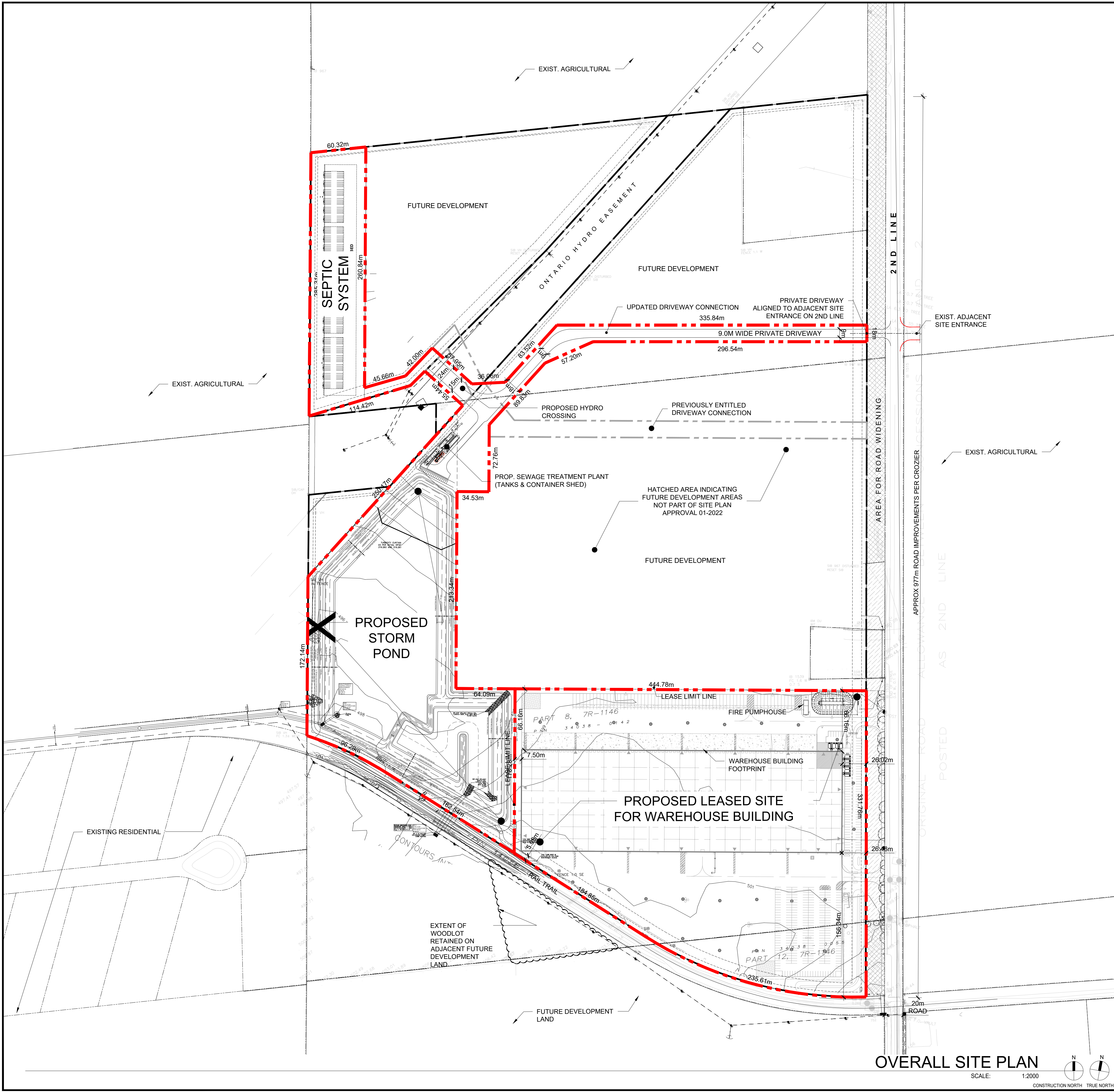


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ZONING & OTHER GENERAL INFORMATION

