



SITE STATISTICS		FD
Existing Zoning Category		Business Park (Site-specific M1) and General Industrial (Site-specific M2)
Proposed Zoning Category		Group F2 (O.B.C. A- 3.1.2.1.(1))
Building Classification		
GROSS SITE AREA	76,134.00m <sup>2</sup>	819,498.76 ft <sup>2</sup>
NET SITE AREA (EXCLUDING ROAD WIDENING)	75,028.58m <sup>2</sup>	807,600.13 ft <sup>2</sup>
<b>Zone Permitted Use (Town of Milton Comprehensive Zoning By-law 016-2014)</b>		
<b>GROSS FLOOR AREA:</b>		
<b>BUILDING A (M1 Zone)</b>	54,734 SF	5,085.00 m <sup>2</sup>
Level 1	27,017 SF	2,510.00 m <sup>2</sup>
Level 2	27,717 SF	2,575.00 m <sup>2</sup>
<b>BUILDING B (M1 Zone)</b>	44,304 SF	4,118.00 m <sup>2</sup>
Ground Level	37,846 SF	3,518.00 m <sup>2</sup>
Mezzanine Level	6,458 SF	600.00 m <sup>2</sup>
<b>BUILDING C (M2 Zone)</b>	114,313 SF	10,620.00 m <sup>2</sup>
Ground Level	105,050 SF	9,780.00 m <sup>2</sup>
Mezzanine Level	9,262 SF	860.00 m <sup>2</sup>
<b>BUILDING D (M2 Zone)</b>	215,924 SF	20,060.00 m <sup>2</sup>
Ground Level	198,433 SF	18,435.00 m <sup>2</sup>
Mezzanine Level	17,491 SF	1,625.00 m <sup>2</sup>
<b>TOTAL G.F.A.</b>	<b>429,276 SF</b>	<b>39,881.00 m<sup>2</sup></b>
<b>Requirements (Site-specific M1)</b>		
As per Table 8B of bylaw 016-2014 and bylaw 041-2024	Proposed	Required
Gross Floor Area	39,881.00m <sup>2</sup>	N/A
Min. Lot Area (sm)	75,028.58m <sup>2</sup>	8,000.00m <sup>2</sup>
Min. Lot Frontage (m)	252.38m	40.00m
Min. Front Yard Building Setback (m) (Derry Road)	10.30m	8.50m
Min. Exterior (North) Side Yard Building Setback (m)	4.40m	4.40m
Min. Interior (South) Side Yard Building Setback (m)	17.29m	3.00m
Min. Rear Yard Building Setback (m)	12.00m	12.00m
Maximum Building Height (m)	12.24m	20.00m
Min. Landscape Area (% of Lot Area)	12.5%	12.5%
Min. Landscape Buffer (m) (abutting a streetline)	4.00m	4.00m
<b>Requirements (Site-specific M2)</b>		
As per Table 8B of bylaw 016-2014 and bylaw 041-2024	Proposed	Required
Gross Floor Area	39,881.00m <sup>2</sup>	N/A
Min. Lot Area (sm)	75,028.58m <sup>2</sup>	8,000.00m <sup>2</sup>
Min. Lot Frontage (m)	252.38m	40.00m
Min. Front Yard Building Setback (m) (Derry Road)	10.30m	8.50m
Min. Exterior (North) Side Yard Building Setback (m)	4.40m	4.40m
Min. Interior (South) Side Yard Building Setback (m)	17.29m	3.00m
Min. Rear Yard Building Setback (m)	12.00m	12.00m
Min. Lot Coverage (%)	45.3%	40.0%
Maximum Building Height (m)	12.24m	20.00m
Min. Landscape Area (% of Lot Area)	12.5%	12.5%
Min. Landscape Buffer (m) (abutting a streetline)	4.00m	4.00m
<b>Building Gross Floor Area</b>		
Warehouse Area	39,881.00m <sup>2</sup>	429,276.10 ft <sup>2</sup>
Office Area	31,711.00m <sup>2</sup>	341,334.03 ft <sup>2</sup>
	8,170.00m <sup>2</sup>	87,941.06 ft <sup>2</sup>
<b>Parking Calculations</b>		
Total no. of Parking Spaces - As per Table 5G of bylaw 016-2014	Proposed 496	Required 446
Accessible Parking Spaces (Included in Total Parking spaces)	18	11
- As per Table 5H of bylaw 016-2014	10-Type A+8-Type B	5-Type A+6-Type B
Parking Stall Dimensions - As per bylaw 016-2014	STANDARD: 2.75m X 5.8m	
Drive Aisle Width - Table 5C:	DRIVE AISLE: 6m	
Off-street parking - Table 5D	ACCESSIBLE TYPE A - 3.4m X 5.8m	TYPE B - 2.75m X 5.8m
<b>Bicycle Parking Calculations</b>		
@3% of the required parking spaces - As per Table 5I of bylaw 016-2014	Proposed 48	Required 13
Total no. of Bicycle Parking Spaces	48	13
Bicycle Parking Space Dimensions - As per Table 5D of bylaw 016-2014	1.8m X 0.6m	
<b>Loading Space Calculations</b>		
@3+1/3000 SM in excess of 7441 SM - As per Table 5J of bylaw 016-2014	Proposed 94	Required 6
Total no. of Loading Spaces	94	6
Loading Space Dimensions - As per Table 5D of bylaw 016-2014	3.5m X 12.0m	

