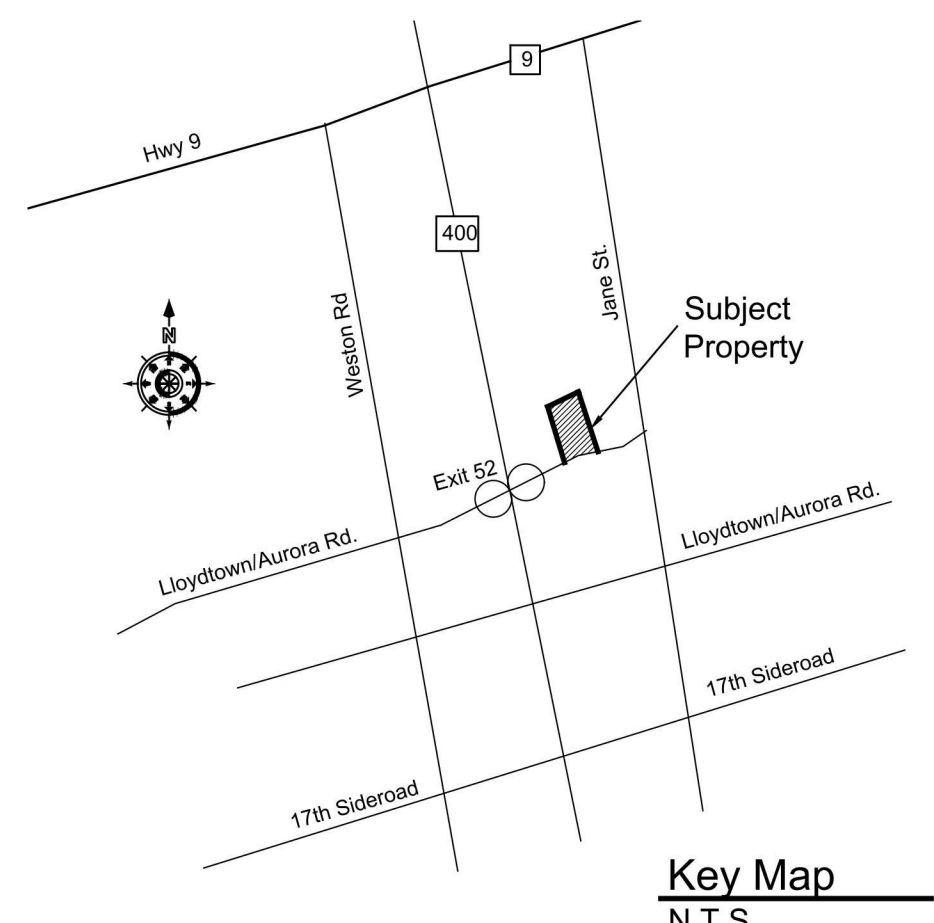
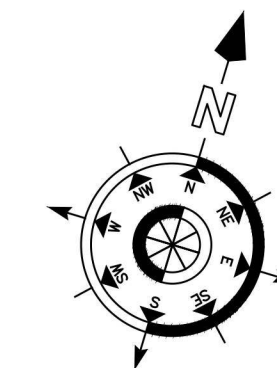


**Site Legend**

- North Point
- Perimeter Boundary
- Building Envelope
- Principle Entrance
- Entrance
- Direction of Overland Drainage
- Existing Elevation
- Proposed Elevation 285.75
- Well
- Bottom of Curb
- Barrier Free
- Benchmark
- Bell Pedestal
- Basement Slab
- Catch Basin
- Curb Cut
- Cable Pedestal
- Dropped Curb for drainage
- Gutter
- Ground
- Finished First Floor Elevation
- Manhole
- Riser
- Rain Water Leader
- Swale
- To Be Determined
- Temporary Benchmark
- Top of Curb
- Traffic Control Box
- Top of Wall
- Underside Footing
- Water Valve
- Test Hole Number
- Steel Chain Link Fence
- Wood Board on Board Fence
- Iron Pin
- Iron Bar
- Standard Iron Bar
- Short Standard Iron Bar
- Denoted Measured
- Denoted Witness
- Invert Elevation
- Overt Elevation
- Origin Unknown
- Monumentation Found
- Monumentation Planted
- Gas
- Hydro
- Water
- Sanitary Sewer
- Storm Sewer
- Utility Pole
- Coniferous Tree
- Deciduous Tree
- Shrub
- Barrier Free Access
- Fire Hydrant
- Water Meter
- Telephone Pedestal
- Transformer
- Light Standard
- Wall Mounted Lights

Part of the North Half of Lot 28  
Concession 5  
**Township of King**  
Regional Municipality of York

Proposed Additions  
for  
**Lloydton Properties Ltd.**



**Surveyor**  
Site Plan based on information provided by E.R. Garden Limited, Ontario Land Surveyors, 1260 Journey's End Circle, Unit #1, Newmarket, Ontario L3Y 8Z7, File No. 13-6152

**Benchmark**  
Elevations are geodetic and are derived from benchmark 63-116 having an elevation of 289.710 metres A.S.L.

