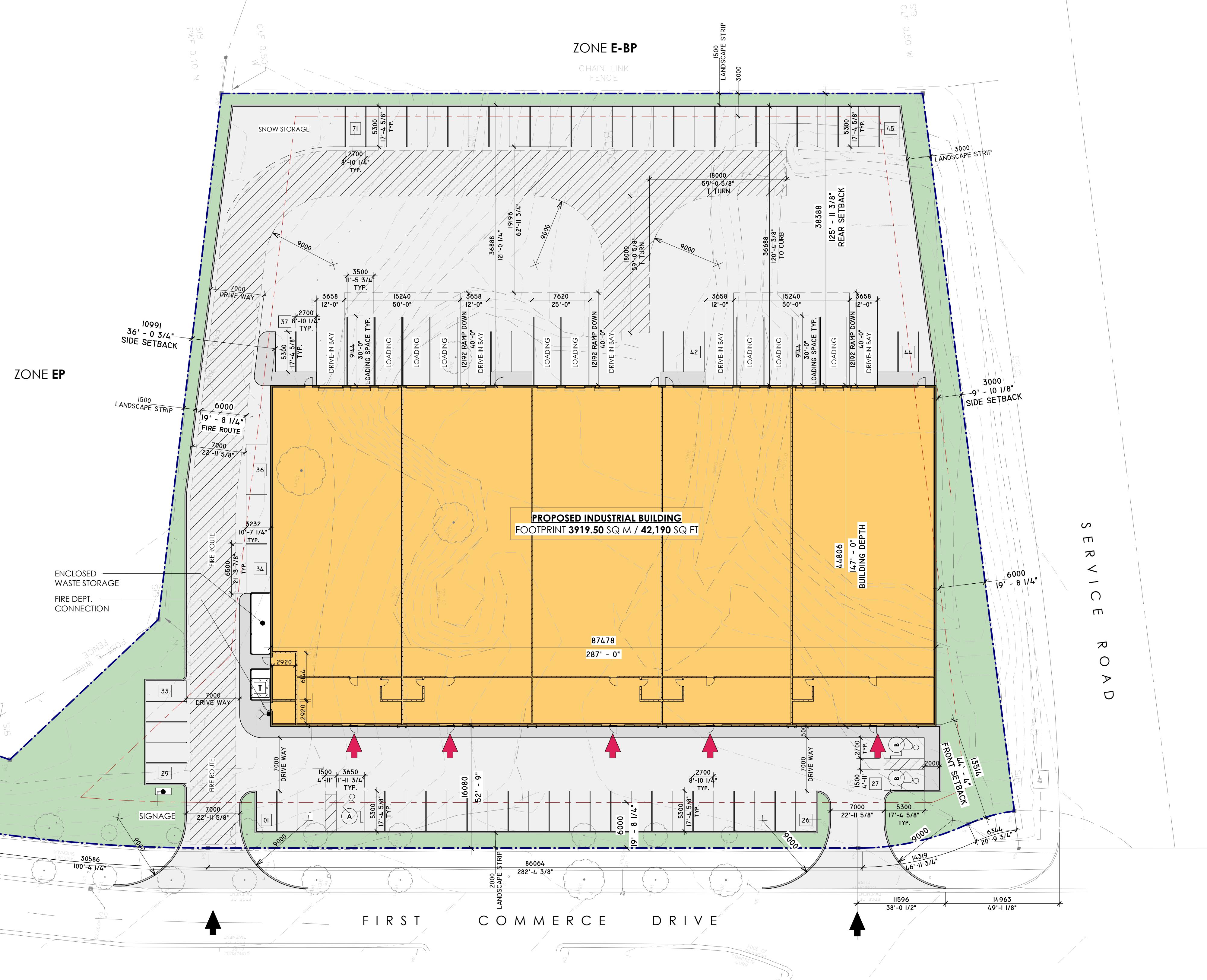


**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: PR20251915 DATE: Jan. 9, 2026
APPROVED BY: Bill Jean
PRELIMINARY ZONING REVIEW



KEY PLAN



1 SITE PLAN
1 : 300

ZONING STATS - E-BP [BUSINESS PARK]			
	MIN REQUIREMENT	PROVIDED	MV REQ
LOT AREA	0.8 ha [8000 SQM]	1.06 ha [10692]	NO
LOT FRONTAGE	30.0m	194.39m	NO
FRONT YARD	6.0m	13.95m	NO
REAR YARD	3.0m	31.19m	NO
INTERIOR SIDE YARD	10.0m	10.0m	NO
EXTERIOR SIDE YARD	6.0m	3.0m	YES
HEIGHT (MAX)	13.5m	13.5m	NO
LOT COVERAGE (MAX)	50%	42.0%	NO
PARKING SPACES	68 SPACES	71 SPACES	NO

NOTES:
THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DE-WATERING.

