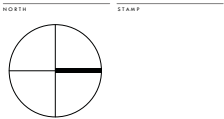


KEY PLAN

SURVEY INFO FROM:
 PLAN OF SURVEY OF LOT 53
 REGISTERED CONVEYANCE PLAN 10308
 SURVEYED BY:
 BILLY TERRY SURVEYING INC.
 10000 MIDLAND AVE. S. UNIT 10
 AURORA, ONT. L4R 4N9
 AUGUST 13, 2019

NO.	REVISION	DATE
1	REV. & ISSUED FOR PLANNING APPROVAL	May 16, 2022
2	ISSUED FOR PLANNING APPROVAL	Mar 20, 2022

THE OWNER, CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPEAT ALL DIMENSIONS AND DIMENSIONS TO THE ARCHITECT. NO PART SHALL BE EXEMPTED. NO PART SHALL BE EXEMPTED FROM CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED BY THE ARCHITECT.



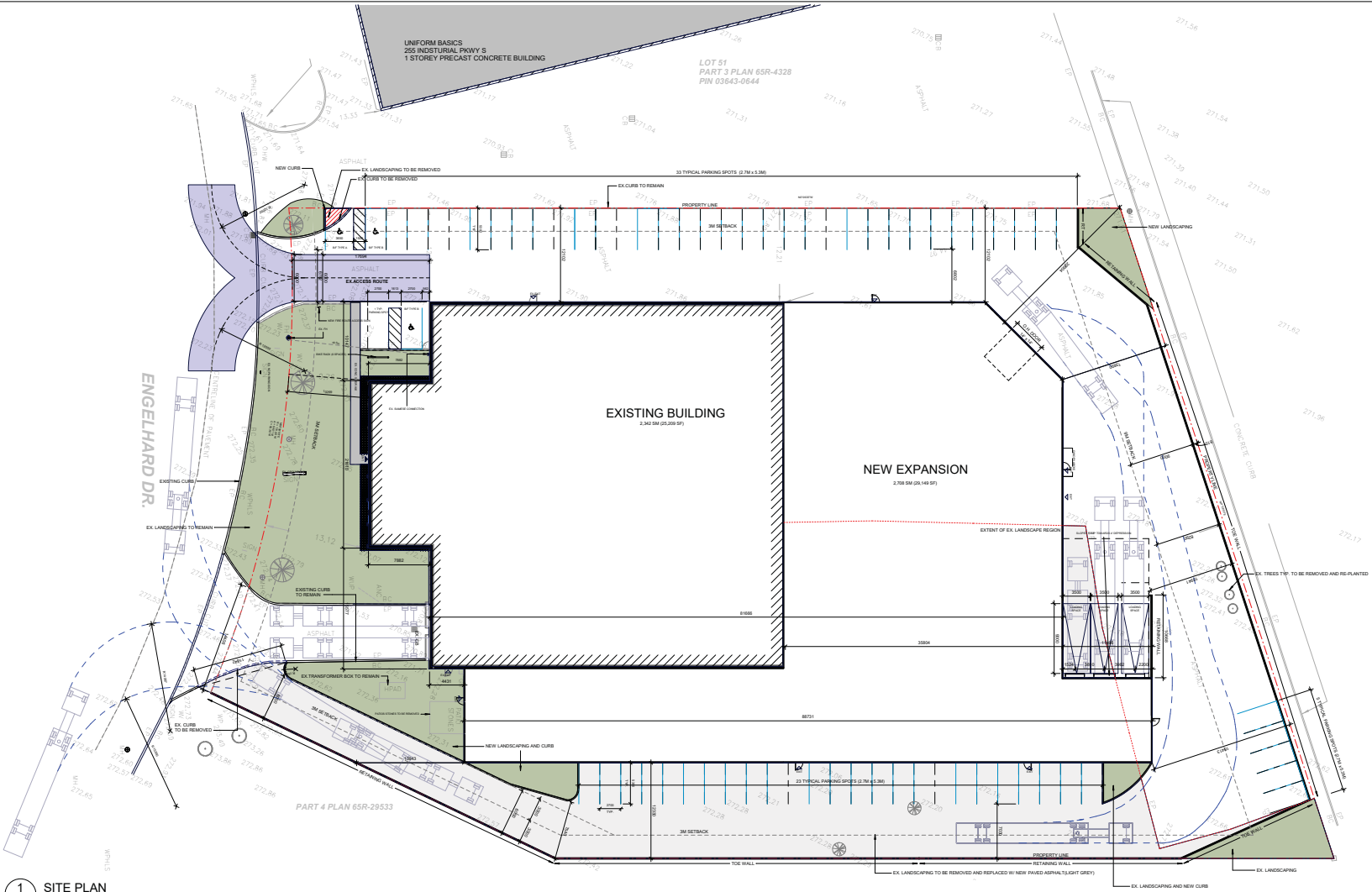
PLANT EXPANSION TREASURE MILLS

90 ENGELHARD DRIVE, AURORA, ON L4G 3V2

SITE PLAN

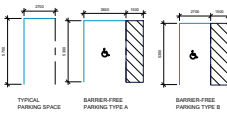
SCALE	As Indicated	PROJECT NUMBER
DATE	3/21/2024 13:23:44 PM	201927
DRAWN	SP	
CHECKED	MS	
TITLE		REVISION

A100



1 SITE PLAN A100 1:250

PARKING LEGEND



SITE STATISTICS

1. GENERAL INFORMATION

MUNICIPAL ADDRESS: 90 ENGELHARD DRIVE
 LOTS 52 AND 53
 RCP 10038 AURORA, EXCEPT PART
 LOT 54 RCP 10038, PART 1, 6SR-38706
 TOWN OF AURORA
 ZONING: E2 - GENERAL EMPLOYMENT

2. COVERAGE

LOT AREA	10,037 sm
BUILDING AREA	2,342 sm
EXISTING	2,708 sm
EXPANSION	5,050 sm
TOTAL	7,758 sm
LOT COVERAGE	50.3%
LOT FRONTAGE	66.7m

3. SETBACKS

SETBACKS	REQ.	PROVIDED
FRONT (SOUTH):	3.0m	10.2m
SIDE (WEST):	3.0m	12.1m