**Local Benchmark**  
Spike in south face of pole east of east entrance to property having an elevation of 302.63 metres A.S.L.

**Conversion**  
Conversion from metric to imperial, divide by 0.3048

**Zoning Statistics**

Regulations	Required	Proposed
Zone	Countryside(ORM)	M2RS - Industrial General Rural Settlement
Official Plan	Commercial and Rural	Commercial and Rural
Lot Area Minimum (Private well and septic tank)	1900 m <sup>2</sup>	26963.09 m <sup>2</sup>
Lot Frontage Minimum	30.0 m	135.69 m
Front Yard Minimum	15.0 m	27.56 m
Rear Yard Minimum	11.0 m	42.61 m
Side Yard Minimum	3.0 m	3.00 m
Lot Coverage Maximum	50%	26.74%
Height Maximum	11.0 m	15.24 m
Parking - Existing spaces = 90	114	90 *

\* Minor Variance Decision Final and Binding, File No. 27-A-15, dated October 9th, 2015.

**Building Matrix**

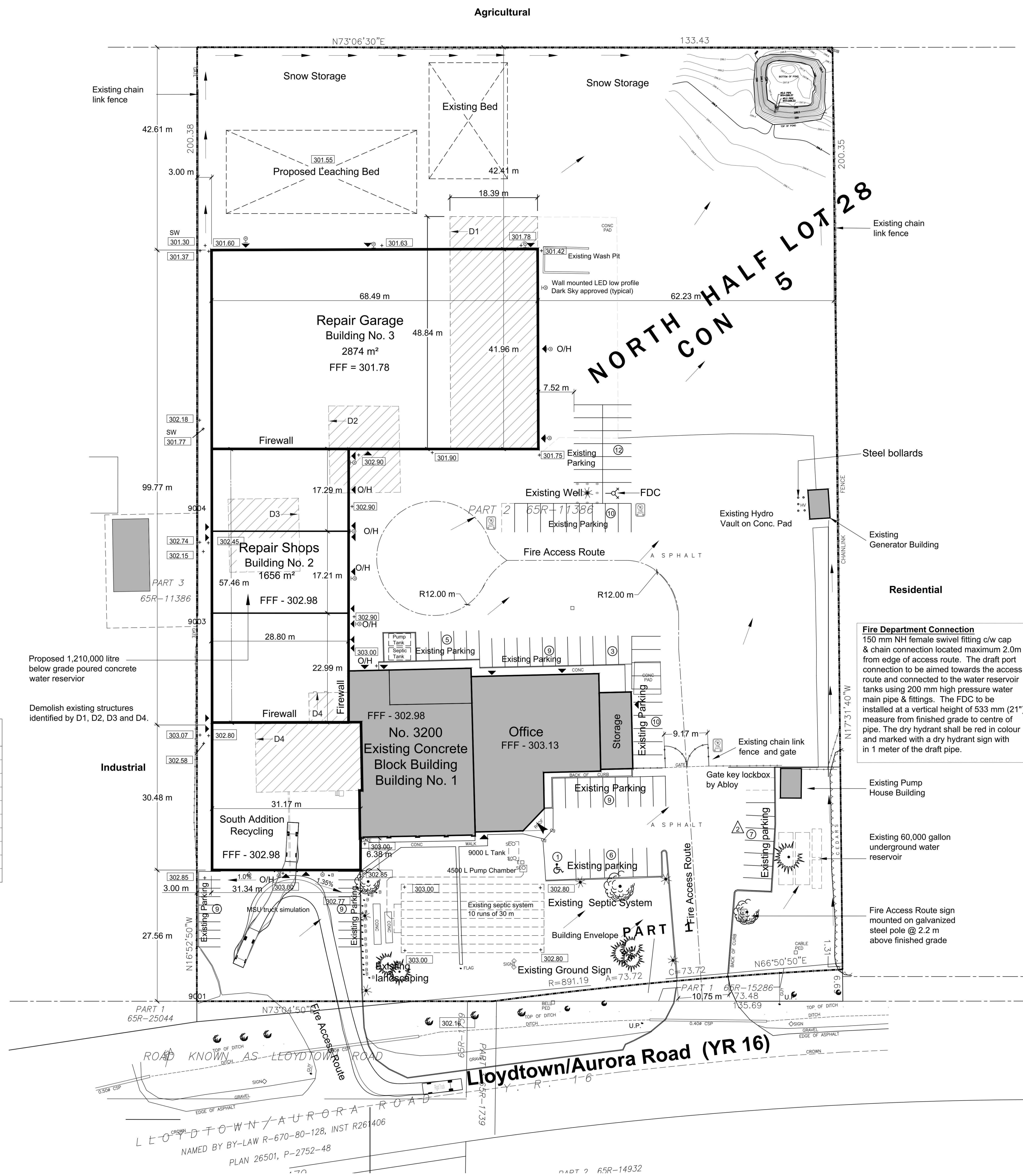
Building No.	Description
<b>Building No. 1</b>	Two (Access Routes)
Streets	Two
Storeys	Two
Gas	Yes
Sprinklers	Yes
Major Occupancy	Group F2, Medium Hazard Industrial
Building Area	2627 m <sup>2</sup> (28,276 sq. ft.)
Gross Area	3342 m <sup>2</sup> (35,973 sq. ft.)
Construction Type	Non-combustible
Building Classification	3.2.2.54.
<b>Building No. 2</b>	North Addition - Repair Shops
Streets	One (Access Route)
Storeys	Two
Sprinklers	Yes
Major Occupancy	Group F2, Medium Hazard Industrial
Building Area	1656 m <sup>2</sup> (17,825 sq. ft.)
Gross Area	2814 m <sup>2</sup> (30,290 sq. ft.)
Construction Type	Non-combustible
Building Classification	3.2.2.72.
<b>Building No. 3</b>	North Addition - Repair Garage
Streets	One (Access Route)
Storeys	One with Mezzanine
Sprinklers	Yes
Major Occupancy	Group F2, Medium Hazard Industrial
Building Area	2874 m <sup>2</sup> (30,935 sq. ft.)
Gross Area	3283 m <sup>2</sup> (35,338 sq. ft.)
Construction Type	Non-combustible
Building Classification	3.2.2.72.

