

<u>SITE STATISTICS</u>		
ZONING	DOURO-DUMMER (2000-21) SPECIAL DISTRICT 137 ZONE	
	REQUIRED	PROPOSED / EXISTING
MAX. GROUND FLOOR AREA	2000m ²	4270m ²
MAX. LOT AREA	35000m ²	34600m ²
MIN. LOT AREA	34000m ²	34600m ²
MIN. LOT FRONTAGE	25.0m	25.0m
MIN. WESTERLY YARD	70.0m	69.0m
MIN. NORTHERLY YARD	115.0m	45.0m
MIN. SOUTHERLY YARD	55.0m	55.5m
MIN. EASTERLY YARD	30.0m	31.2m
MIN. WIDTH WESTERLY PLANTING STRIP	19.5m	19.8m
MIN. WIDTH NORTHERLY PLANTING STRIP	9.0m	9.2m
MIN. WIDTH SOUTHERLY PLANTING STRIP	5.0m	5.0m
MIN. BUILDING SEPARATION	30.0m	N/A
MIN. PLANNED HEIGHT OF HEDGEROW	1.75m	1.75m

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MIN. PLANNED HEIGHT OF HEDGEROW	1.75m	1.75m

<u>LOADING SPACE REGULATIONS</u>		
	REQUIRED	PROPOSED / EXISTING
LONG	9.14m	9.14m
WIDE	3.66m	3.66m
MIN. VERTICAL CLEARANCE	4.27m	4.27m
NUMBER OF LOADING SPACES FOR TOTAL FLOOR AREA OF BUILDING OR STRUCTURE EXCEEDING 2250m ² BUT NOT 7200m ²	3 SPACES	3 SPACES
WAITING SPACE FOR THE PARKING OF VEHICLES AWAITING ACCESS TO EACH LOADING SPACE	3 SPACES	3 SPACES
<u>ACCESS REGULATIONS</u>		
MIN. WIDTH ACCESS DRIVEWAY TO LOADING OR UNLOADING SPACES	6.0m	8.6m

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<u>PARKING AREA LOCATION</u>	REQUIRED	PROPOSED/EXISTING
RESIDENTIAL SETBACK - DRIVEWAY	9m	4.0m
RESIDENTIAL SETBACK - PARKING SPACE	3m	26.2m
STREET LINE OR SIGHT TRIANGLE SETBACK	2m	72.2m

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<u>PARKING REQUIREMENTS</u>	REQUIRED	PROPOSED
PROPOSED INDUSTRIAL ESTABLISHMENT TOTAL GFA = 4212.5m ²	1 PER 36m ² OF TOTAL GFA (117 SPACES)	1 PER 72m ² OF TOTAL GFA (59 SPACES)
MIN. WIDTH; MIN. LENGTH	3m; 6m	3m; 6m
MIN. AISLE WIDTH @ 70° <= ∠ <= 90°	7m	16m

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<u>ACCESS REGULATIONS</u>	REQUIRED	PROPOSED/EXISTING
WIDTH OF UNOBSTRUCTED ACCESS TO PARKING SPACES	3m-9m	8.6m
MAX WIDTH OF INGRESS AND EGRESS DRIVEWAY ALONG THE STREET LINE	9m	10.0m
MIN. ANGLE BETWEEN DRIVEWAY AND STREET LINE	60°	90°
DRIVEWAY TO A SIDE LOT LINE	1m	4.2m

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<u>ACCESSORY BUILDINGS, STRUCTURES AND USES</u>	REQUIRED	PROPOSED/EXISTING
WITHIN A MINIMUM REAR YARD OF	1.5m	6.0m
WITHIN A MINIMUM SIDE YARD OF	1.5m	53.6m
WITHIN A MINIMUM SEPERATION DISTANCE OF 1.5m FROM ANY BUILDING, STRUCTURE	1.5m	17.9m

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WITHIN A MINIMUM REAR YARD OF	1.5m	6.0m
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<u>LOT COVERAGE</u>	REQUIRED	PROPOSED/EXISTING
MAXIMUM LOT COVERAGE OF ALL ACCESSORY BUILDING OR STRUCTURES	5%	0.2%

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<u>HEIGHT</u>	REQUIRED	PROPOSED/EXISTING
MAXIMUM LOT HEIGHT OF ALL ACCESSORY BUILDING OR STRUCTURES	4.5m	5.0m

<u>HEIGHT</u>	REQUIRED	PROPOSED/EXISTING
MAXIMUM LOT HEIGHT OF ALL ACCESSORY BUILDING OR STRUCTURES	4.5m	5.0m

SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY A.R.(SANDY) WAKELING
DATED MAY 29, 2024

