NO. 5 SIDEROAD

JAMES SNOW PARKWAY

BLOCK 6
ZONED M1

PART 14
TO BE ZONED M1

PART 16
TO BE ZONED M1

BUILDING 2

BUILDING 1

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9 | UNIT 10

N 38° 06'10"E 52.75 | N 38° 06'10"E 60.01 | N 51° 53'50"W 2.82 | N 38° 04'50"E 113.53

N 51° 53'50"W 14.74

N 51° 40'25"E C=56.33 A=56.41 R=298.37

N 76° 11'50"E A=199.00

N 45° 11'25"W C=195.34 R=298.37

4.5 M LANDSCAPE BUFFER

12.0 M REAR YARD SETBACK

9.0 M FRONT YARD SETBACK

3.0 M SIDE YARD SETBACK

3.5 x 6.0 LOADING AREA

TRANSFORMER PAD

SIAMESE CONNECTION

ELECT ROOM

SPRINKLER ROOM

2 BICYCLE PARKING SPACES (0.6x1.80)

CONCRETE SIDEWALK

CONT. CONC. CURB

CL. FIREROUTE

LANDSCAPE

GRAVEL

ASPHALT PATH

REPLACE CURB CUT WITH NEW CONCRETE CURB REFER TO CIVIL DWGS

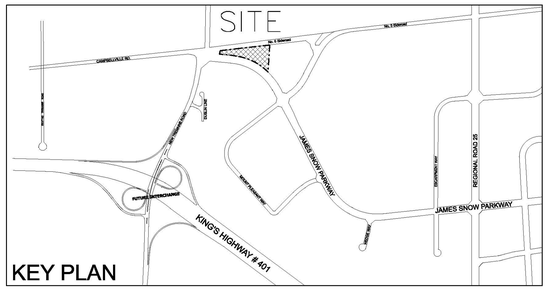
REMOVE EXISTING GRAVEL DRIVEWAY, GATES AND CULVERT NEW LANDSCAPING AND CULVERT REFER TO LANDSCAPE DWGS

