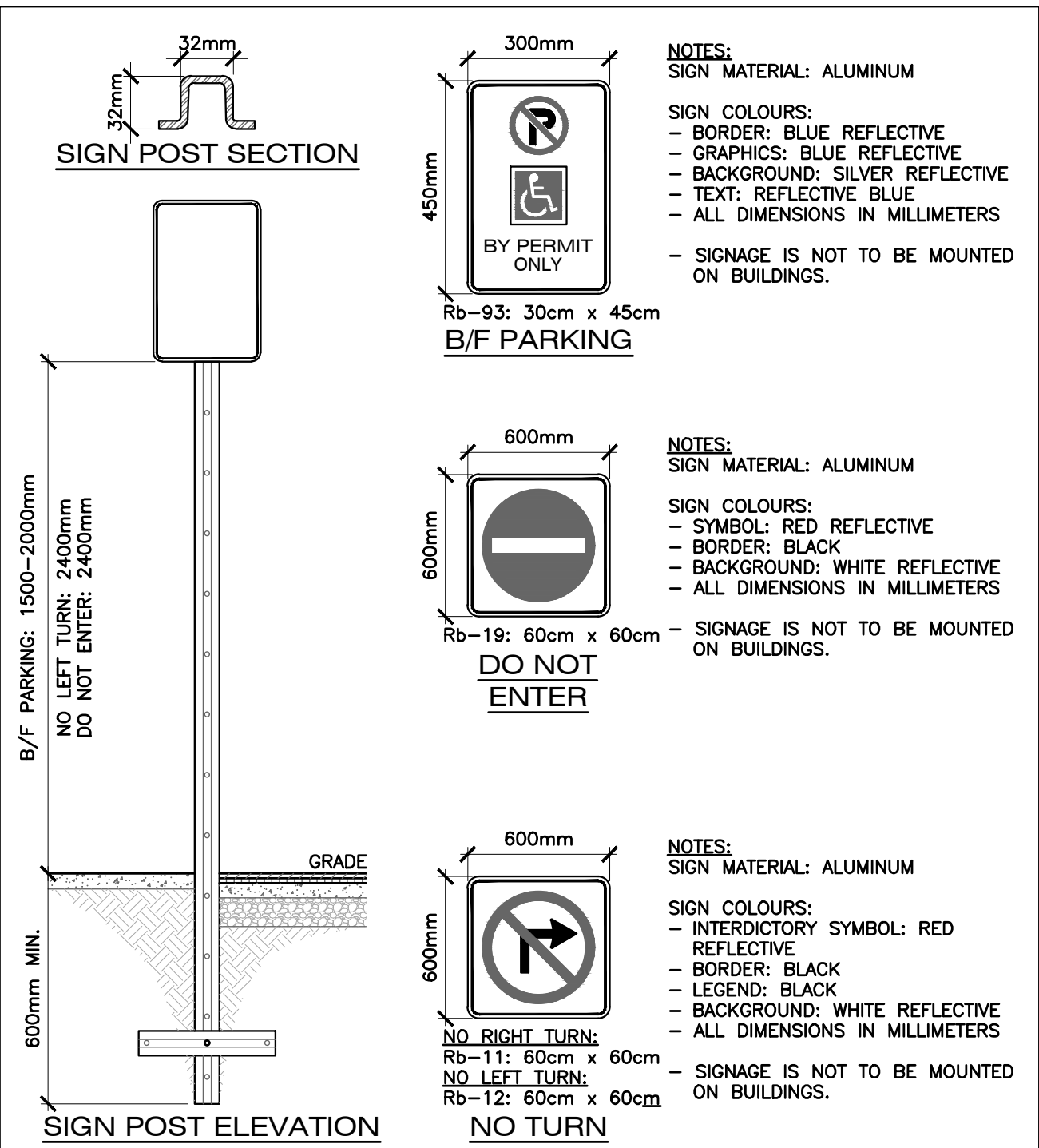
WASTE REMOVAL

WASTE TO BE STORED EXTERNALLY AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.