BENCHMARK
CUT CROSS ON TOP OF CONCRETE CURB, NORTH EASTERLY CORNER
OF CURB ON EAST SIDE OF STORM WATER MANAGEMENT FACILITY

ELEV: 222.28m

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NOTES:

PR.	EX.	FEATURE
		EDGE OF DRAIN
		CENTRELINE OF ROAD
		DI'CH
		SIDEWALK
		PEDROUTE
		EDGE OF PAVEMENT
		LIGHT DUTY ASPHALT
		GRASS/LANDSCAPED
		PROPERTY LINE
		SUBJECT PROPERTY LINE
		RIGHT-OF-WAY
		DEVELOPMENT BOUNDARY (SEE 1.07)
		RAIL FENCE
		BOARD FENCE
		CHAIN LINK FENCE
		IRON BAR
		POST
		UTILITY POLE
		WELL
		SANITARY MANHOLE
		CATCH BASIN
		CONIFEROUS TREE
		DECIDUOUS TREE
		SHRUB
		HEDGE
		REQUIRED PLANTING STRIP

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KEY MAP

OTUMABEE RIVER

Television Rd

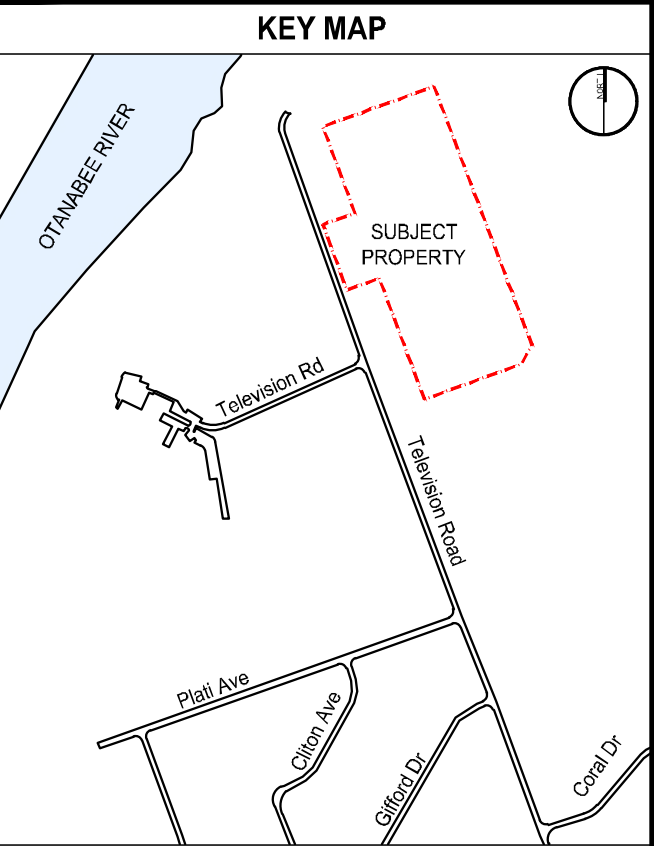
Pratt Ave

Chish Ave

Gifford Dr

Coral Dr

SUBJECT PROPERTY



2.	ISSUED FOR SPA	BR	2025-02-19
1.	ISSUED FOR SPA	DJ	2024-07-04
No.	REVISION	BY	DATE

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PTF HOLDINGS

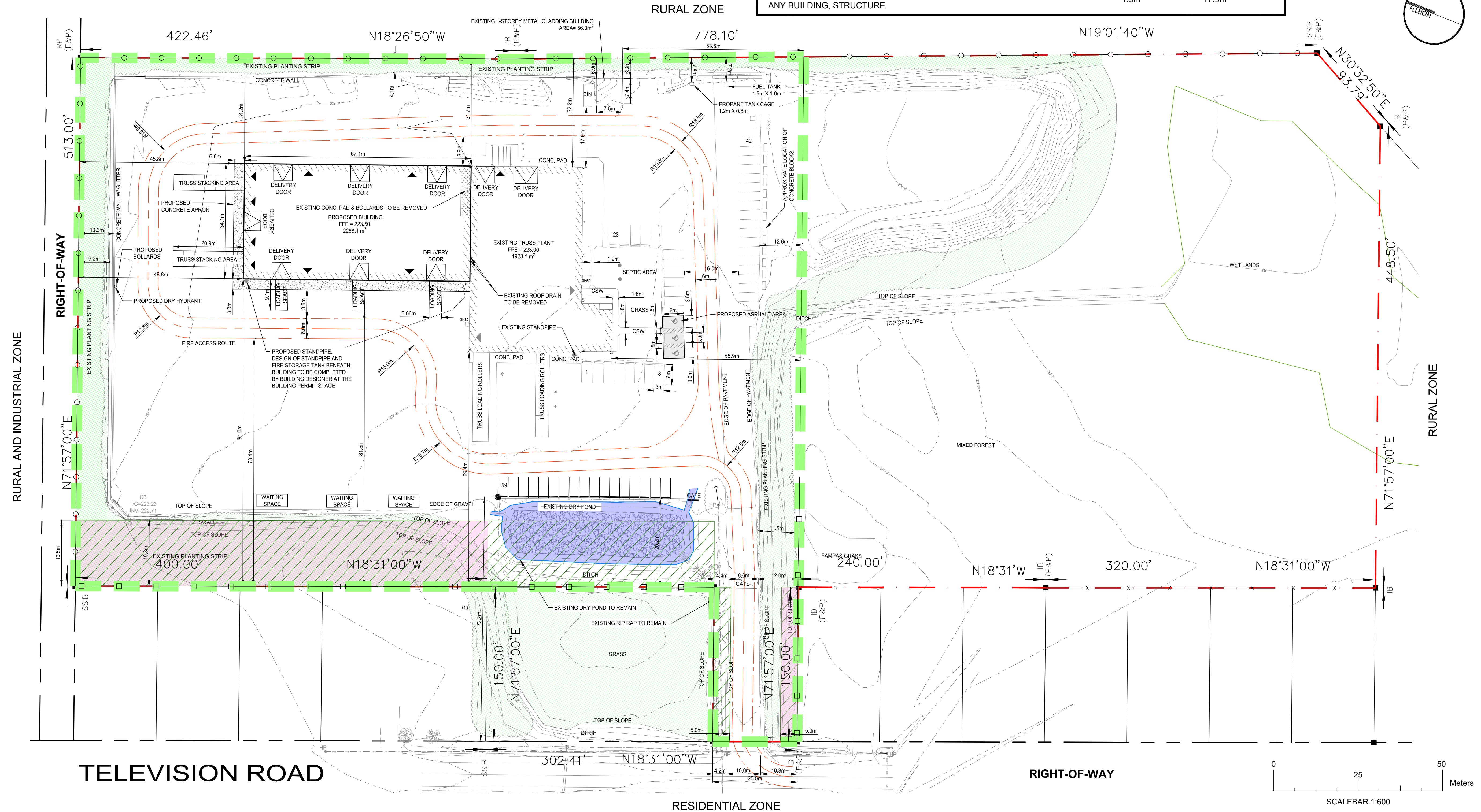
SITE PLAN

TOWNSHIP OF DOURO-DUMMER	
DRAWN BY: D.JEDRZEJEWSKI	STAMP:
DESIGNED BY: D.JEDRZEJEWSKI	
