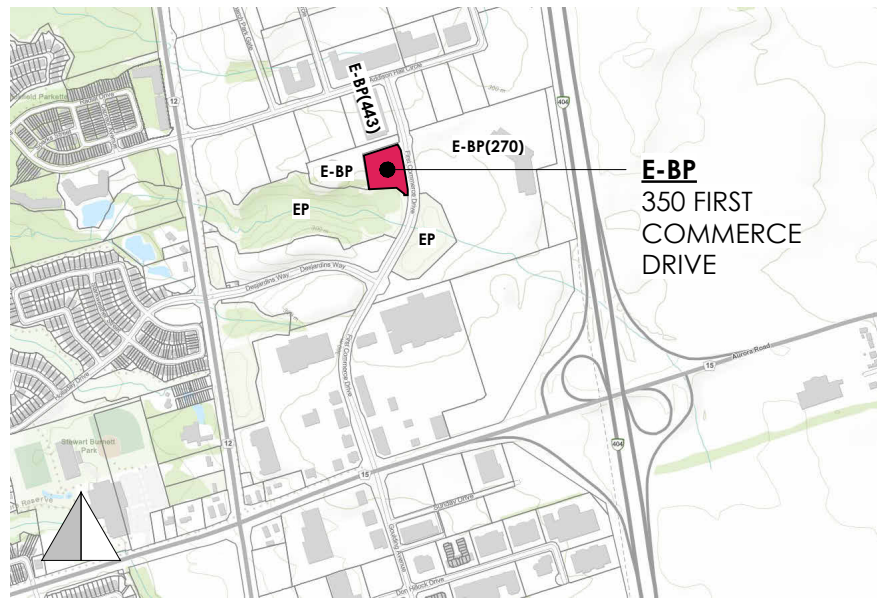


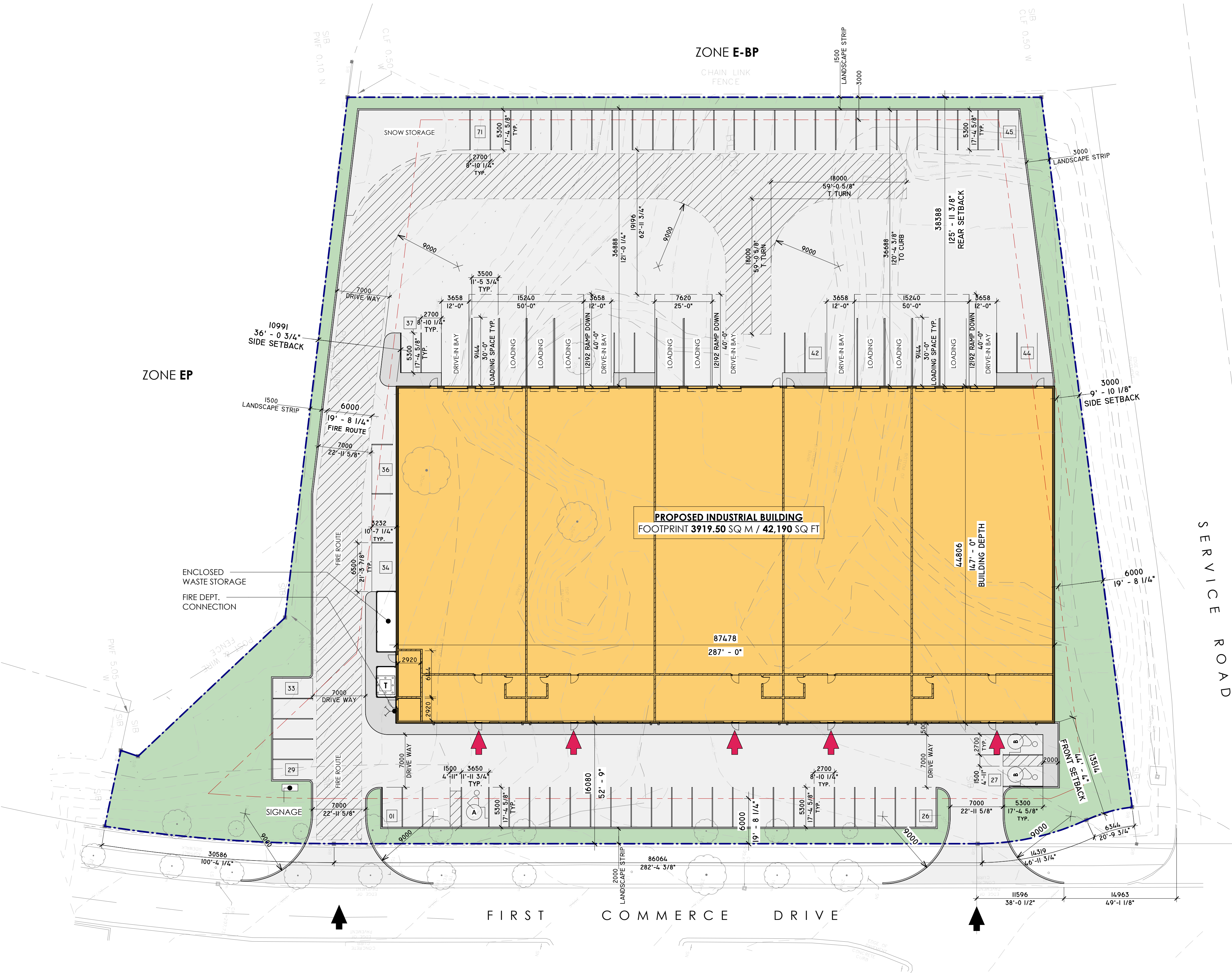
TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