FIRE ROUTE SIGN DETAILS

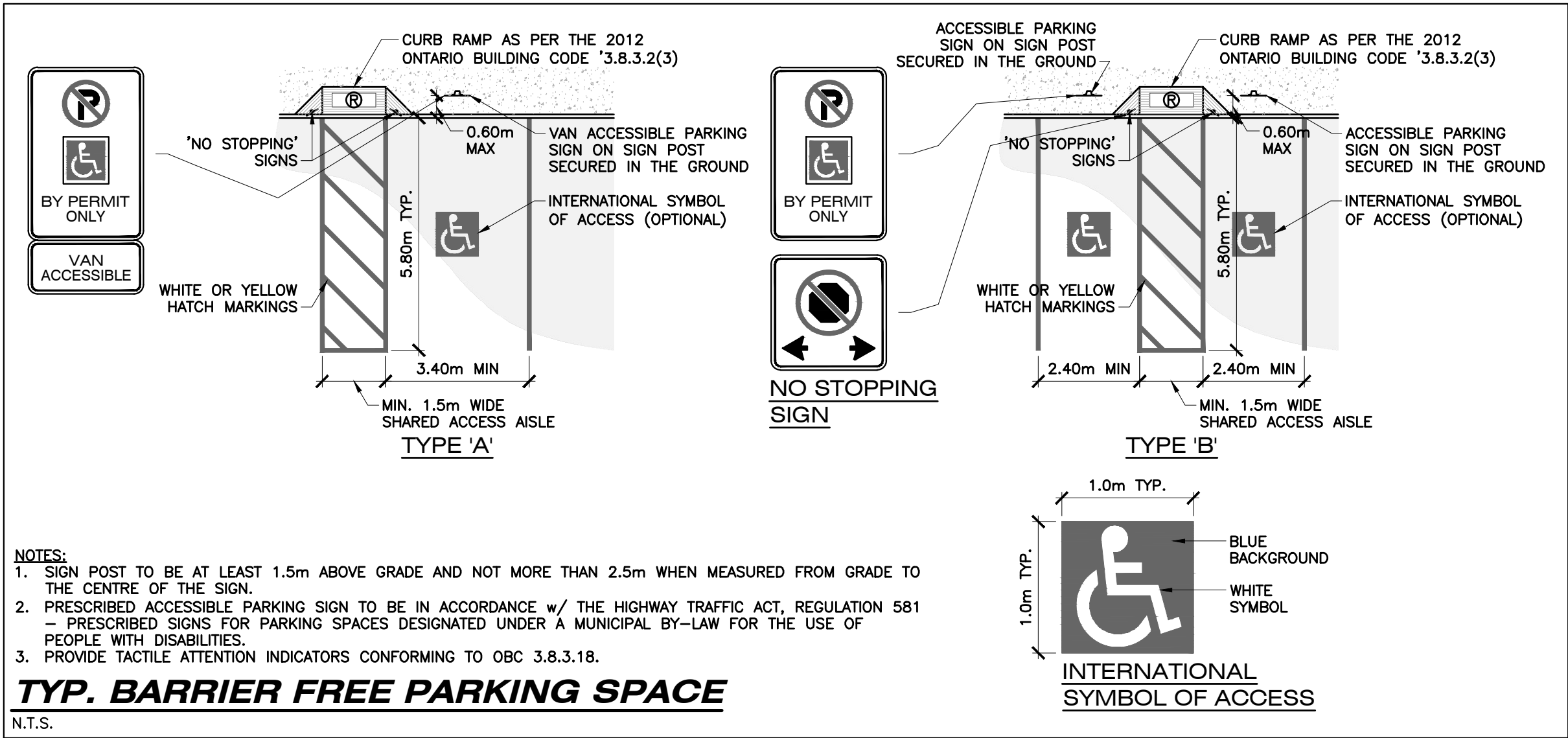
N.T.S.



TYPICAL SIGN DETAILS

N.T.S.

REFERENCE:
ONTARIO TRAFFIC MANUAL BOOK 5
- CURRENT EDITION



TYP. BARRIER FREE PARKING SPACE

N.T.S.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONTRACTOR
DESIGN	KEK	1	FOR CLIENT REVIEW/DISCUSSION	30/04/21	KEK	
DRAWN	KEK/JUS	2	SITE PLAN CONSULTATION	10/05/21	KEK	
CHECKED	ES	3	SITE PLAN APPROVAL 1	27/08/21	KEK	
APPROVED	ES					
DATE	26/08/2021					
CAD	21-01					

SCETTO
Steel Building Specialist
4395 HARRISON RD. | SEVERN, ON. | L0K 2B0
P: 705.327.9390 E: ERIC@SCETTOCONSTRUCTION.COM

ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT
		2807378 ONTARIO INC. 1125 KERRISDALE BLVD. NEWMARKET, ON L3Y 8W1 P: 905.836.4250 E: SONNYB@MRJANITORIALSUPPLIES.COM

SCALE	TITLE	PROJECT No.
SCALE - 1:300 3.0 0 6.0m	CONCEPTUAL SITE PLAN PROPOSED INDUSTRIAL BUILDING 18879-18917 WOODBINE AVE EAST GWILLIMBURY, ON.	SC-21-01

SHEET No.	PLAN FILE No.
SP1	-