APPROVED BY: L.PARSONS	
DATE: 2024-06-05	

TOWNSHIP OF DOURO-DUMMER	
DRAWN BY: D.JEDRZEJEWSKI	STAMP:
DESIGNED BY: D.JEDRZEJEWSKI	
APPROVED BY: L.PARSONS	
DATE: 2024-06-05	

1:600

21085 SP1 1 of 2



NOTES

SIGN
PROPOSED NON-LIGHTED, 2.0 M BY 3.0 M RAISED WOODEN SIGN, CONSTRUCTED ON 0,1 M BY 0.1 M (4" BY 4") WOODEN POSTS. REFER TO DETAIL 1.

ENTRANCE
ENTRANCE AS PER COUNTY REQUIREMENTS.

ROLLING DECKS
DETACHED FROM THE MAIN BUILDING THE ROLLING DECKS ARE SITUATED APPROXIMATELY 1.0 M ABOVE GRADE; AND ALLOW THE PRODUCT TO EXIT THE BUILDING FOR STACKING AND TRANSFER TO THE STORAGE AREA.
REFER TO DETAIL 2.

BUILDING LIGHTING
THE BUILDING WILL FEATURE WALL-MOUNTED INCANDESANT LIGHTS AT ALL POINTS OF BUILDING ENTRY (AS PER ONTARIO BUILDING CODE). LIGHTING WILL BE 60-100 WATTS, REFER TO DETAIL 3 FOR TYPICAL DESIGN.

THE BUILDING WILL ALSO FEATURE A CLUSTER OF 3 HOODED, DIRECTIONAL FLOOD LIGHTS ON THE NORTH WALL.
LIGHTS ARE HOODED TO REDUCE LIGHT TRESPASS AND GLARE AND WILL BE A MAXIMUM OF 100 WATTS.
LIGHTS WILL BE DIRECTED TO THE GROUND AND ARE NECESSARY FOR PROPERTY SECURITY.
REFER TO DETAIL 4 FOR TYPICAL DESIGN.