BUILDING CLASSIFICATION GROUP F, DIV 2, ANY HEIGHT, ANY AREA, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION (PART 3 OBC REFERENCE 3.2.2.67)

ZONING (AMARANTH) INDUSTRIAL EXCEPTION 10 (H) (M1-10 (H)) ZONE, TOWNSHIP OF AMARANTH ZONING BY-LAW 2-2009, 63 2019 & 17- 2014

OVERALL LUNDY FARM LOT AREA: 123.58Ac/50H
(OVERALL PROPERTY, INCLUDING EXISTING HYDRO CORRIDOR AND R.O.W TO 2ND LINE)

TOTAL AREA OF R.O.W TO 2ND LINE: 2.72 AC/1.1H
TOTAL LOT AREA (WITHOUT R.O.W TO 2ND LINE): 120.86 AC/48.9H

LEASED SITE AREA: 26.3 Ac/10.64H

TOTAL BUILDING GFA: 38,122.89 m²/ 410,351 sf
DISTRIBUTION CENTER: 37,193.89 m²/ 400,351 sf
OFFICE: 929 m²/ 10,000 sf

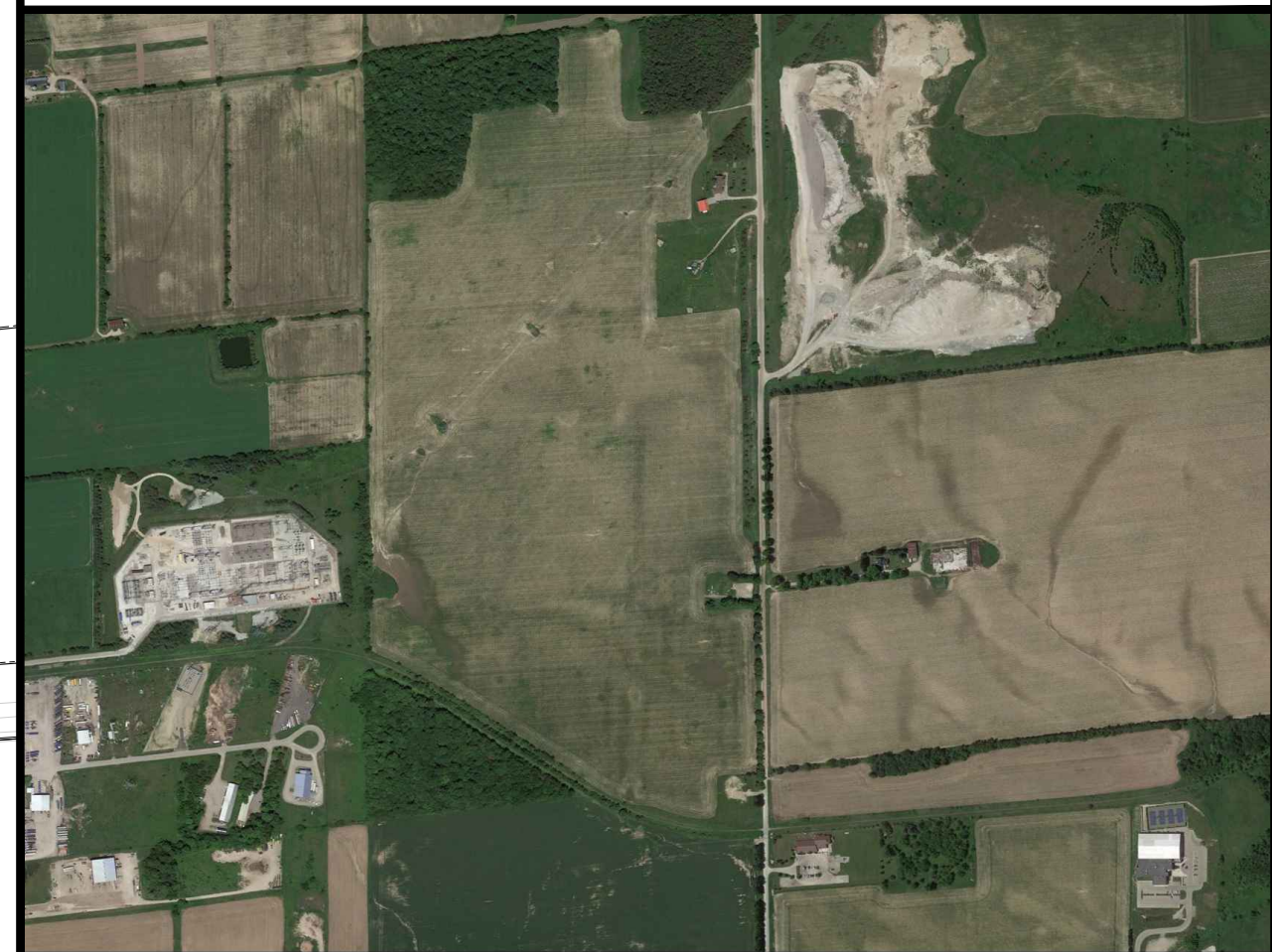
COVERAGE PER LEASED SITE: 36%
LANDSCAPE COVERAGE PER LEASED SITE: 12%

LANDSCAPE COVERAGE PER OVERALL SITE: 24.59/121.27=20.1% (MIN. 20%)
(NUMBERS APPROXIMATE - OVERALL LOT WILL COMPLY WITH ZONING BY-LAW COVERAGE AND LANDSCAPE 20% REQUIREMENTS)

LANDSCAPE IN LEASED SITE AREA: 3.07AC
LANDSCAPE IN SWM POND AREA: 2.34AC
LANDSCAPE IN SEPTIC TILE BED AREA: 4.12AC
LANDSCAPE IN HYDRO CORRIDOR AREA: 6.71AC
LANDSCAPE IN 3 FUTURE DEVELOPMENT AREA: 8.15AC
(MIN. 12% PROPOSED):
