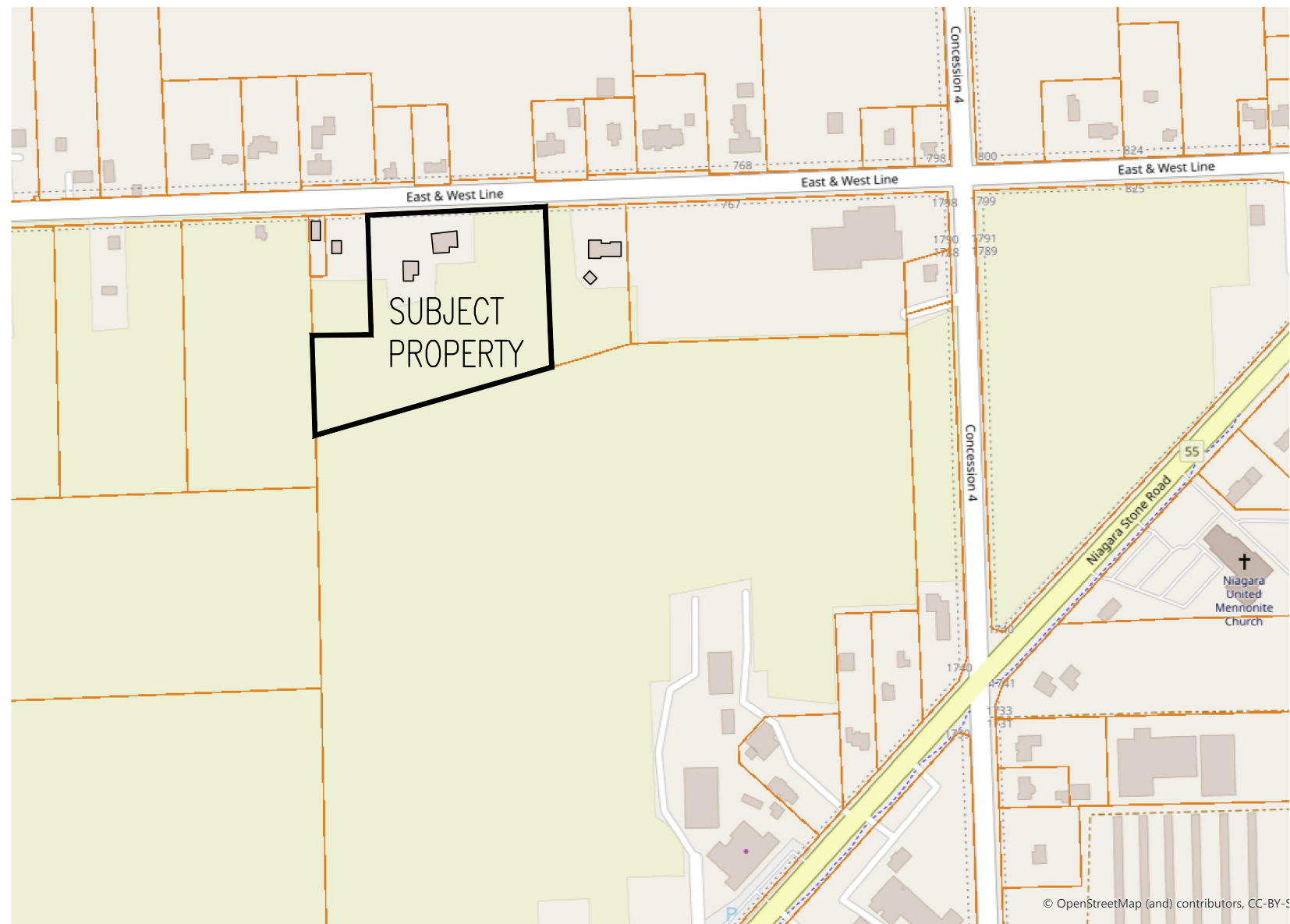




KEYMAP

SCALE: _N.T.S.