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

SITE STATISTICS - A			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	3919.49 m²	42189 ft²	36.66%
LANDSCAPE	5097.00 m²	54864 ft²	47.67%
WASTE STORAGE	20.64 m²	222 ft²	0.19%
SIDEWALK AND CURB	229.83 m²	2474 ft²	2.15%
LANDSCAPE	5347.47 m²	57560 ft²	50.01%
LAWN	1425.81 m²	15347 ft²	13.33%
LAWN	1425.81 m²	15347 ft²	13.33%
	10692.76 m²	115096 ft²	100.00%

PARKING SCHEDULE		
REQUIREMENT	Multiple unit buildings within Business park Zone	
	68 SPACES REQUIRED	
BARRIER FREE REQUIREMENT	4% of the total number of Parking Spaces provided in the Parking Area	
13-100 SPACES	71*4% = 3 SPACES	
TYPE A 3650X5300		
TYPE B 2700X5300		
PROVIDED TYPE	SIZE	COUNT
ACCESSIBLE - TYPE A	3650 x 5300	1
ACCESSIBLE - TYPE B	2700 x 5300	2
PARALLEL PARKING SPACES	6500 x 2750	3
STANDARD PARKING SPACES	2700 x 5300	65
		71

Minimum Siting Specifications for Business Park (E-BP)	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 Sideroad
Adjacent to Wellington Street, Leslie Street and St. John's Sideroad	Lot's fronting on other roads
Adjacent to other streets	Adjacent to Open Space Zone
Yard Adjacent to Open Space Zone	Adjacent to other Lot Lines
Other Yards	

PROPOSED BUILDING

LANDSCAPE

ASPHALT DRIVEWAY

CONCRETE CURB

CONCRETE SIDEWALK

SIAMASE CONNECTION

LIGHT STANDARD

PROPOSED FIRE HYDRANT

NO PARKING SIGN FOR FIRE ROUTE, IN ACCORDANCE WITH THE CITY SIGN BY-LAW AND OBC

DEPRESSED CURB

SETBACKS

PROPERTY LINE

HANDICAP PARKING

WASTE STORAGE

FIRE DEPARTMENT CONNECTION

PAVERS

MULCH / WOOD CHIPS

PAINTED ROAD LINES

WOOD DECKING

6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT

MANHOLE

CATCHBASIN

PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS

PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)

MAIN ENTRANCE

SECONDARY ENTRANCE

SERVICE ENTRANCE

EV CHARGING STATION

SALT STORAGE BIN

BICYCLE PARKING

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 TREE PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORTS, APPROVED BY CITY; PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT 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 COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION, IF ANY PARTY, INCLUDING THE APPLICANT ARE ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF THE LAND DIVISION FOR THIS DEVELOPMENT 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 CONTRAVENTION WITH 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-656, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS;

No.	Description	Date
5	REV. FOR MV	2025.01.07
4	ISSUED FOR MV	2025.12.24
3	REV. FOR PZR	2025.11.24
2	ISSUED FOR PZR	2025.11.18
1	FOR CLIENT REVIEW	2025.11.13

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.

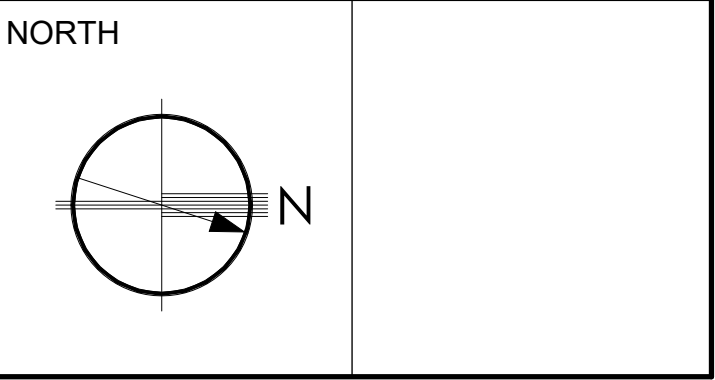
DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

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CSPACE
ARCHITECTURE

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PROJECT
MULTI UNIT INDUSTRIAL BUILDING
350 FIRST COMMERCE DRIVE

DRAWING TITLE
SITE PLAN

SCALE
As indicated

PROJECT NO.
25-2140

DRAWN BY
SE

APPROVED
CCP

DATE-YMD
26.01.07


DRAWING NO.

A1



3	REV. FOR P2R	2025.11.24
No.	Description	Date
<p>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.</p> <p>ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.</p> <p>DO NOT SCALE DRAWINGS.</p> <p>THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.</p> <p>COPYRIGHT RESERVED.</p>		

NORTH



A3