TOTAL PROPOSED LANDSCAPE AREA: 24.59AC

SITE DATA	REQUIRED	PROVIDED
-SERVICED LANDS		8.92 Ha
-MAINTENANCE ROAD WIDTH		18.0m
-WIDTH OF DRIVEWAY	9m MAX.	9.0m
-BUILDING HEIGHT	14.2m MAX.	12.8m
-OVERALL LOT AREA	49Ha MIN.	50 Ha
-LOT AREA (LEASED)	N/A	10.64 Ha
-LOT (LEASED) COVERAGE FOR OVERALL SITE	N/A	21.28%
-OVERALL LOT FRONTAGE	970m MIN.	975m
-LOT FRONTAGE(LEASED)	N/A	330.5m

THE DIMENSIONS OF THE SITE ARE TAKEN FROM LEGAL SURVEY DRAWING PROVIDED BY VAN HARTEN SURVEYING INC, DATED ON APR 08, 2021



KEY PLAN

SCALE: N.T.S.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture 180 bass pro mills drive, unit 103
planning vaughan, ontario, L4K 5W9
interiors p 905.760.1221
graphics f 905.248.3344
civil engineering a business name of WMA Inc.

BLACKWOOD AMARANTH
BUILDING 2
AMARANTH, ONTARIO

OVERALL SITE PLAN

DATE	REMARKS
1. 2023-07-21	ISSUED FOR PRE-CONSULTATION
2. 2024-02-23	ISSUED FOR COORDINATION
3. 2024-02-28	ISSUED FOR REVIEW
4. 2024-03-01	ISSUED FOR REVIEW
5. 2024-03-05	ISSUED FOR REVIEW
6. 2024-03-18	ISSUED FOR REVIEW
7. 2024-03-19	ISSUED FOR REVIEW
8. 2024-04-24	ISSUED FOR REVIEW

PA / PM: A.S.

DRAWN BY: J.S.

JOB NO.: TOR23-0031-00

SHEET

A101(3)