ALL TREES PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PROTECTION PLAN DURING AND AFTER APPROVED BY CITY; PRIOR TO COMMENCING ANY WORK WITHIN THE AREA OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT.

STAFF HAS REVIEWED THE APPLICATION ON THE UNDERSTANDING IT WILL COMPRIZE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY INCLUDING THE APPLICANT ARE ANY SUBSEQUENT OWNER, SUBMIT AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER PERMIT AS REQUIRED BY THE CITY. THE APPLICANT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.

REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.

BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENITION TO THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND THE EXTERIOR BUILDING MATERIALS.

PROPOSED FIRE ROUTE SHALL PROVIDE LOAD SUPPORT SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/CSA-S6, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

SITE STATISTICS - A		
DESCRIPTION	AREA (SM)	AREA (SF)
BUILDING FOOTPRINT		
BUILDING FOOTPRINT	3919.49 m ²	42189 ft ²
	3919.49 m ²	42189 ft ²
HARDSCAPE		
ASPHALT	5097.00 m ²	54844 ft ²
WASTE STORAGE	20.64 m ²	222 ft ²
SIDEWALK AND CURB	229.83 m ²	2474 ft ²
	5347.47 m ²	57560 ft ²
LANDSCAPE		
LAWN	1425.81 m ²	15347 ft ²
	Not Placed	0.00%
LAWN	1425.81 m ²	15347 ft ²
	10692.76 m ²	115096 ft ²
PERCENTAGE		100.00%

PARKING SCHEDULE

REQUIREMENT	68 SPACES REQUIRED
MULTIPLE unit buildings within Business park Zone	4% of the total number of Parking Spaces provided in the Parking Area 71*4% = 3 SPACES

TYPE A 3450X5300
TYPE B 2700X3300

PROVIDED TYPE	SIZE	COUNT
ACCESSIBLE - TYPE A	3450 x 5300	1
ACCESSIBLE - TYPE B	2700 x 3300	2
PARALLEL PARKING SPACES	6500 x 2750	3
STANDARD PARKING SPACES	2700 x 3300	65
		71

Minimum Siting Specifications for Business Park (E-BP)	
Yard adjacent to Public Highway	
Adjacent to Hwy 404	13.7m
Adjacent to Wellington Street, Leslie Street and St. John's Street	9 m
John's Island	6 m
Other Yards	3 m
Yards fronting on other roads	3 m
Adjacent to Open Space Zone	10 m
Adjacent to other Lot Lines	3 m
Other Yards	3 m

MINIMUM LANDSCAPING PROVISIONS FOR BUSINESS PARK (E-BP)

YARD ADJACENT TO PUBLIC HIGHWAY	ADJACENT TO FRONT LOT LINE (EXCEPT FOR DRIVEWAY LOCATIONS)
ADJACENT TO HWY 404	13.7M
ADJACENT TO WELLINGTON STREET, LESLIE STREET AND ST. JOHN'S STREET	9M
JOHN'S ISLAND	6M
ADJACENT TO OTHER STREETS	6M
ADJACENT TO OPEN SPACE ZONE	10M
ADJACENT TO OTHER LOT LINES	3M
OTHER YARDS	3M

MINIMUM LANDSCAPING PROVISIONS FOR BUSINESS PARK (E-BP)

YARD ADJACENT TO PUBLIC HIGHWAY

ADJACENT TO FRONT LOT LINE (EXCEPT FOR DRIVEWAY LOCATIONS)

