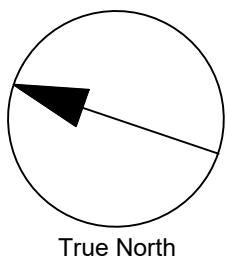


ZONING BY-LAW - PARCEL 1		
M2 (LIGHT INDUSTRIAL)	REQUIRED	PROVIDED
LOT AREA	1,100m ² (min)	32,400m ²
LOT FRONTAGE	20.0m (min)	63.8m
STREET SETBACK	6.0m	43.8m
INTERIOR SIDE YARD	3.0m	3.0m
REAR YARD	8.0m	8.0m
YARD ABUTTING RESIDENTIAL	10.0m	N/A
LOT COVERAGE	60% (max)	17%
LANDSCAPED OPEN SPACE	10% (min)	20%
BUILDING HEIGHT	12.0m	T.B.D.
COMMERCIAL FLOOR AREA	10% GFA OF THE PERMITTED USE TO WHICH IT IS ACCESSORY	T.B.D.
OPEN STORAGE	PERMITTED AS ACCESSORY USE TO MAIN BUILDING	COMPLIES
OPEN STORAGE SETBACKS	COMPLY WITH SETBACKS LISTED ABOVE	COMPLIES
OPEN STORAGE COVERAGE	MAX. 35% OF LOT AREA &/OR x2 FLOOR AREA OF MAIN BUILDING	41%
OPEN STORAGE LOCATION	TO REAR OF MAIN BUILDING AND SCREENED FROM VIEW OF STREET	COMPLIES

ZONING BY-LAW - PARCEL 2		
M2 (LIGHT INDUSTRIAL)	REQUIRED	PROVIDED
LOT AREA	1,100m ² (min)	20,200m ²
LOT FRONTAGE	20.0m (min)	84.3m
STREET SETBACK	6.0m	19.1m
INTERIOR SIDE YARD	3.0m	6.1m
REAR YARD	8.0m	137.9m
YARD ABUTTING RESIDENTIAL	10.0m	N/A
LOT COVERAGE	60% (max)	5%
LANDSCAPED OPEN SPACE	10% (min)	75%
BUILDING HEIGHT	12.0m	T.B.D.
COMMERCIAL FLOOR AREA	10% GFA OF THE PERMITTED USE TO WHICH IT IS ACCESSORY	T.B.D.
OPEN STORAGE	PERMITTED AS ACCESSORY USE TO MAIN BUILDING	N/A

ZONING BY-LAW - PARCEL 3		
M3 (HEAVY INDUSTRIAL)	REQUIRED	PROVIDED
LOT AREA	1,100m ² (min)	11,100m ²
LOT FRONTAGE	30.0m (min)	53.2m
STREET SETBACK	15.0m (50.0m IF ABUTTING RESIDENTIAL ZONE, ARTERIAL/COLLECTOR ROAD)	45.8m (RURAL ARTERIAL)
INTERIOR SIDE YARD	3.0m	14.1m
REAR YARD	8.0m	168.5m
YARD ABUTTING RESIDENTIAL	15.0m	N/A
LOT COVERAGE	60% (max)	5%
LANDSCAPED OPEN SPACE	10% (min)	34%
BUILDING HEIGHT	12.0m	T.B.D.
COMMERCIAL FLOOR AREA	N/A	N/A
OPEN STORAGE	ANY PART OF THE LOT USED FOR OPEN STORAGE OF GOODS OR MATERIALS SHALL BE FENCED	N/A



CLIENT
B & B LANDCO INC. (PARCEL 1),
2857518 ONTARIO LIMITED (PARCEL 2) and
AWDE TRUCKING INC. (PARCEL 3)

with regards to lands owned by
K.H. SPIERENBURG

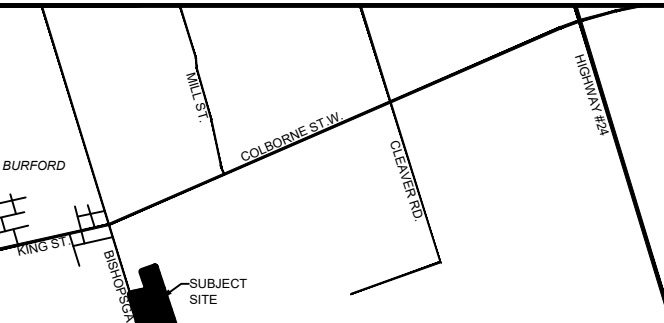
abutting BISHOPSGATE ROAD,
COUNTY OF BRANT

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IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES		
No.	DESCRIPTION	DATE
01	PRELIMINARY SUBMISSION	2022-05-17

DRAFT



LAND USE

DESCRIPTION	AREA (m ²)	% OF PARCEL AREA
PARCEL 1	32,400	100
BUILDINGS	5,444	17
HARD-SURFACE	7,081	22
OPEN STORAGE	13,356	41
LANDSCAPED	6,496	20
PARCEL 2	20,200	100
BUILDINGS	990	5
HARD-SURFACE	4,014	20
LANDSCAPED / OPEN SPACE	15,230	75
PARCEL 3	11,100	100
BUILDINGS	558	5
HARD-SURFACE	8,676	78
LANDSCAPED	3,791	34
REMAINING LANDS	28,400	1
TOTAL	90,100	1

