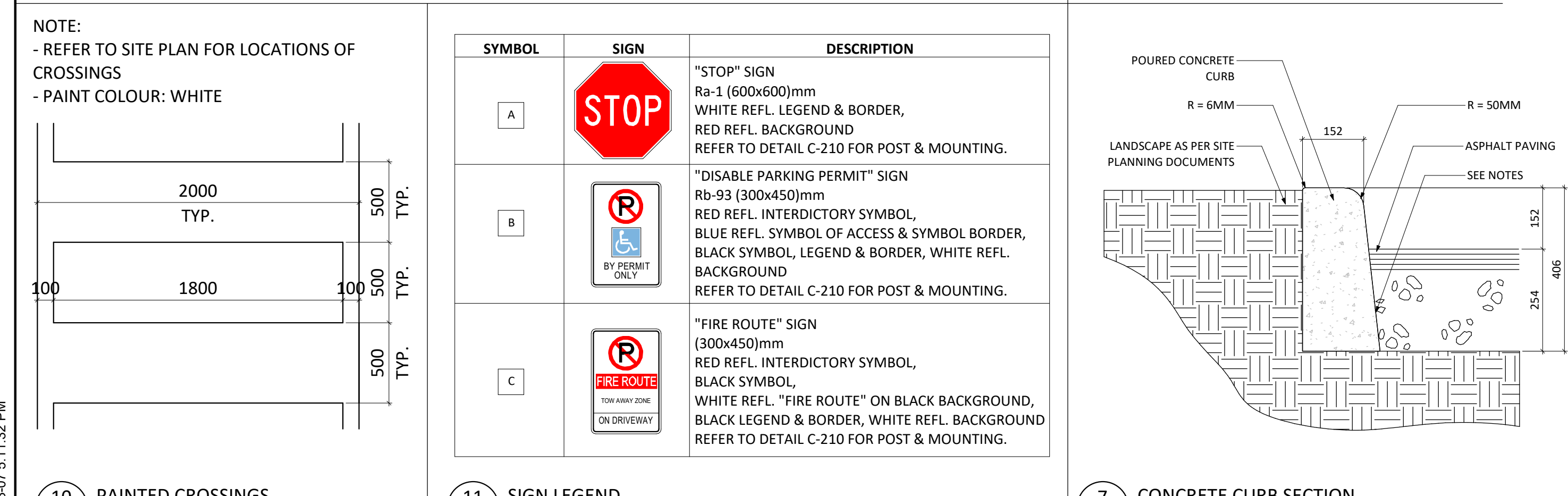
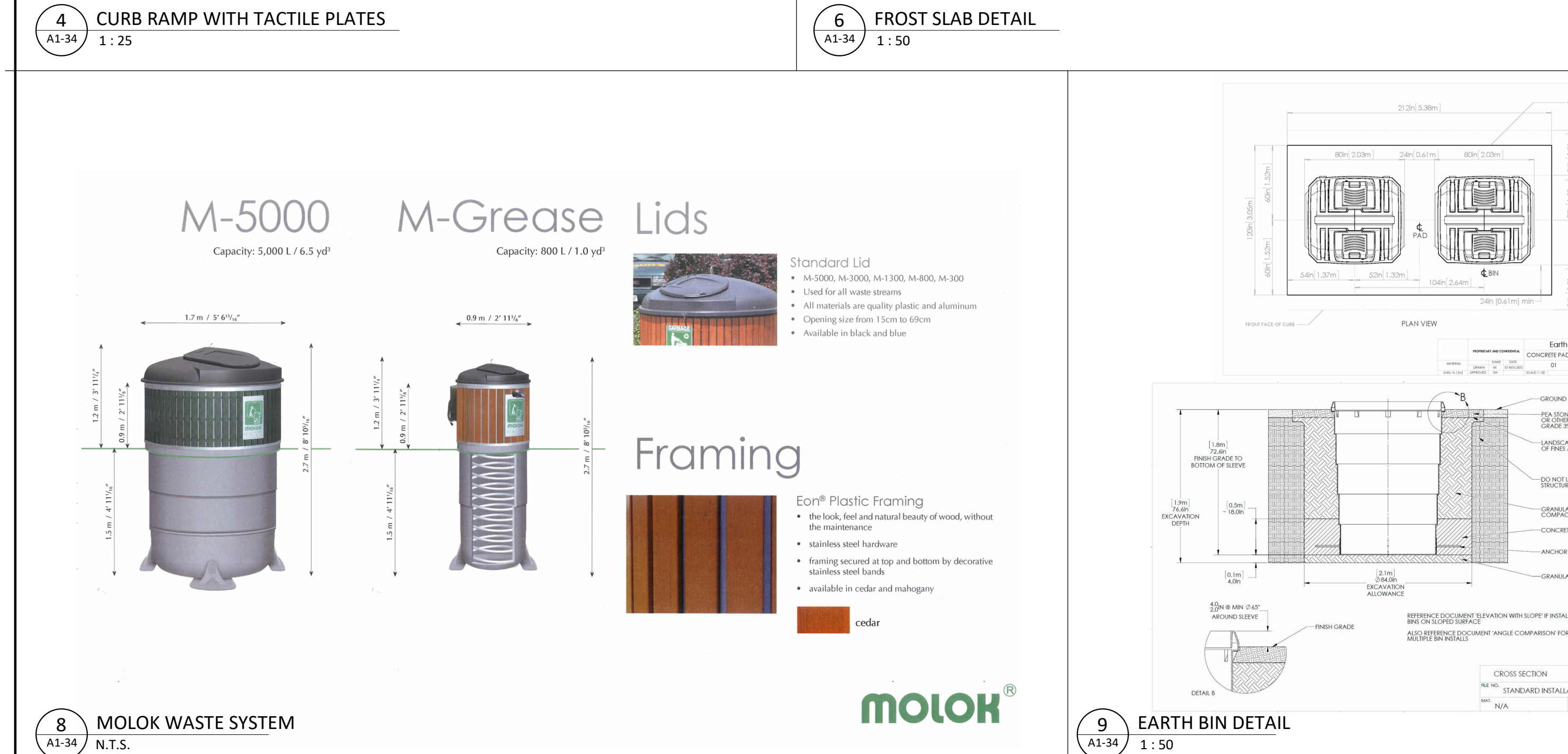