PROPERTY, DIMENSIONS AND BEARING INFO; REFERENCED FROM SURVEYORS DRAWING BY, Roy S. Kirkup O.L.S. OF J.D. BARNES LIMITED, REFERENCE NO. : 23-16-367-00_1LDC, DATED: SEPT. 18, 2024

SITE STATISTICS - 727 EAST & WEST LINE

Zoning
RS - SUBURBAN RESIDENTIAL (ADJACENT TO STREET TO 63.5m SETBACK FROM EXIST. STREET PROP LINE)
A - AGRICULTURAL (63.5m SETBACK FROM STREET AND FURTHER)

PART 1 (EXISTING RETAINED)

LOT FRONTAGE ±69.76m
LOT AREA ±4,047m² (4,047m² MIN REQ'D) [1.00 acres]
LOT COVERAGE ±7.6% (309.3m², Dwelling + Shed)

PART 2 (SEVERED)

LOT FRONTAGE ±12.50m + 53.38m = 65.88m (38.10m MIN REQ'D)
LOT AREA ±17,626m² (40,500m² MIN REQ'D) [4.36 acres]
PORTION OF PART 2 (EAST SIDE) TO BE REZONED FROM 'RS' TO 'A' (APPROX. 3,242m²)

LOT COVERAGE ±38.32% (15% MAX LOT COVERAGE)

LANDSCAPE COVERAGE 3,704m² / 17,626m² = ±21.0%

OBC BUILDING CLASSIFICATION - 3.2.2.70. GROUP F2 UP TO 4 STOREYS
1 STOREY BUILDING A AREA 3,200m² MAX; 2,208m² PROP. (FACING 1 STREET)
1 STOREY BUILDING B AREA 3,200m² MAX; 2,044m² PROP. (FACING 1 STREET)
1 STOREY BUILDING C AREA 3,200m² MAX; 2,543m² PROP. (FACING 1 STREET)
TOTAL BUILDING A + B + C = 6,754m² (72,700ft²)

FRONT YARD SETBACK 15.24m MIN REQ'D, 15.0m PROV'D (BUILDING A)
SIDE YARD SETBACK (WEST) 3.05m MIN REQ'D, 12.05m PROV'D (BUILDING B)
SIDE YARD SETBACK (EAST) 3.05m MIN REQ'D, 9.0m PROV'D (BUILDING A)
REAR YARD SETBACK 15.24m MIN REQ'D, 10.63m PROV'D (BUILDING B)

MINIMUM LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL 'RS' ZONED LOTS 3m MIN REQ'D, >3m PROV'D