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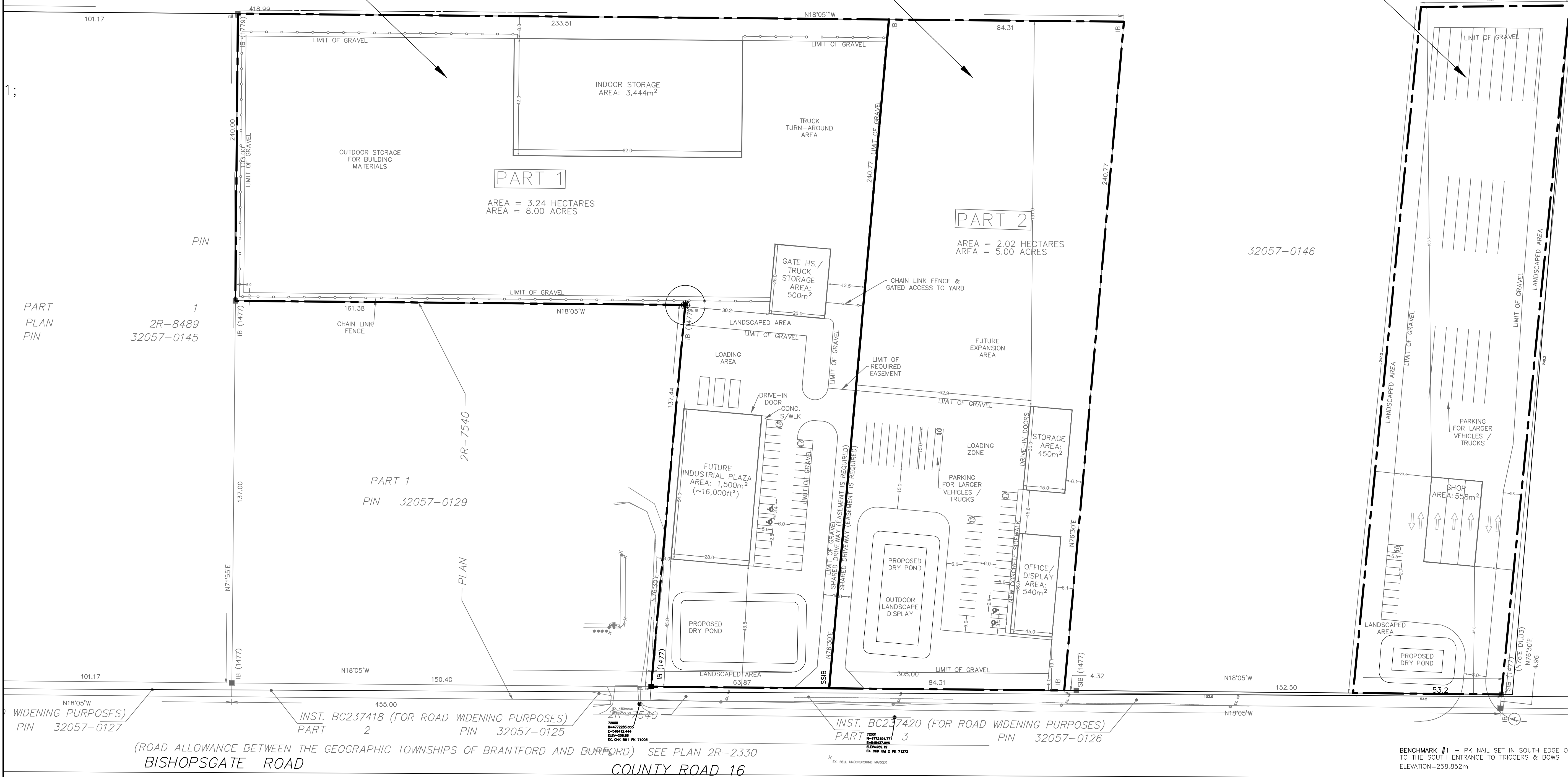
PROJECT
BISHOPSGATE ROAD

COUNTY OF BRANT

PROJECT NO: 136473	SCALE: 1 : 750
DRAWN BY: E.T.	CHECKED BY: C.T.
PROJECT MGR: D.W.S.	APPROVED BY: D.W.S.

SHEET TITLE
**PRELIMINARY
SITE PLAN**

SHEET NUMBER SP01	ISSUE 1
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BENCHMARK #1 - PK NAIL SET IN SOUTH EDGE OF PAVEMENT
ALONG EAST EDGE OF BISHOPSGATE ROAD @ 2ND POLE (#B07861)
ELEVATION=258.852m

BENCHMARK #2 - PK NAIL SET IN EAST EDGE OF PAVEMENT
SOUTH OF SOUTH ENTRANCE TO TRIGGERS AND BOWS
ELEVATION=259.191m