**Floor Area Analysis**

Building - Pump House	27.14 m <sup>2</sup> (292.13 sq. ft.)
Building - Generator House	25.95 m <sup>2</sup> (279.32 sq. ft.)
Building No. 1 - First Floor	2627 m <sup>2</sup> (28,276 sq. ft.)
- Second Floor	715 m <sup>2</sup> (7,704 sq. ft.)
Building No. 2 - First Floor	1656 m <sup>2</sup> (17,825 sq. ft.)
- Second Floor	1158 m <sup>2</sup> (12,465 sq. ft.)
Building No. 3 - First Floor	2874 m <sup>2</sup> (30,935 sq. ft.)
- Mezzanine	409 m <sup>2</sup> (4,402 sq. ft.)
South Addition	(Included in Bldg No.1)

**Demolition Schedule**

D1	Detached Repair Garage	995 m <sup>2</sup> (10,710 sq. ft.)
D2	Detached Storage Bldg.	269 m <sup>2</sup> (2,896 sq. ft.)
D3	Detached Storage Bldg.	227 m <sup>2</sup> (2,444 sq. ft.)
D4	Partial Bldg No. 1	371 m <sup>2</sup> (3,994 sq. ft.)
<b>Total</b>		<b>1862 m<sup>2</sup> (20,042 sq. ft.)</b>



- GENERAL NOTES**
- These drawings & specifications are prepared by the designer on the basis of information obtained from on site inspections, and data supplied by the owner. All hidden/concealed construction features of existing building structures (if applicable) were assumed to be in accordance with conventional building standards and accepted construction practices.
  - Contractor shall report any error or omissions to OWEN DESIGN CONSULTANTS LTD. prior to commencement of construction.
  - Contractor must verify all information and dimensions prior to proceeding with construction. Dimensions always take precedent over scale measurements. Do not scale drawings.
  - Contractor and owner to observe all local zoning by-laws, Ontario Building Code as amended and all other applicable laws during the course of construction.
  - The release of these drawings does not give the owner and/or contractor the right to deviate from the approved building permit. All changes must be approved by the appropriate municipal body and designer prior to construction or alteration.
  - Owner to obtain plumbing, heating, mechanical, electrical and mail other permits necessary for completion of work as indicated on building permit.
  - All drawings, sketches, plans and copies are the property of OWEN DESIGN CONSULTANTS LTD.

**DESIGNER**

**REVISIONS**  
Dec 5/23 - Issued for Official Plan Amendment and Zoning By-Law Amendment

**STAMPS**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirement set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION - Registered urban design & exempt under S.S.I. Chapter 12 of the Ontario Building Code

John Owen 1288 BCN

NAME: [Signature] FIRM NAME: Owen Design Consultants Ltd. 1673 BCN

**FOLD**

**Owen Design Consultants Ltd.**  
Drawing Solutions since 1977

Firm BCIN 16770  
**Owen Design Consultants Ltd.**  
Uxbridge, Ontario  
L9P 1R2  
Phone: (905) 852 - 3966  
Email: john@owendesign.ca

**CLIENT**  
Lloydton Properties Ltd.  
3200 Lloydtown/Aurora Road  
King, Ontario  
L7B 0G3

**PROJECT**  
Site Development  
3200 Lloydtown / Aurora Road  
North Half of Lot 28, Concession 5  
Township of King  
Regional Municipality of York

**TITLE**  
Site Plan, Key Map  
Zoning Statistics and Building Matrix

**DATE** November 2012  
**SCALE** 1: 500

**DRAWING A-1**