**GENERAL NOTES**

- EXISTING PROPERTY LINE
- 2750x5800 PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS, WITH 6M WIDE DOUBLE LOADED AISLE.
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS, TO HAVE (2) TYPE B (2750x5800), (2) TYPE A STALLS, (3400x5800), OR ONE OF EACH WITH 1500mm PATH STRIP BETWEEN - REFER TO CITY OF MILTON'S ACCESSIBLE PARKING STANDARDS.
- 150mm WIDE CURB TYPICAL
- MIN. 1500mm WIDE SIDEWALK TYPICAL U.N.O
- TRAILER PARKING STALL - 12'-0" x 55'-0"
- ACCESSIBLE CURB RAMP AS PER DETAIL
- FIRE DEPARTMENT CONNECTION / SIAMSE
- PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY CONCRETE APRON
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- TRUCK LOADING DOCK (TYPICAL)
- LOADING SPACE - L.S. (MIN. 3.5m x 12.0m)
- FIRE ACCESS ROUTE W/ 12M TURNING RADIUS
- PROPOSED ELECTRICAL ROOM
- PROPOSED MECHANICAL ROOM
- CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. - SEE CIVIL DWGS.
- 1.8M WIDE PAINTED PEDESTRIAN PATHWAY
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
- 15.0m CENTERLINE RADIUS DISTANCE TO FIRE ACCESS ROAD
- ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY, DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- INVERTED U-SHAPE GALVANIZED BICYCLE RACKS MIN. 1.8mX0.6M PER SPACE
- PROPOSED STOP SIGN LOCATION
- PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
- YELLOW PAINTED LINES
- RETAINING WALL
- PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL - REFER TO STRUC. DWGS
- PROPOSED FIRE ROUTE SIGN LOCATION
- NOISE WALL
- PROPOSED AMENITY AREA
- SNOW STORAGE. EXCESS TO BE REMOVED OFF SITE
- PROPOSED CHAIN-LINK FENCE
- CONCRETE/STEEL SAFETY BOLLARD
- PRIVACY SCREEN WITH 0.3M HIGH OPENING AT BOTTOM. REFER TO CIVIL FOR CURB CUT UNDER THE SCREEN WALL
- PROPOSED PYLON SIGNAGE
- DRIVE-IN RAMP WITH GALVANIZED GUARDRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
- RESERVED
- DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- MIN. 3m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
- ACCESSIBLE PARKING GRADE SLOPING UP TO MEET PROPOSED CURB LEVEL
- GARBAGE BIN ENCLOSURE
- CONCRETE WHEELSTOP

**SITE LEGEND**

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- LANDSCAPE AREA
- DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- FIRE ACCESS ROUTE WITH 12M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- MAN DOOR ENTRY
- EXIT DOOR LOCATION
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- 1500mm WIDE DEEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- PROPOSED CATCH-BASIN
- DENOTES MANHOLE
- EXISTING HYDRO POLE
- PAINTED CARPOOL PARKING SPACE SYMBOL
- BARRIER FREE PARKING SIGN
- BARRIER FREE PARKING SIGN WITH VAN TAB
- DRIVE-IN DOOR
- NEW STOP SIGN
- NEW FIRE ROUTE SIGN
- GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY
- LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS
- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
- PROPOSED EV CHARGING STATIONS



**WARE MALCOMB**  
6220 Highway 7, Suite 300  
Vaughan, ON L4H 0R1, Canada  
P 905.760.1221

CIVIL ENGINEERING  
BRANDING  
PLANNING  
BUILDING MEASUREMENT  
INTERIORS

ONTARIO ASSOCIATION  
OF ARCHITECTS  
Ana Catalina Rocha  
LICENCE 7268

**KOLT**  
INVESTMENTS

**MILTON GATES**  
11801 DERRY ROAD,  
MILTON, ON  
CANADA

**OVERALL SITE PLAN**

DATE	REMARKS
2024-01-22	ISSUED FOR OPAZBA
2024-07-30	ISSUED FOR SPA
2024-12-06	ISSUED FOR SPA RESUBMISSION

PA / PM: J.S.  
DRAWN BY: J.S.  
JOB NO.: TOR22-0045-00

SHEET  
**A100**