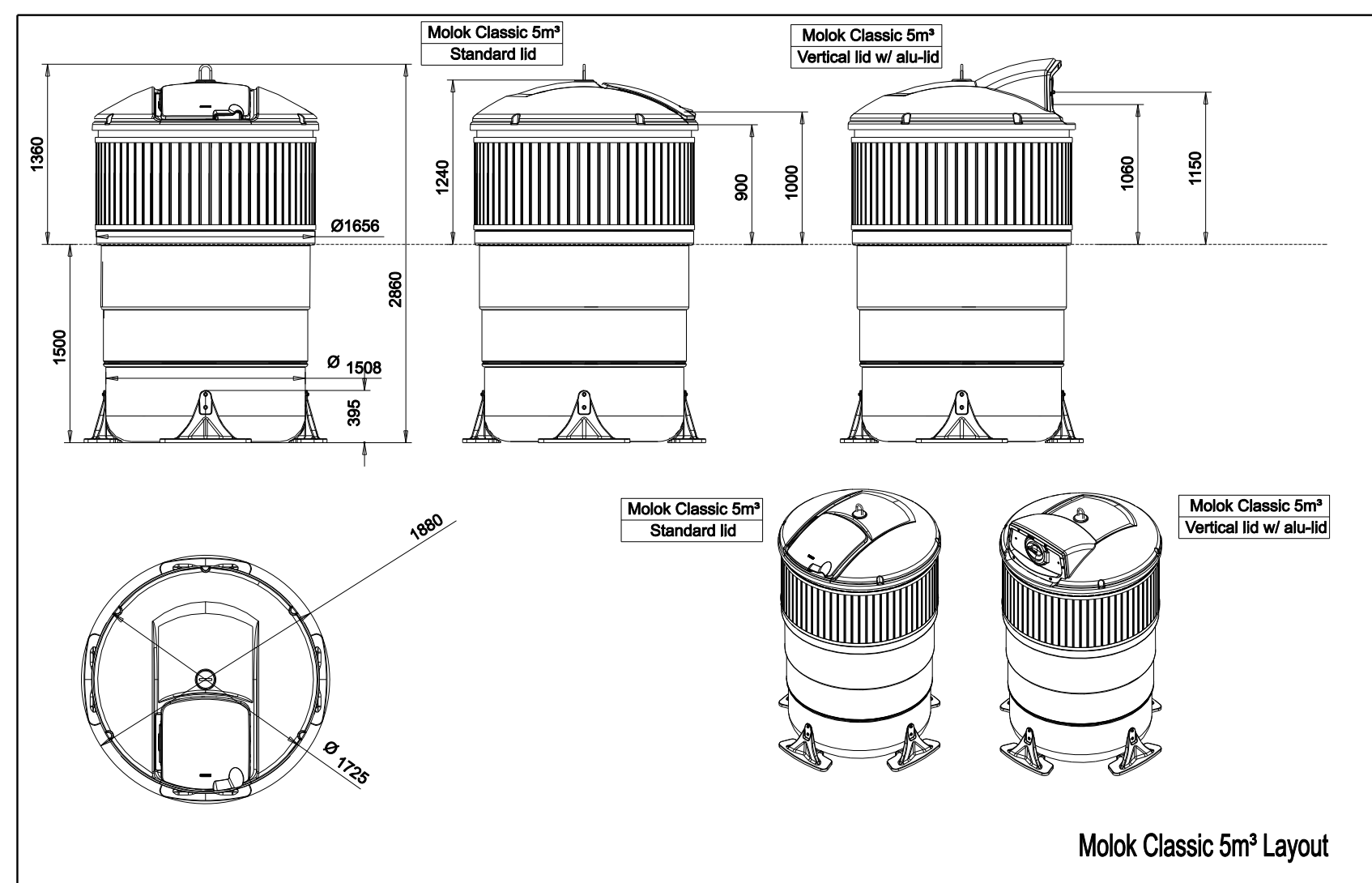


ITEM	PROPOSED	BY-LAW REQUIREMENT
ZONING CATEGORY	M1	FD
LOT AREA	14,342.8 SM 3.49 Acres	0.8 Ha
GROSS FLOOR AREA	Building 1: 1,788.39 SM 19,251 SF Building 2: 1,315.10 SM 14,156 SF Total: 3,103.49 SM 33,407 SF	N/A
LOT COVERAGE	219.7%	N/A
No. OF STANDARD PARKING SPACES (NOV REDUCTION ALLOWANCE IN GFA)		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		8.7 SPACES 59 SPACES
Unit 1-259.5 SM		4.2 SPACES 5 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		8.4 SPACES 44 SPACES
Unit 1-242.5 SM		4.2 SPACES 5 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	Building 1: 1 AREA Building 2: 1 AREA	1 LOADING AREA PER BUILDING HAVING A OF A 3.5 M TO 2.25 SM 1 AREA PER BUILDING
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 Accessible: Type A: 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 ADJACENT SPACES CAN SHARE 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	Building 1: 8.69 M Building 2: 8.69 M	15.0 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.			
JUN 27 2023	P&R ZONING BY-LAW AMENDMENT COMMENTS	JUN 27 2023	2ND SUBMISSION FOR BY-LAW AMENDMENT ZONING BY-LAW AMENDMENT
No	Date Plotted	Revisions	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 Toronto, Ontario, M3K 1Z3
 Tel: (416) 630-6927 Fax: (416) 630-6997

Site Plan

GLOBAL ARCHITECT INC.
 6 Laswyn Road Toronto, Ontario, M6A 1K2
 Tel: (416) 256-4440 Fax: (416) 256-4449

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