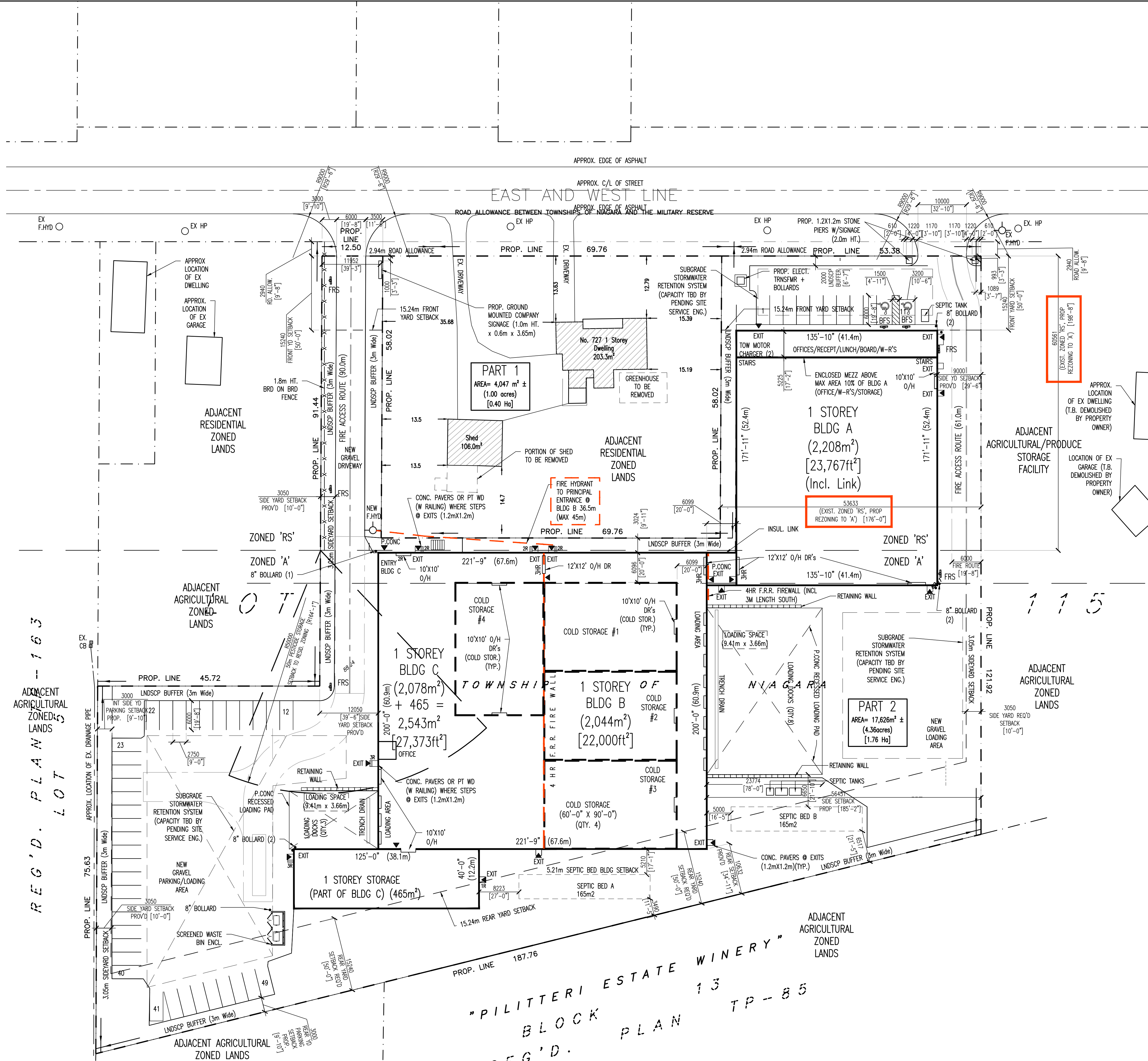
PARKING

MIN P/S Required: 1P/S Per Employee (16 Employees) = 16P/S, Provided: 49
MIN Loading Spaces Required: GFA >4,645 m² = 4, Provided: 11
MIN BFA P/S Required: 1-25 = 1 BFA P/S, Provided: 2

MAXIMUM BUILDING HEIGHT 10.67m REQ'D, 7.19m PROV'D

OCCUPANT LOAD BY DESIGN (20 EMPLOYEES)

LEGEND	
	FIRE ROUTE
	FIRE ROUTE SIGN
	HYDRANT (EX. OR NEW)
	BARRIER FREE SIGN
	FIRE DEPARTMENT CONNECTION
	LIGHT FIXTURE

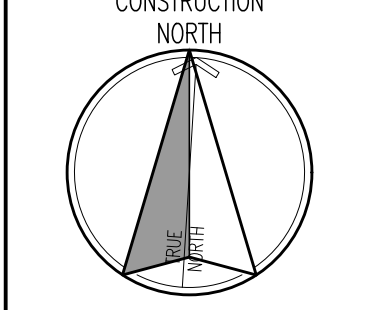


OVERALL SITE PLAN - 727 EAST AND WEST LINE - AGRICULTURAL / PRODUCE STORAGE FACILITY

SCALE: 1:400

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No.	Rev.	Date	By	Reason
11	MJ	2025-08-13		REV. BLDG LAYOUT ON SITE
12	MJ	2025-08-20		REV. BLDG LAYOUT ON SITE
13	MJ	2025-07-03		REV. SEPTIC & DRAINAGE
14	TV	2025-07-11		REV. SEPTIC & DRAINAGE
15	MJ	2025-08-13		FOR REVIEW
16	MJ	2025-08-02		FOR REVIEW
17	MJ	2025-08-08		FOR SPA-DINING MENU