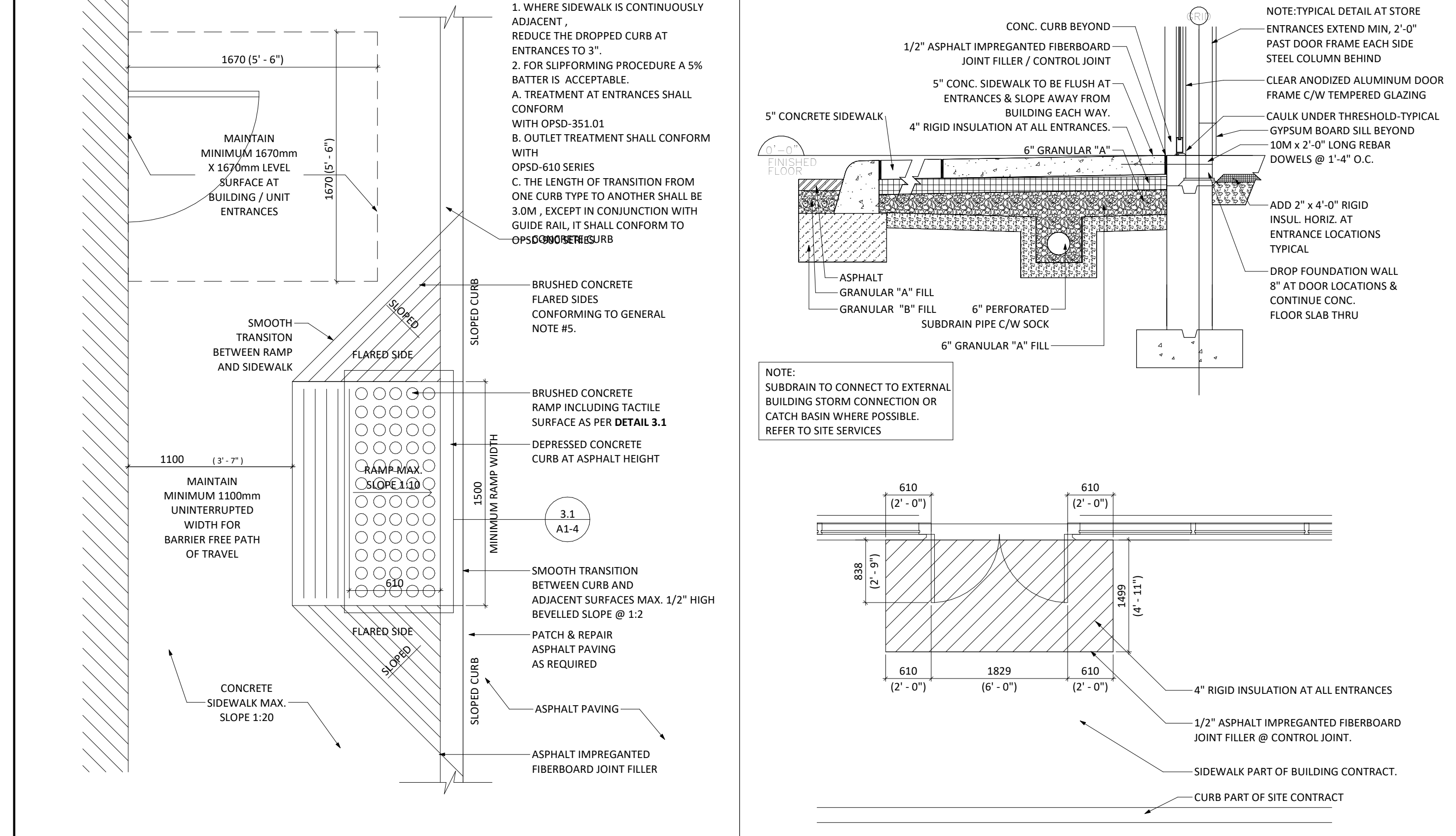
