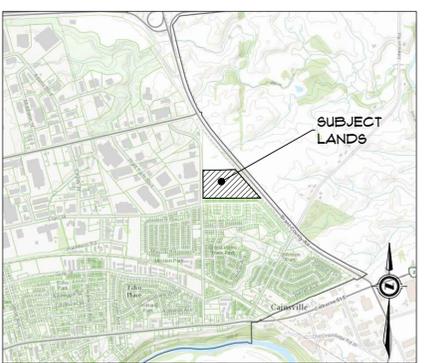


NOTES:

1. ALL MEASUREMENTS SHOWN ARE IN METRIC.
2. BUILDER/ OWNER TO VERIFY COMPLIANCE WITH ZONING BY-LAWS.
3. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
4. STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN CITY RIGHT OF WAY BY ANY CONTRACTOR.
5. PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVICING, UTILITIES AND COSTS.
6. NO PERSON SHALL CAUSE OR PERMIT ALTERATION OF A SITE IN THE MUNICIPALITY, WITHOUT HAVING FIRST OBTAINED A SITE ALTERATION PERMIT IN ACCORDANCE WITH BY-LAW 28-2011.
7. DRIVEWAY SLOPES MUST BE 8% MAXIMUM, AND SIDEWALK CROSS FALL 2% TO 4% MAXIMUM.
8. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED THEREFORE BY THE CHIEF BUILDING OFFICIAL.
9. STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
10. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW.
11. A 5.0m DRIVEWAY VISIBILITY TRIANGLE ON EITHER SIDE OF THE DRIVEWAYS PROJECTED FROM WHERE THE PROPERTY LINES MEETS THE DRIVEWAY IS REQUIRED WHERE NO PLANT MATERIAL/STRUCTURE GREATER THAN 0.6m IS TO BE PLANTED WITHIN THIS AREA.
12. DURING HEAVY SNOWFALLS EXCESS SNOW SHALL BE TRANSPORTED FROM THE EMPLOYEE/ VISITOR PARKING AREA TO THE DESIGNATED SNOW STORAGE AREAS AT THE REAR OF THE SITE.



KEY PLAN
NTS

LEGAL DESCRIPTION:
Part of Joseph Thomas Grant
Part of Margaret Farley Tract
Geographic Township of Brantford
City of Brantford

LEGEND

- Proposed Light Standard
- Proposed Stop Sign
- Proposed Barrier Free Parking Sign
- Proposed Fire Route Sign
- Proposed No Left Turn Sign
- Proposed Bicycle Rack
- Proposed Tactile Warning Indicator
- Proposed Bench

SITE STATISTICS - M2-40			COMPLIANCE
ZONING REGULATION	REQUIRED	PROPOSED	MEETS REQUIREMENTS ✓ REZONING REQUIRED
LOT AREA (min.)	0.2ha (min.)	7.94ha / 19.6 ac	✓
BUILDING AREA	-	39,807.7m ² (428,486ft ²)	-
TOTAL GROSS FLOOR AREA	-	ACCESSORY OFFICE 1,334.7m ² (14,367ft ²) WAREHOUSE 38,473.0m ² (414,120ft ²) TOTAL 39,807.7m ² (428,486ft ²)	-
LOT COVERAGE	15% (min.) / 60% (max.)	50.1%	✓
LOT WIDTH	30.0m (min.)	223.43m	✓
FRONT YARD (min)	15m OR ESTABLISHED FRONT BUILDING LINE	24.34m	✓
REAR YARD (min.)	ABUTTING AN R ZONE 9.0m (min.)	-	-
EXTERIOR SIDE YARD (min.)	ABUTTING ANY OTHER LOT LINE 3.0m (min.)	20.47m	✓
INTERIOR SIDE YARD (min.)	7.5m (min.)	-	-
LANDSCAPE OPEN SPACE	ABUTTING AN R ZONE 15.0m (min.)	16.64m	✓
LANDSCAPE BUFFER	ABUTTING ANY OTHER LOT LINE 3.0m (min.)	38.64m	✓
REQUIRED PARKING SPACES	10% (min.)	16.9%	✓
ACCESSIBLE PARKING SPACES	15m BETWEEN AN INDUSTRIAL LOT AND A RESIDENTIAL ZONE	16.64m	✓
ACCESSIBLE PARKING SPACE DIMENSIONS	86*	151 TOTAL	✓
NUMBER OF LOADING SPACES	4% OF REQUIRED PARKING = 4	5	✓
LOADING SPACE DIMENSIONS	2- 3.40m x 5.60m (TYPE A) 2- 2.75m x 5.60m (TYPE B)	2- 3.40m x 6.00m (TYPE A) 3- 2.80m x 6.00m (TYPE B)	✓
BUILDING HEIGHT	8	36	✓
OPEN STORAGE	3.5m X 20.0m	3.5m X 20.0m	✓
	15m (max.)	15m (max.)	✓
	NOT PERMITTED WITHIN 15m OF RESIDENTIAL ZONE	NONE PROPOSED	✓

* CALCULATION IS BASED ON OFFICE/ WAREHOUSE
OFFICE, ACCESSORY GENERAL - 1.0 space/30.0m² GFA: 1,334.7/ 30=45
WAREHOUSE - 2.0 spaces plus 1 space per 1,000m² GFA: 38,473.0m² / 1,000= 41
TOTAL - 86 spaces

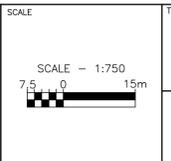
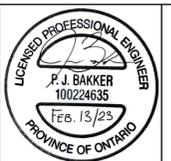
EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN BY YY	1	ISSUED FOR SPA	03/17/22	DEVENG
					CHECKED BY PUB	2	ISSUED FOR 2ND SPA SUBMISSION	10/12/22	DEVENG
					F.B.K. P24	3	ISSUED FOR 3RD SPA SUBMISSION	11/30/22	DEVENG
						4	REVISED TO REMOVE SECOND UNIT	02/10/23	DEVENG

CONSULTANT OR DIVISION

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

development engineering
London Limited
CONSULTING CIVIL ENGINEERS



TITLE

ORCHARD PARK INDUSTRIAL CENTRE
151 GARDEN AVENUE, BRANTFORD, ON
VICANO DEVELOPMENTS LTD.
(SPC-14-22)

SITE PLAN

PROJECT No.
B21-015

SHEET No.
SP

PLAN FILE No.