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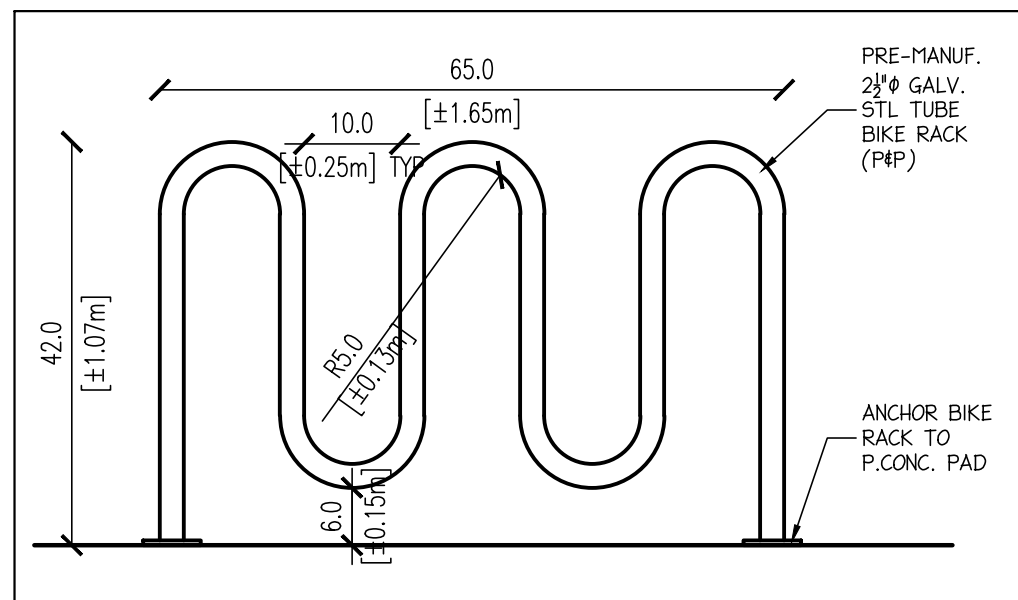
2M architects

drawn by:	MJ
design by:	MRM
approved by:	LJM
scale:	AS NOTED
date:	SEP 08, 2025

project title:	PROP. AGRICULTURAL / PRODUCE STORAGE FACILITY
location:	727 EAST & WEST LINE, NOTL, ON
drawing title:	PROPOSED SITE PLAN

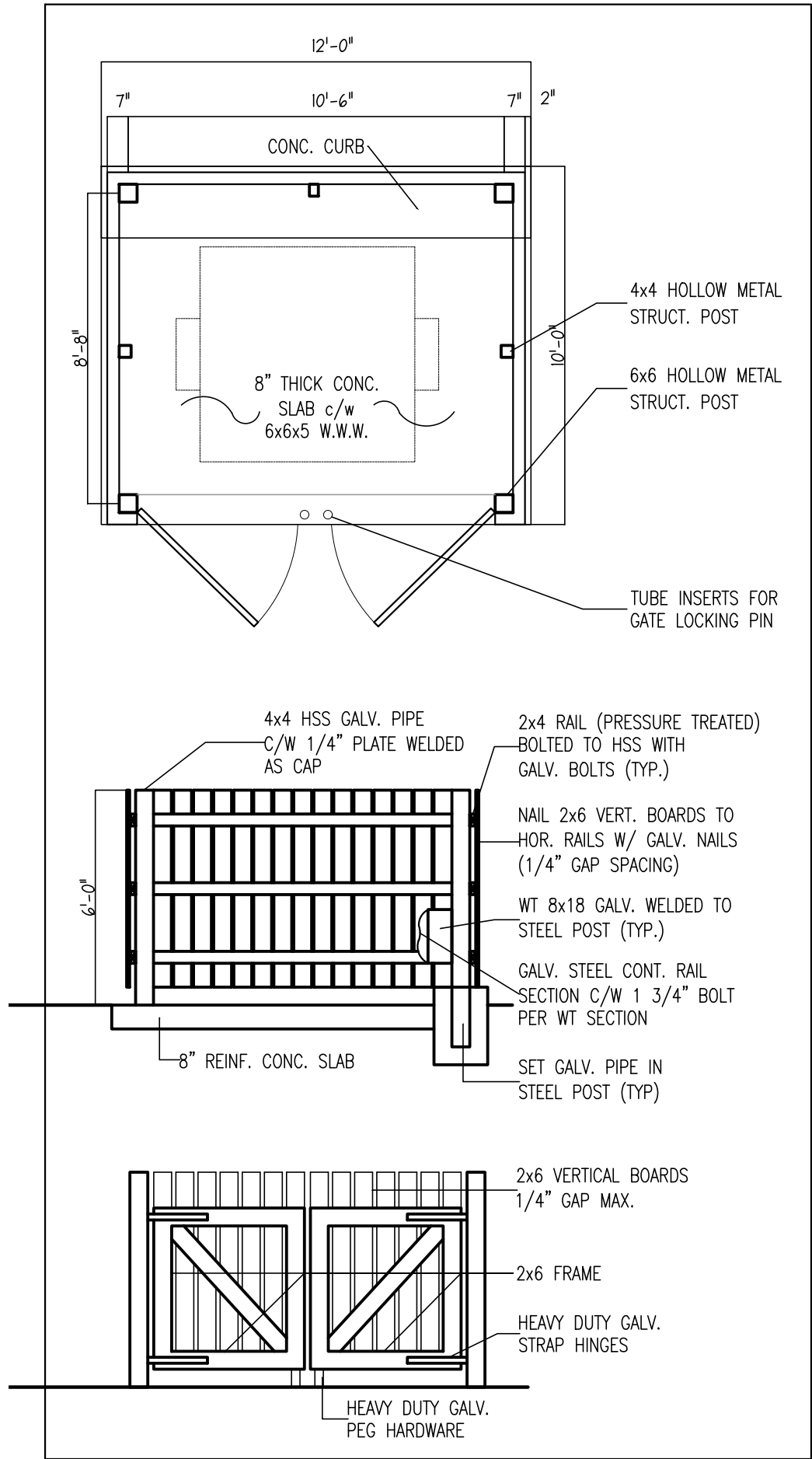
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revision number:	17
drawing number:	