SIDE (EAST):	3.0m	6.0m
REAR (NORTH):	9.0m	13.9m

2 STOREY (INCL. MEZZ.)
 MAX. 15m
 BUILDING USE
 EX. BUILDING
 WAREHOUSE
 PRODUCTION AREA
 OFFICE MEZZANINE
 MECHANICAL MEZZANINE
 TOTAL: 5,915 sm

4. BUILDING STATISTICS

5. PARKING

PARKING REQUIRED INDUSTRIAL USES (UNLESS OTHERWISE SPECIFIED): GFA OF 5,001m ² OR GREATER - 1.0 SPACES/100 m ² OF GFA: 60 SPACES REQ. 4% OF TOTAL PARKING SPACE PROVIDED: 3 SPACES REQ.	PARKING PROVIDED TYPICAL PARKING PROVIDED: 62 SPACES BARRIER-FREE PARKING PROVIDED: 3 SPACES TOTAL PARKING PROVIDED: 65 SPACES
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BICYCLE PARKING
 EMPLOYMENT - 2 SPACES + 0.25 SPACES/1,000 m²
 OF GFA: 4 SPACES REQ.
 6 SPACES PROVIDED

6. LOADING

LOADING SPACE REQUIRED LOADING SPACE PROVIDED WITHIN EMPLOYMENT (B) ZONE, EXCLUDING PORTIONS OF BUILDINGS USED FOR OFFICE COMMERCIAL USE, IN ACCORDANCE WITH: GFA BETWEEN 2,500 & 7,500 m ² : 3 SPACES REQ.	LOADING SPACE PROVIDED EXISTING: 2 SPACES NEW: 3 SPACES TOTAL: 5 SPACES
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7. OBC CLASSIFICATION (2012)

WAREHOUSE/PLANT (F2) 3.2.2.70 SPRINKLERED
 No. OF FACING STREETS: 1

8. LANDSCAPING

LANDSCAPED AREA: LANDSCAPING STRIPS NOT REQ. 870m ² (8.7% of LOT)	NEW AREA TO BE PAVED: EX. PAVED AREA: TOTAL PAVED AREA: 2108m ² (21.2% of LOT) 2069m ² (20.6% of LOT) 4191m ² (41.8% of LOT)
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