ADJACENT TO HWY 404

ADJACENT TO WELLINGTON STREET, LESLIE STREET AND ST. JOHN'S STREET

JOHN'S ISLAND

ADJACENT TO OTHER STREETS

ADJACENT TO OPEN SPACE ZONE

ADJACENT TO OTHER LOT LINES

OTHER YARDS

ADJACENT TO FRONT LOT LINE (EXCEPT FOR DRIVEWAY LOCATIONS)

ADJACENT TO HWY 404

ADJACENT TO WELLINGTON STREET, LESLIE STREET AND ST. JOHN'S STREET

JOHN'S ISLAND

ADJACENT TO OTHER STREETS

ADJACENT TO OPEN SPACE ZONE

ADJACENT TO OTHER LOT LINES

OTHER YARDS

ADJACENT TO OTHER STREETS

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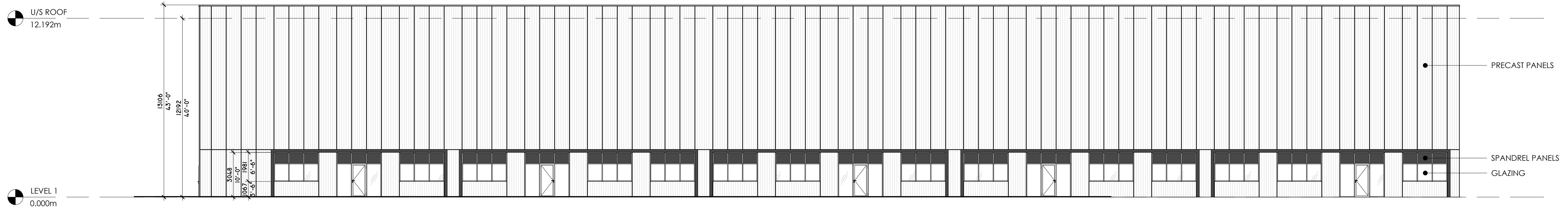
ADJACENT TO OTHER LOT LINES