PLANTING STRIP ADJACENT TO 2803 TELEVISION ROAD
SPECIES INTENDED TO PROVIDE A VISUAL AND NOISE FILTER WILL BE MAINLY COMPRISED OF AUSTRIAN PINE, COLORADO BLUE SPRUCE, WHITE CEDAR AND PYRAMID CEDAR; AT A MINIMUM PLANTING HEIGHT OF 1.5 M.

LOADING/UNLOADING SPACES
THE NUMBER OF LOADING/UNLOADING SPACES EXCEED THE MINIMUM ZONING BY-LAW REQUIREMENTS AND WILL NOT BE PRECISELY DESIGNATED ON THE SITE. LOADING/UNLOADING WILL OCCUR WITHIN THE PERMITTED AREA; AND WILL BE TRANSITIONAL AS DETERMINED BY THE MANUFACTURING PROCESS.

WATER SUPPLY CONNECTION
BUILDING WALL SIGNAGE TO READ "NO PARKING - EMERGENCY ACCESS".

STABILIZATION OF SLOPES AND GRASS AREAS
EXPOSED SOILS TO BE STABILIZED.

RETAINING WELL AND DRAINAGE SWALE
AS PER ENGINEERED DRAWINGS AND SPECIFICATIONS (KEN W. MULLEN P.ENG, DATED JULY 2006)
THE SWALE ON THE BACKSIDE FACE OF THE WALL SHALL BE FILLED WITH STONE.

FENCE ALONG WEST PROPERTY LINE
WOOD FENCE CONSTRUCTION ALONG THE WEST PROPERTY LIMIT SHALL PROCEED IN ACCORDANCE WITH INSTRUCTIONS ISSUED BY THE TOWNSHIP COUNCIL.

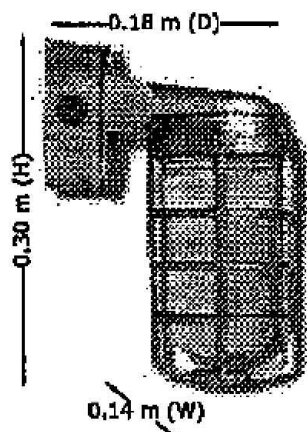
NORTHERLY 30M (100' =) OF SITE
THE NORTHERLY 100'T OF THE SITE WILL BE CLEARED OF TREES AND VEGETATION DURING THE PERIOD OF JANUARY AND MARCH 2007. EXCAVATION, DITCHING AND WORKS RELATED TO STORM WATER MANAGEMENT WILL COMMENCE AT SUCH TIME AS THE SITE CONDITIONS ARE FAVORABLE TO ALLOW GROUND WORKS TO PROCEED.

SURFACE TREATMENT OF PARKING AND STORAGE AREAS
THE SURFACE TREATMENT OF THE PARKING AND STORAGE AREAS IS TO BE RECLAIMED ASPHALT.

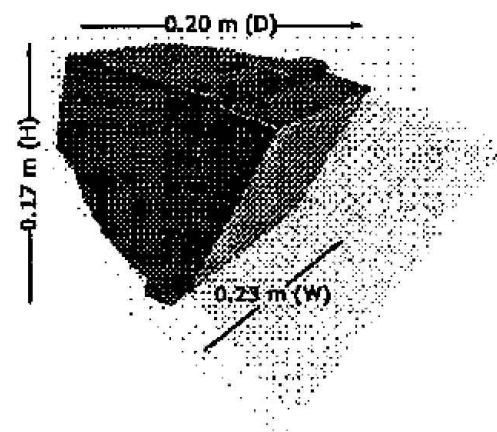
DELINEATION OF PARKING SPACES
STANDARD PRECAST CURBS WILL BE UTILIZED TO DELINEATE PARKING SPACES. THE INSTALLATION OF THESE CURBS WILL BE POST SURFACE TREATMENT. THE CURBS WILL BE SET AT THE HEAD OF EACH PARKING SPACE.



