7.4. No. —ST— **O** ∪.P. U/S FTG +300 (WIT) (MSD) S.S.I.B. B <u>.</u> *** -SAN-0 U OBV. SIB <u>N</u> -0/H \mathbb{W}^{T} ТСВ TC TBM CC B (285.75 TBD FFF 界 界 ВС WS RWL \leq <u>*</u> 3 × Site Legend 4 ST $\overline{\mathbb{W}}$ Hydro Catch Basin Curb Cut Iron Bar Iron Pin Top of Wall Riser Water Building Envelope Wall Mounted Lights Light Standard Transformer Telephone Pedestal Water Meter Fire Hydrant Deciduous Coniferous Tree Storm Sewer Monumentation Planted Origin Unknown Overt Elevation Denoted Witness Denoted Measured Short Standard Iron Bar Standard Iron Bar Wood Board on Board Fence Steel Chain Link Fence Water Valve **Underside Footing** Rain Water Leader Manhole Ground Proposed Elevation Direction of Overland North Point Utility Pole Monumentation Found Invert Elevation Finished First Floor Elevation Dropped Curb for drainage Basement Slab Bell Pedestal Barrier Free Bottom of Curb Principle Entrance Perimeter Boundary To Be Determir Test Hole Number Гор of Curb Cable Pedestal Temporary Benchmark Existing Elevation 285.75 Drainage Official Plan
Minimum Lot Area
Minimum Lot Frontage
Front Yard Depth
Exterior Side Yard Width Stormwater
Wellhead Protection Area
Ground Sign Parking Maximum Height of Building Maximum Outside Storage Minimum Landscape Open Space Minimum Setback from Street Centreline (Township Road) Maximum Lot Coverage of all Buildings (Footprint) Interior Side Yard Width Rear Yard Depth **Zoning Statistics** Loading Space (3.5 m x 9.0 m) Lot 23, Regional Municipality of Durham Township of Uxbridge Standard (2.7 m x 5.7 m)
Barrier Free (5.4 m x 5.7 m) Plan No. Municipal Water & Private On-Site Sewage
Overland and Catch Basins
Capture Zone - 5 Years
One 40M -(H)M1-38 (By-L; Rural Industrial 8,000.0 m² 40.0 m 15.0 m 12.0 m 25.0 m 6.0 m 15.0 m 40 % 20 % 18 L 0 PIN 26830-0061 2336 aw 81-19 (As Amended)) 8,098.5 m² 63.83 m 21.95 m 6.44 m / 19.27 85.96 m 12.19 % 33.45 m 22.75 % 8.9 m 19.52 % Proposed 19 **351** 350.00 Compliance < < < Building Envelope 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,
File No. 22-7987, dated May 6, 2022. Conve Conver divide I rsion rsion from metric to imperial, by 0.3048 Storeys
Floor Area - (
Floor Area - I Major Occupancy

Design & General Review Gross Floor Area
OBC Classification Construction Type **Building Statistics** 43.69 Open Storage (Gravel Surface) cope of Work cleaning agents.
Vehicle maintenance activities (oil changes, painting, washing, etc.) will be permitted within internal containment areas only)
Excessive road salt application is prohibited on parking lots and driveways. Garbage Container Enclos on concrete pad (72" L x 66" W x 80" H) Mezzanine Repair Shop PART 26830-0060, \bigcirc 204.1 m² 782.6 m² 204.1 m² 10.00 4690

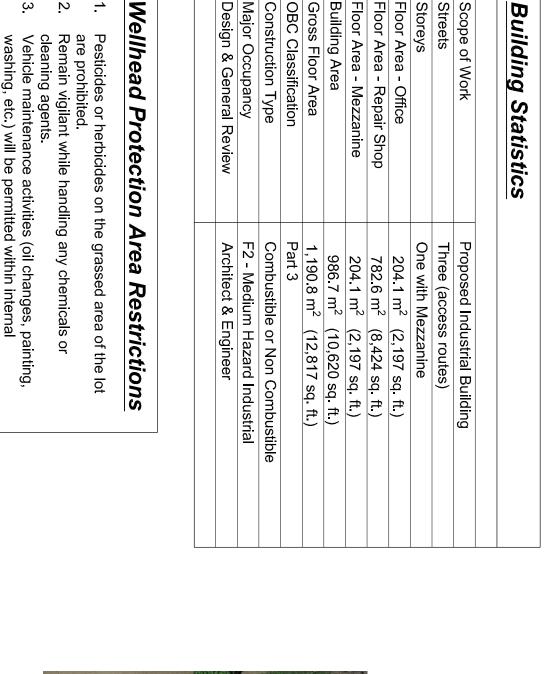
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Industrial

PZ

26830-0141



Elevations
Elevations are geodetic and are derived from Cansel
Can-Net RTN base station 20120110050 (Uxbg.) Values
are related to CGVD289: 1978 (Geoid Model HT2_0)