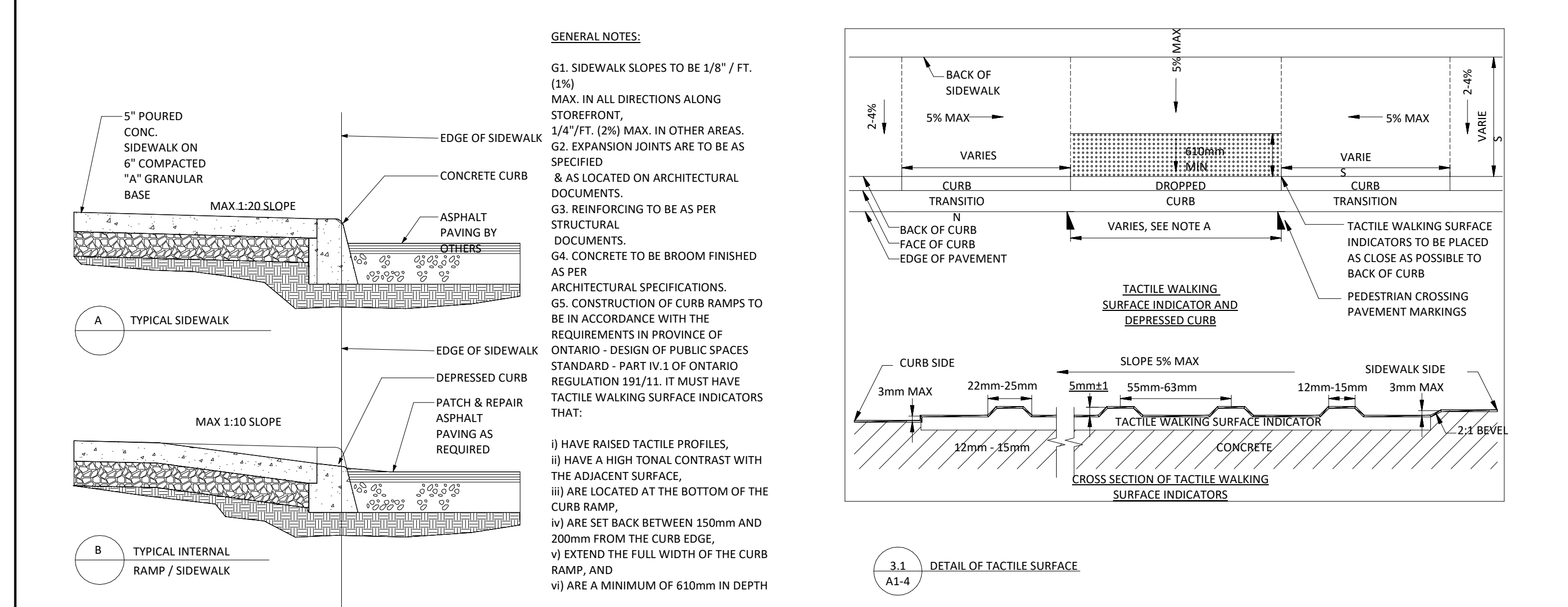
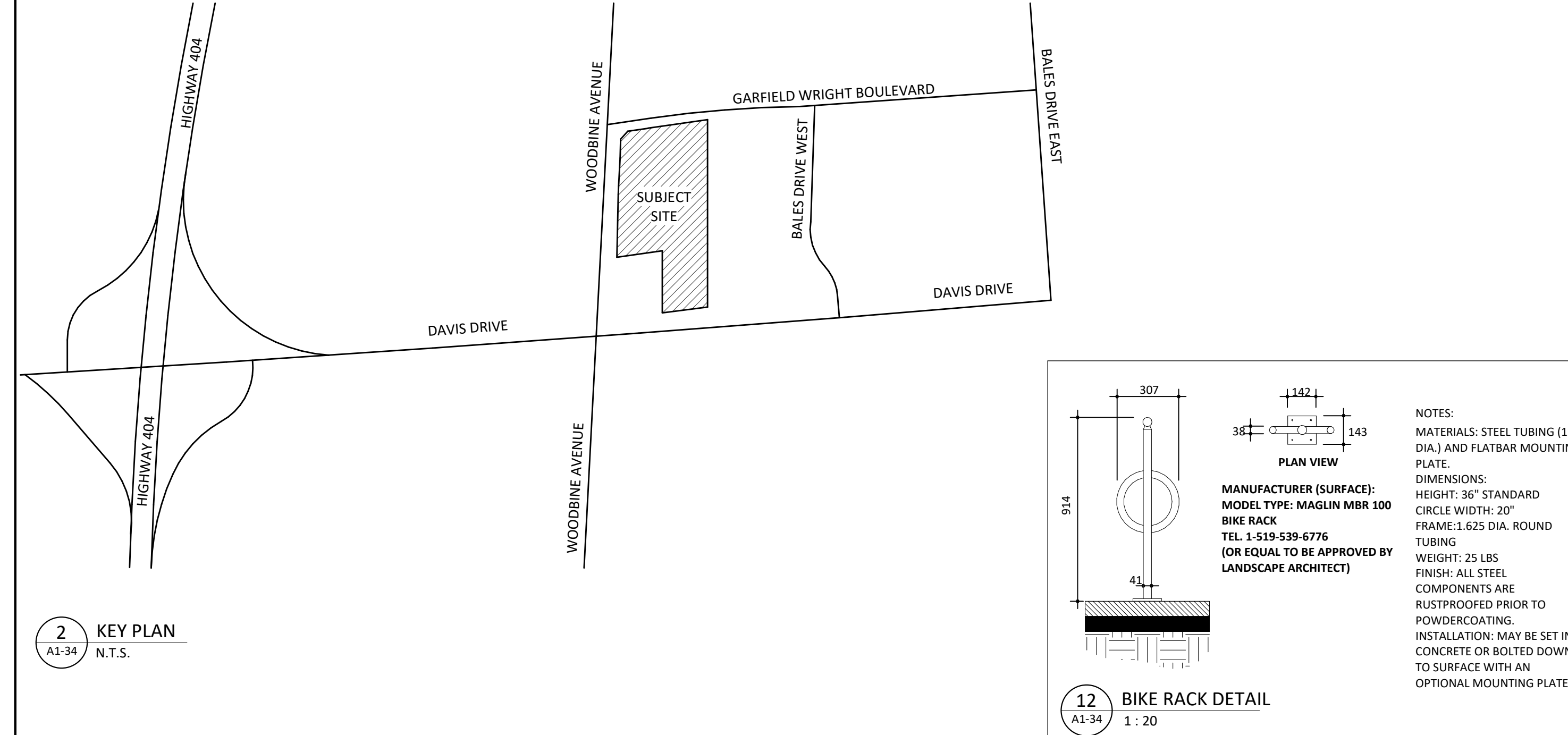