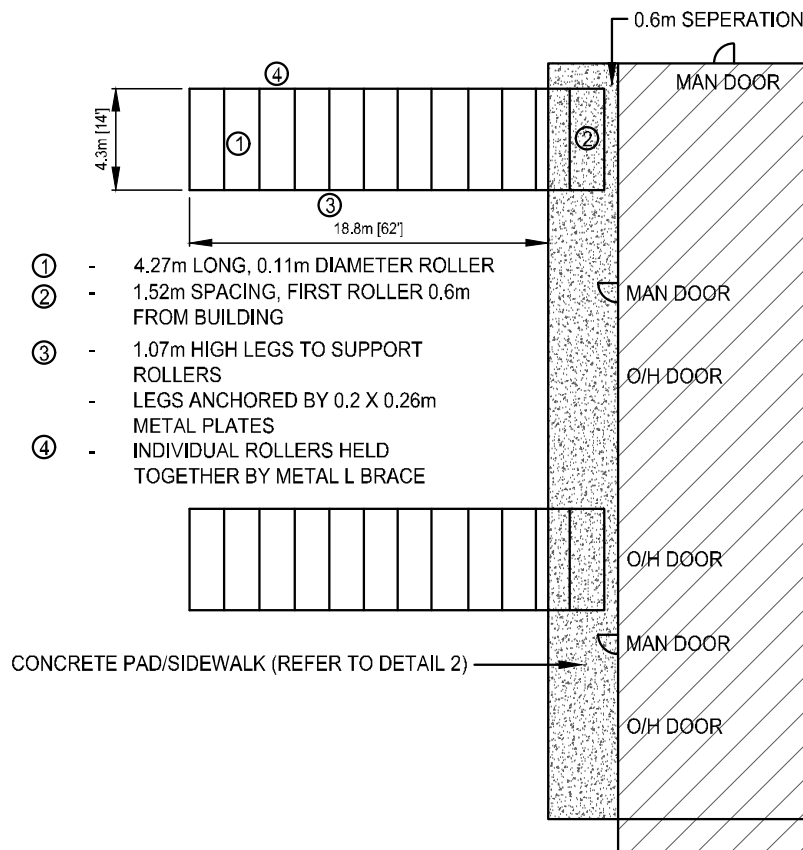
1 SIGN DETAIL
SCALE: N.T.S.



3 LIGHTING DETAIL1
SCALE: N.T.S.



4 LIGHTING DETAIL 2
SCALE: N.T.S.



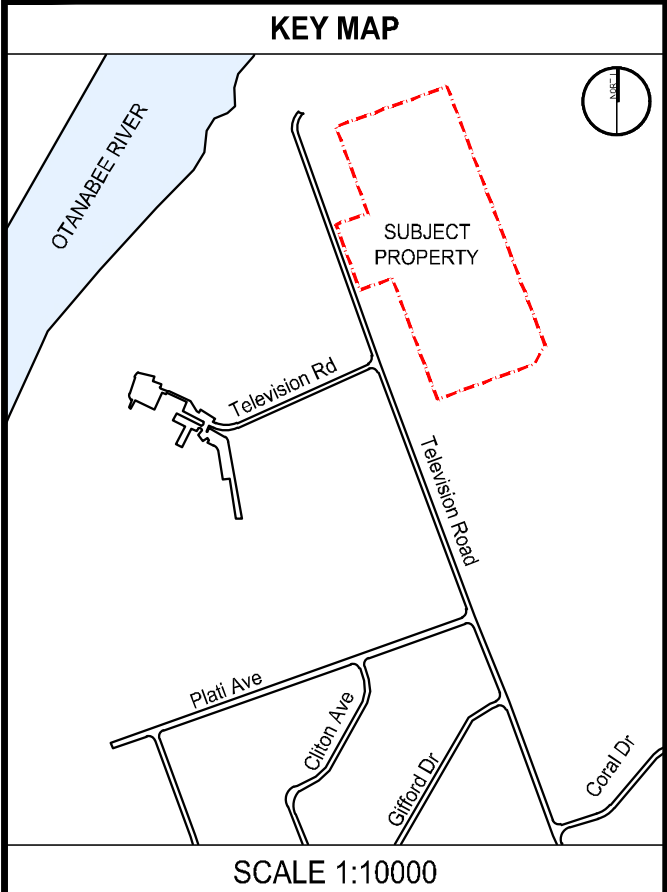
2 ROLLING DECK DETAIL
SCALE: N.T.S.

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2809 TELEVISION ROAD
PART OF LOT 2, CONCESSION 11

PTF HOLDINGS

SITE PLAN NOTES AND DETAILS

TOWNSHIP OF DOURD-DUMMER

DRAWN BY: D.JEDRZEJEWSKI	STAMP:	
DESIGNED BY: D.JEDRZEJEWSKI		
APPROVED BY: L.PARSONS		
DATE: 2024-06-05		
SCALE: 1:600		
PROJECT NUMBER: 21085	SHEET NAME: SP2	SHEET: 2 of 2