OTHER YARDS

OTHER YARDS

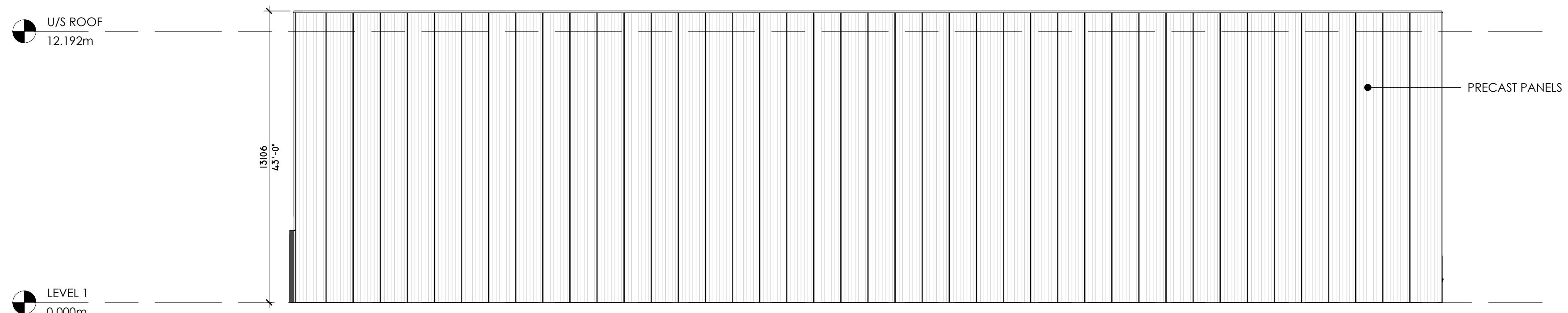
ADJACENT TO OTHER LOT LINES

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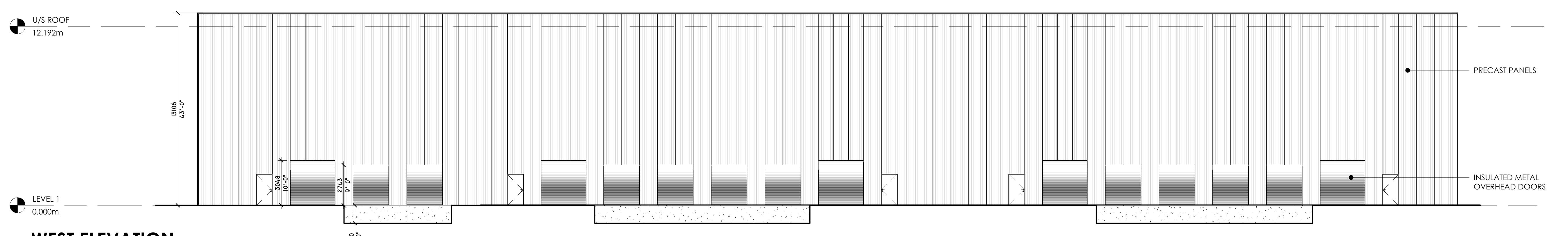
1 EAST ELEVATION - COMMERCIAL DRIVE

1 : 150



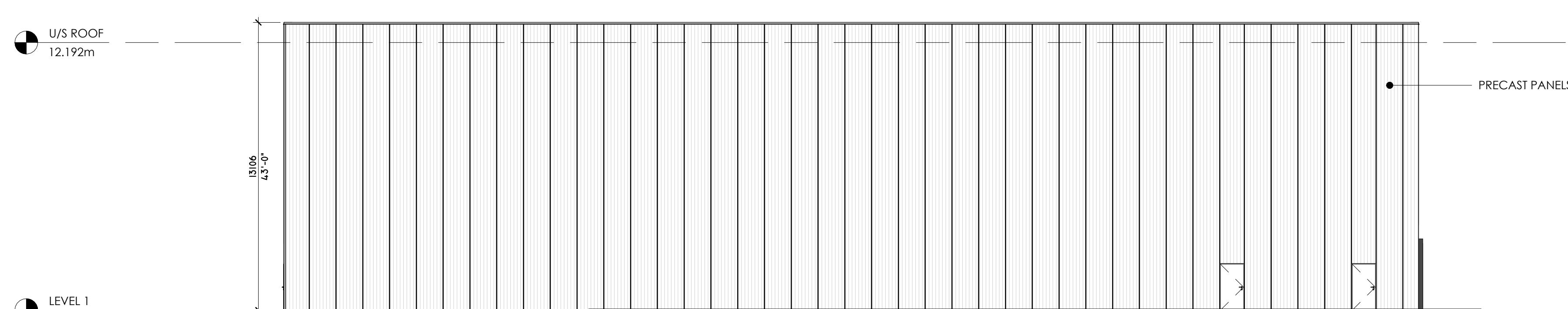
2 NORTH ELEVATION - SERVICE ROAD

1 : 150



3 WEST ELEVATION

1 : 150

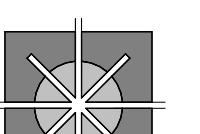


4 SOUTH ELEVATION

1 : 150

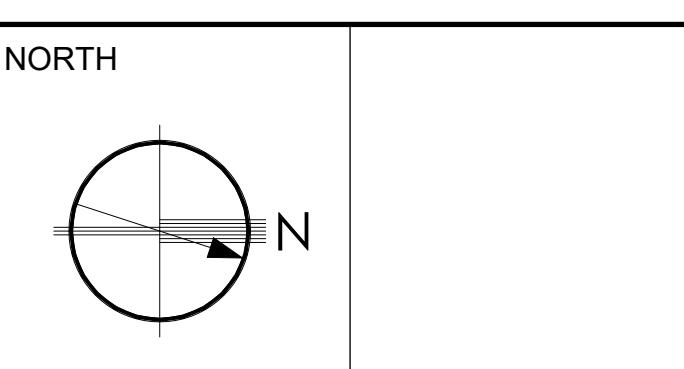
3	REV. FOR PZR	2025.11.24
No.	Description	Date
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.		
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.		
DO NOT SCALE DRAWINGS.		
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.		
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CSPACE
ARCHITECTURE



58-8841 GEORGE BOLTON PKWY, BOLTON, ON L7E 2X8

T: 647.588.1784 E: info@cspace.ca



PROJECT
MULTI UNIT INDUSTRIAL BUILDING
350 FIRST COMMERCE DRIVE

DRAWING TITLE
ELEVATIONS

SCALE 1 : 150 **PROJECT NO.** 25-2140

DRAWN BY SE **APPROVED** CCP **DATE-YMD** 25.11.24

DRAWING NO.

A3