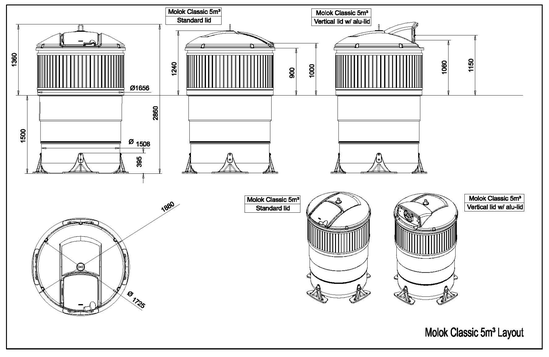
NEW CONCRETE ISLAND SEE CIVIL DWGS

152.39

SITE STATISTICS

ITEM	PROPOSED		BY-LAW REQUIREMENT
ZONING CATEGORY	M1		FD
LOT AREA	14,142.8 SM	3.49 Acres	0.8 Ha
GROSS FLOOR AREA			N/A
Building 1	1,788.39 SM	19,251 SF	
Building 2	1,315.10 SM	14,156 SF	
Total	3,103.49 SM	33,407 SF	
LOT COVERAGE	21.9 %		N/A
No. OF STANDARD PARKING SPACES (10% REDUCTION ALLOWANCE IN GFA)			PER EACH TENANCY 1/30 SM FIRST 1000 SM 1/100 SM FOR GFA BETWEEN 1000 TO 5000 SM 1/200 SM FOR GFA IN EXCESS OF 5000 SM
Building 1			59 SPACES
Unit 1-259.5 SM			8.7 SPACES 9 SPACES
Unit 2-125.4 SM			4.2 SPACES 5 SPACES
Unit 3-125.4 SM			4.2 SPACES 5 SPACES
Unit 4-125.4 SM			4.2 SPACES 5 SPACES
Unit 5-125.4 SM			4.2 SPACES 5 SPACES
Unit 6-125.4 SM			4.2 SPACES 5 SPACES
Unit 7-125.4 SM			4.2 SPACES 5 SPACES
Unit 8-125.4 SM			4.2 SPACES 5 SPACES
Unit 9-125.4 SM			4.2 SPACES 5 SPACES
Unit 10-291.4 SM			9.7 SPACES 10 SPACES
Building 2			44 SPACES
Unit 1-242.5 SM			8.4 SPACES 9 SPACES
Unit 2-125.4 SM			4.2 SPACES 5 SPACES
Unit 3-125.4 SM			4.2 SPACES 5 SPACES
Unit 4-125.4 SM			4.2 SPACES 5 SPACES
Unit 5-125.4 SM			4.2 SPACES 5 SPACES
Unit 6-125.4 SM			4.2 SPACES 5 SPACES
Unit 7-125.4 SM			4.2 SPACES 5 SPACES
Unit 8-133.3 SM			4.4 SPACES 5 SPACES
Total	104 SPACES		103 SPACES
No. OF ACCESSIBLE PARKING SPACES	6 SPACES		1 + 3% OF TOTAL REQUIRED PARKING SPACES 5 SPACES
No. OF BICYCLE PARKING SPACES	4 SPACES		3% OF TOTAL REQUIRED PARKING SPACES 4 SPACES
No. OF LOADING SPACES			1 LOADING AREA PER BUILDING HAVING A GFA OF 931 SM TO 2,229 SM 1 AREA PER BUILDING
Building 1	1 AREA		
Building 2	1 AREA		
PERCENTAGE OF LOT COVERED BY PARKING, LANES AND ACCESS	5,828.6 SM 41.2%		N/A
PERCENTAGE OF LOT COVERED BY LANDSCAPING	4,409.6 SM 31.2%		M1 ZONE 10% OF LOT AREA
PERCENTAGE OF LOT COVERED BY CONCRETE SIDEWALKS AND CURBS	798.3 SM 5.6%		
PARKING STALL DIMENSIONS			
Standard	2.75 W x 5.8 D		2.75 W x 5.8 D
Accessible			ADJACENT SPACES CAN SHARE AISLE
Type A	3.40 W x 5.8 D + 1.5 M AISLE		3.40 W x 5.8 D + 1.5 M AISLE
Type B	2.75 W x 5.8 D + 1.5 M AISLE		2.75 W x 5.8 D + 1.5 M AISLE
LOADING AREA DIMENSION	3.5 W x 6.0 D x 3.0 V		3.5 W x 6.0 D x 3.0 V
PERCENTAGE OF LOT IN WORK YARD, OPEN AIR OPERATIONS, OUTSIDE LOADING AREA OR DISPLAY AREA	N/A		N/A
MAXIMUM BUILDING HEIGHT			15.0 M
Building 1	8.69 M		
Building 2	8.69 M		





CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.

No	Date Plotted	Revisions
V	JUN 27 2023	PER ZONING BY-LAW AMENDMENT COMMENTS
	MAY 23 2023	2ND SUBMISSION FOR BY-LAW AMENDMENT
	Date Plotted	Issued for:

Industrial Development
James Snow Parkway North

James Snow Parkway Milton, Ontario
Parts 14 and 16, RP 20R20039, Town of Milton, Regional Municipality of Halton

EMERY INVESTMENTS
620 Wilson Avenue, Suite 401 tel (416)630-6927
Toronto, Ontario, M3K 1Z3 fax (416)630-6997

GLOBAL ARCHITECT INC.
6 Leswyn Road tel (416)256-4440
Toronto, Ontario, M6A 1K2 fax (416)256-4449

Site Plan

CONSTRUCTION NORTH

DRAWN BY	: J. DeCicco
DATE	: June 27, 2023
SCALE	: 1:300
PROJECT NO.:	22-15
DRAWING NO.:	A-1.0

Figure 2 - Concept Plan