SP1

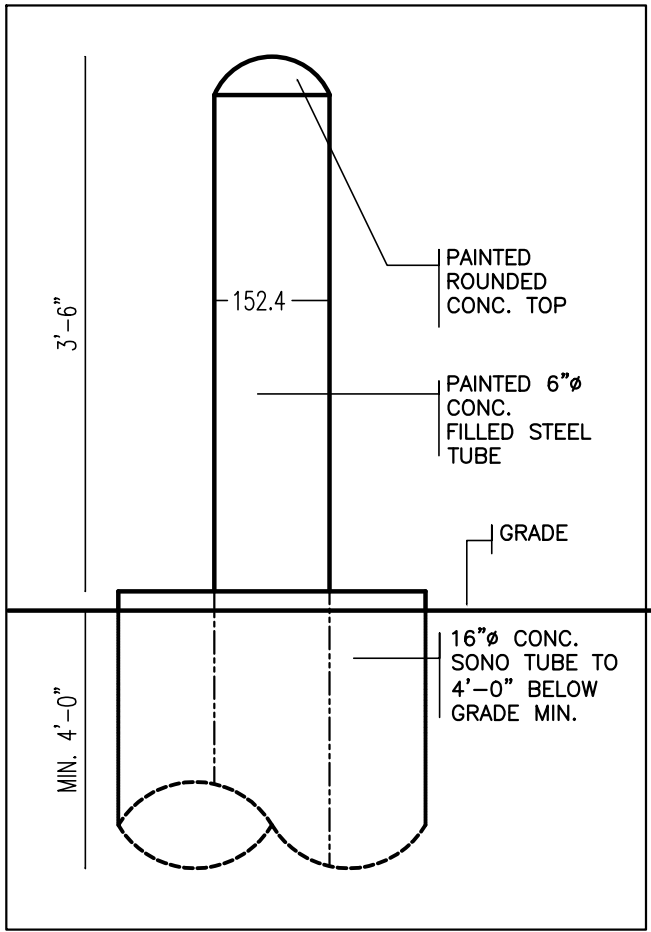


TYP. BIKE RACK

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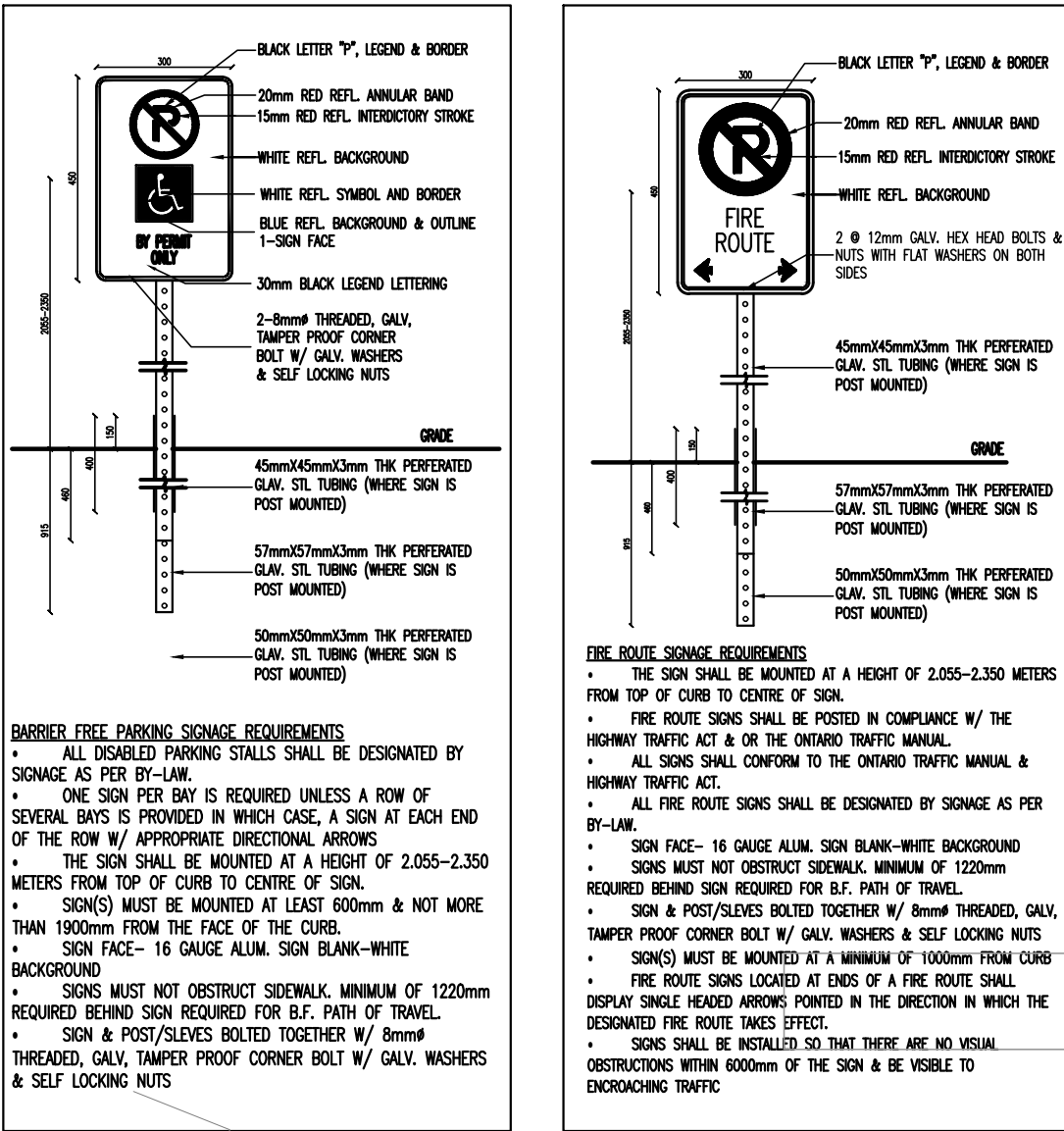
**WASTE ENCL. TYP.**

SCALE: NTS



BOLLARD

SCALE: NTS



SIGNAGE

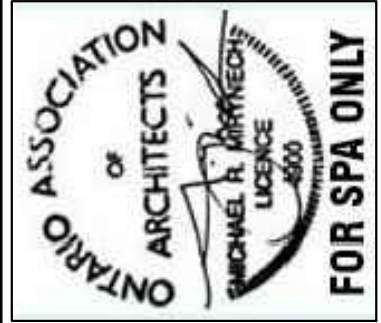
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www.2marchitects.ca

drawn by:	MJ	plot scale:	1:1
design by:	MRM	approved by:	LJM
		scale:	AS NOTED

date: SEP 08, 2025

project title: PROPOSED AGRICULTURAL STORAGE AND SUPPLY FACILITY	727 EAST & WEST LINE, NOTL, ON
drawing title:	PROPOSED SITE PLAN

