

SITE DATA

1254 Colbourne Street East, County of Brant, Ontario

DATA	REQUIRED	PROVIDED
CURRENT ZONING	M3	
LOT AREA (m²)	1,100 MIN	20,679 m² (2.06 Ha) 5.11 acres
LOT FRONTAGE (m)	30.0 MIN	120.0m
STREET SETBACK (m)	50m MIN	22.0m
INTERIOR SIDE YARD	3.0m MIN	3.0m
REAR YARD	8.0m MIN	48.1m

BUILDING DATA

DATA	REQUIRED	PROVIDED
LOT COVERAGE (%)	60% MAX	43.4%
BUILDING AREA (m²)	---	8,983m² (96,697 FT²)
NUMBER OF STOREYS	---	1
BUILDING HEIGHT (m)	12.0m MAX	10.4m

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	10% min	13.5%
LANDSCAPE AREA (m²)	---	2797m² (ONLY GRASS AREA)

LANDSCAPE OPEN SPACE MAY INCLUDE A PEDESTRIAN WALKWAY, PATIO OR SILAR SEMI-PERMEABLE AREA AT GRADE.

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
PARKING	INDUSTRIAL AREA = 853m² OFFICE / MEZZ AREA = 873m²	1 / 100m² = 86 1 / 15m² = 59 (Required per ZBA)
BARRIER FREE PARKING	3%+1 / requ. = 5	5 (TYPE B=3, TYPE A=2)
TOTAL	145	113
LOADING STALLS	4	16

MIN DRIVEWAY WIDTH 4.5m FOR ONE-WAY, 6.0m FOR TWO-WAY
MAX DRIVEWAY WIDTH 10.0m

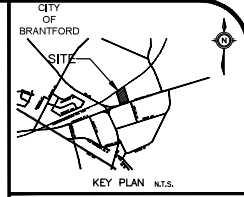
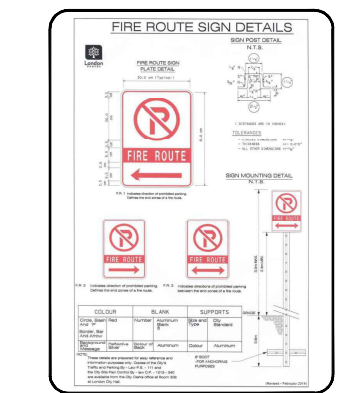
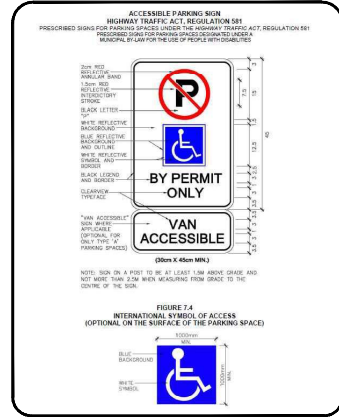
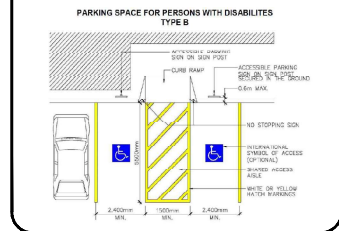
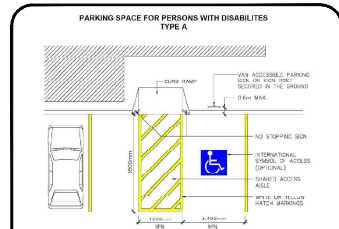
PARKING STALL SIZE 2.8m X 5.5m

MANUFACTURING = 1/125m²
OFFICE = 1/20m²

LOADING SPACE 3.5m X 10.0m X 4m CLEAR HEIGHT.

2,501-7,500m² = 3 LOADING STALLS
7,500 AND OVER = 3 + 1 SPACE FOR EACH ADDITIONAL 10,000m²

BARRIER FREE PARKING 101-200 - 3%+1 OF REQUIRED
BARRIER FREE STALL SIZE TYPE A 3.4mX5.5m, TYPE B 2.8mX5.5m.



GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = m

NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT GUARANTEE ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

SCALE

HORIZONTAL SCALE: 1:500
VERTICAL SCALE: 1:100

No.	REVISION	DATE
1.	GARDEN BEDS REVISED	MTE 2023-10-23
2.	GARDEN BED ADDITIONS	MTE 2023-11-28
3.		BY 2023-11-28

519-204-6510

OWNER
214 CARSON CO.
1254 COLBOURNE ST E BRANTFORD, ON

PROJECT
PROPOSED INDUSTRIAL BUILDING

DRAWING
SITE PLAN

Project Manager L. SULLIVAN	Project No. 63648-001
Design By JAC	Checked By ADS
Drawn By JAC	Checked By ADS
Surveyed By	Drawing No.
Date Sep.09/25	A1.1
Scale 1:500	Sheet of