LEGAL DESCRIPTION
 PART 1 PLAN OF
 PART OF LOT 1, CONVESSION 4
 GEOGRAPHIC TOWNSHIP OF EAST WILMBURY,
 TOWN OF EAST WILMBURY - REGIONAL MUNICIPALITY OF YORK

LEGEND

- ENTRANCE ARROW
- EXIT ARROW
- PROPOSED BUILDING
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PAINTED CROSSWALK REFER TO DETAIL
- PERMEABLE PAVING (REFER TO CIVIL FOR SPECIFICATION)
- BIO-SWALE (REFER TO CIVIL FOR SPECIFICATION)
- PROPOSED BIKEWAY (REFER TO CIVIL FOR SPECIFICATION)
- PROPOSED PAINTED LINES
- PROPOSED CONCRETE SIDEWALK
- EXTENT OF 18M R.O.W.
- PROPOSED DESIGNATED CAR POOL PARKING SPACES
- PROPERTY LINE
- FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- TYP. LOADING SPACE



STATISTICS

TOTAL SITE AREA	15.53 ACRES	46.29 HA.
INDUSTRIAL SITE AREA	17.03 ACRES	42.94 HA.
COMMERCIAL SITE AREA	27.72 ACRES	69.32 HA.
SWM POND & SANITARY SITE AREA	10.75 ACRES	27.30 HA.
ROW AREA	10.03 ACRES	25.41 HA.