Industrial Building

GENERAL NOTES

for

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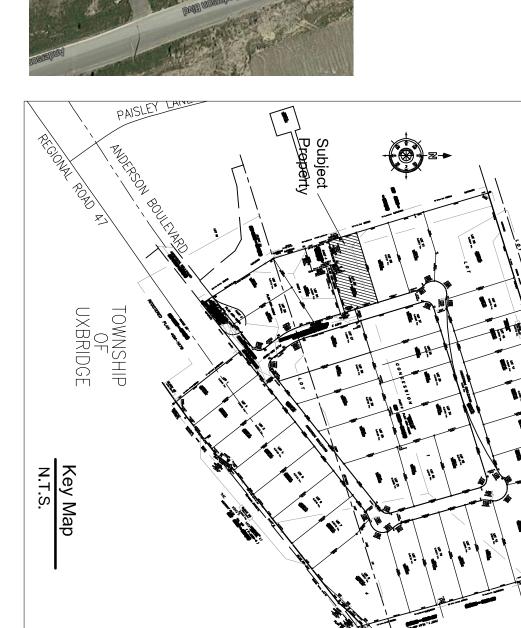
Investments

Inc

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.

Contractor shall report any error or omissions to OWEN DESIGN CONSULTANTS LTD. prior to commencement of construction.

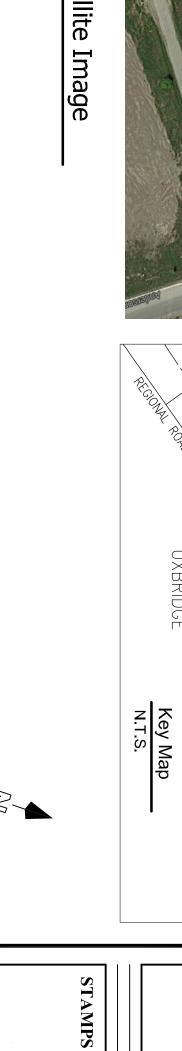


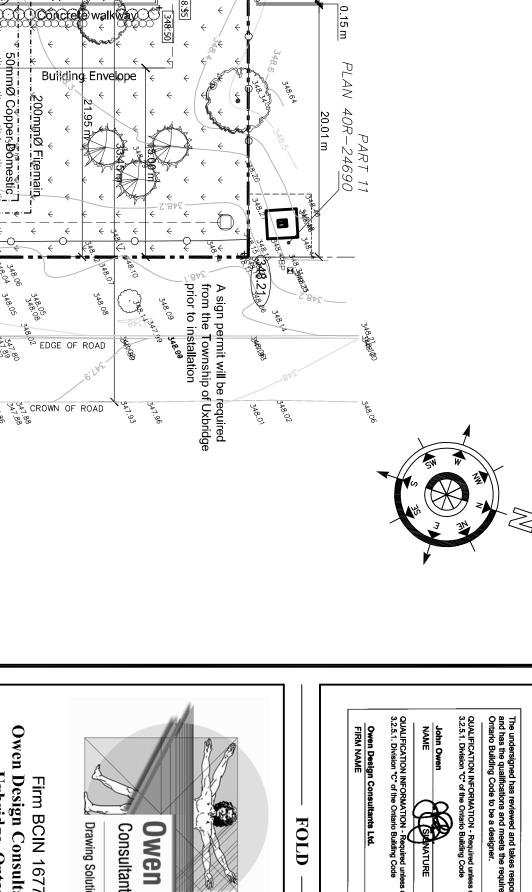


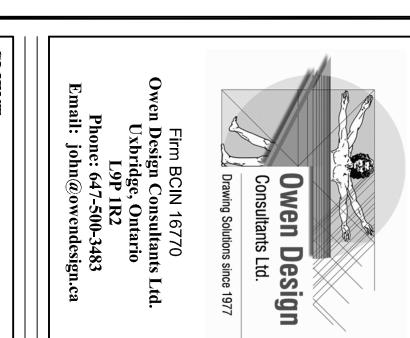
Jul 11/16 - Issued for Pre-consult meeting
Oct 12/21 - Issued for client review
Mar 25/22 - Building increase for client review
May 31/22 - Coordinate with survey
Jun 27/22 - Issued for Site Plan Agreement
Sep 27/22 - Issued for 2nd SPA submission

DESIGNERJohn Owen, BCIN 12838

REVISIONS







Repair Garage (783 m²)/ FD

Office

 (204 m^2)

PIN 26830-0159

FFE 348.65

CLIENT
Tower Valley Investments Inc.
7 Cranborne Chase
Stouffville, Ontario
L4A 0C6

Anderson Boulevard

347.76

PROJECT
Proposed Industrial Building
67 Anderson Blvd.
Lot 23, Plan 40M-2336
Township of Uxbridge
Regional Municipality of Durham

Proposed Driveway

348.33 Fire Route -

00 m 19

347.55 1347.55 1347.66 1347.66 347.54 347.50

1. Transformer Installation
1. Transformer has to be at least 6m away from openable window/door.
2. Drive access to transformer for hydro to put their boom truck up next to transformer 1,8m x 1.8m transformer foundation 4.1m perimeter ground grid cannot be in

Heavy Duty Asph

TITLE
Site Plan, Key Map
Zoning and Building Statistics

DATE

October 2021

O:\1 - Client Files\Tower Valley Investments\1 - Site Plan\Tower Valley A1-Rev 10.dwg

1:300

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DRAWING

Site

Plan

Scale = 1:300