INDUSTRIAL AREA

BUILDING 1 GROUND FLOOR AREA (INDUSTRIAL)	236,601 S.F.	21,400 S.M.
BUILDING 2 GROUND FLOOR AREA (INDUSTRIAL)	274,800 S.F.	25,119 S.M.
M/E ROOM	4,000 S.F.	370 S.M.
TOTAL INDUSTRIAL NET FLOOR AREA	515,401 S.F.	46,889 S.M.

COMMERCIAL AREA (SERVICE COMMERCIAL)

BUILDING 3 FLOOR AREA (SERVICE COMMERCIAL)	46,750 S.F.	4,327 S.M.
BUILDING 6 FLOOR AREA (SERVICE COMMERCIAL)	44,000 S.F.	4,078 S.M.
BUILDING 6.1 FLOOR AREA (SERVICE COMMERCIAL)	48,000 S.F.	4,434 S.M.
BUILDING 7 FLOOR AREA (SERVICE COMMERCIAL)	46,000 S.F.	4,257 S.M.
BUILDING 8 FLOOR AREA (SERVICE COMMERCIAL)	110,000 S.F.	10,143 S.M.
BUILDING 12 FLOOR AREA (SERVICE COMMERCIAL)	45,500 S.F.	4,201 S.M.
M/E ROOM	4,600 S.F.	425 S.M.
M/E ROOM	41,650 S.F.	3,869 S.M.
TOTAL SERVICE COMMERCIAL AREA (NET FLOOR)	412,250 S.F.	37,925 S.M.

COMMERCIAL AREA (RESTAURANT)

BUILDING 4 FLOOR AREA (RESTAURANT)	44,000 S.F.	4,078 S.M.
BUILDING 5 FLOOR AREA (RESTAURANT)	45,500 S.F.	4,201 S.M.
BUILDING 8 FLOOR AREA (RESTAURANT)	45,150 S.F.	4,178 S.M.
BUILDING 9 FLOOR AREA (REST. + DRIVE-THRU)	42,500 S.F.	3,922 S.M.
BUILDING 11 FLOOR AREA (RESTAURANT)	44,150 S.F.	4,078 S.M.
M/E ROOM	1,150 S.F.	106 S.M.
M/E ROOM	221,300 S.F.	20,479 S.M.
TOTAL RESTAURANT FLOOR AREA (NET FLOOR)	1,145,050 S.F.	104,933 S.M.

ZONING COMPLIANCE CHART

REQUIRED	PROPOSED	
MIN. LOT FRONTAGE	15.0 METRES	96.5 METRES
MIN. FRONT YARD SETBACK (WOODBINE AVE)	6.0 METRES	6.0 METRES
MIN. REAR YARD SETBACK	7.5 METRES	9.4 METRES
MIN. INT. SIDE YARD SETBACK	3.0 METRES	3.0 METRES
MIN. EXT. SIDE YARD SETBACK (GARFIELD WRIGHT)	7.5 METRES	22.6 METRES
MAX. HEIGHT	12 METRES	12.8 METRES
MIN. BARRIER-FREE PARKING (2% OF TOTAL PARKING SPACES)	12 SPACES	20 SPACES
MIN. BICYCLE PARKING (3/1000 S.M.)	60 SPACES	60 SPACES
MIN. LOADING SPACES	NO MIN.	9 SPACES
MIN. LANDSCAPING AREA	3.15M x 2.25M	3.5M x 1.2M
MIN. PARKING AREA SETBACK	1.5M FROM ANY BUILDING	1.5M
MIN. DRIVE-THRU EGRESS SPACES	3 SPACES	5 SPACES
MIN. DRIVE-THRU INGRESS SPACES	5 SPACES	15 SPACES
MIN. LANDSCAPING AREA	10%	22.50%
TOTAL SITE PARKING REQUIRED	533 CARS	533 CARS
TOTAL PARKING PROVIDED	579 CARS	579 CARS