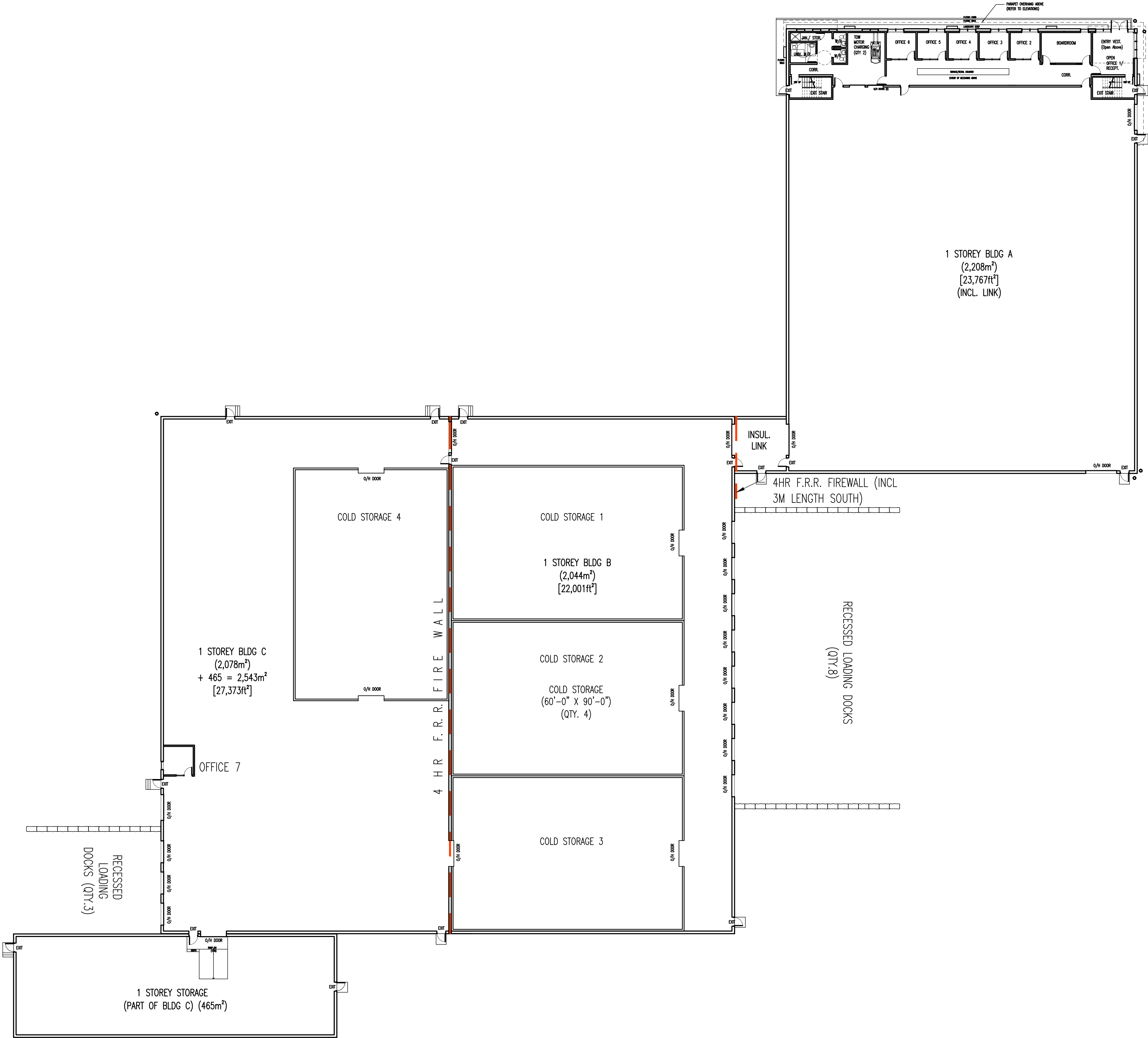
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drawing number:		SP2	

SP2

job number: 24-12	revision number: 12
drawing number: SP3	

OVERALL FLOOR PLAN - 1ST

SCALE: 1:250



job number: 24-12	revision number: 06
drawing number:	

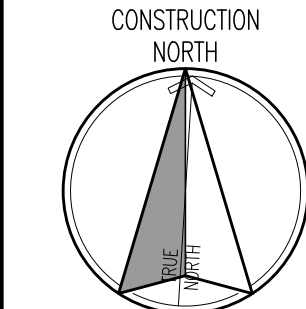
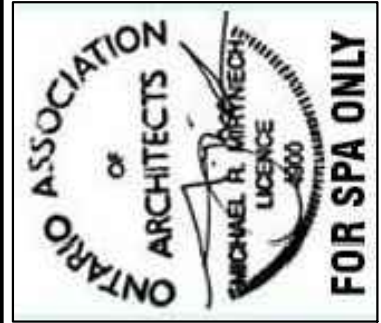
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project title: PROP. AGRICULTURAL / PRODUCE STORAGE FACILITY
727 EAST & WEST LINE, NOTL, ON

PROPOSED OVERALL 1ST FLOOR

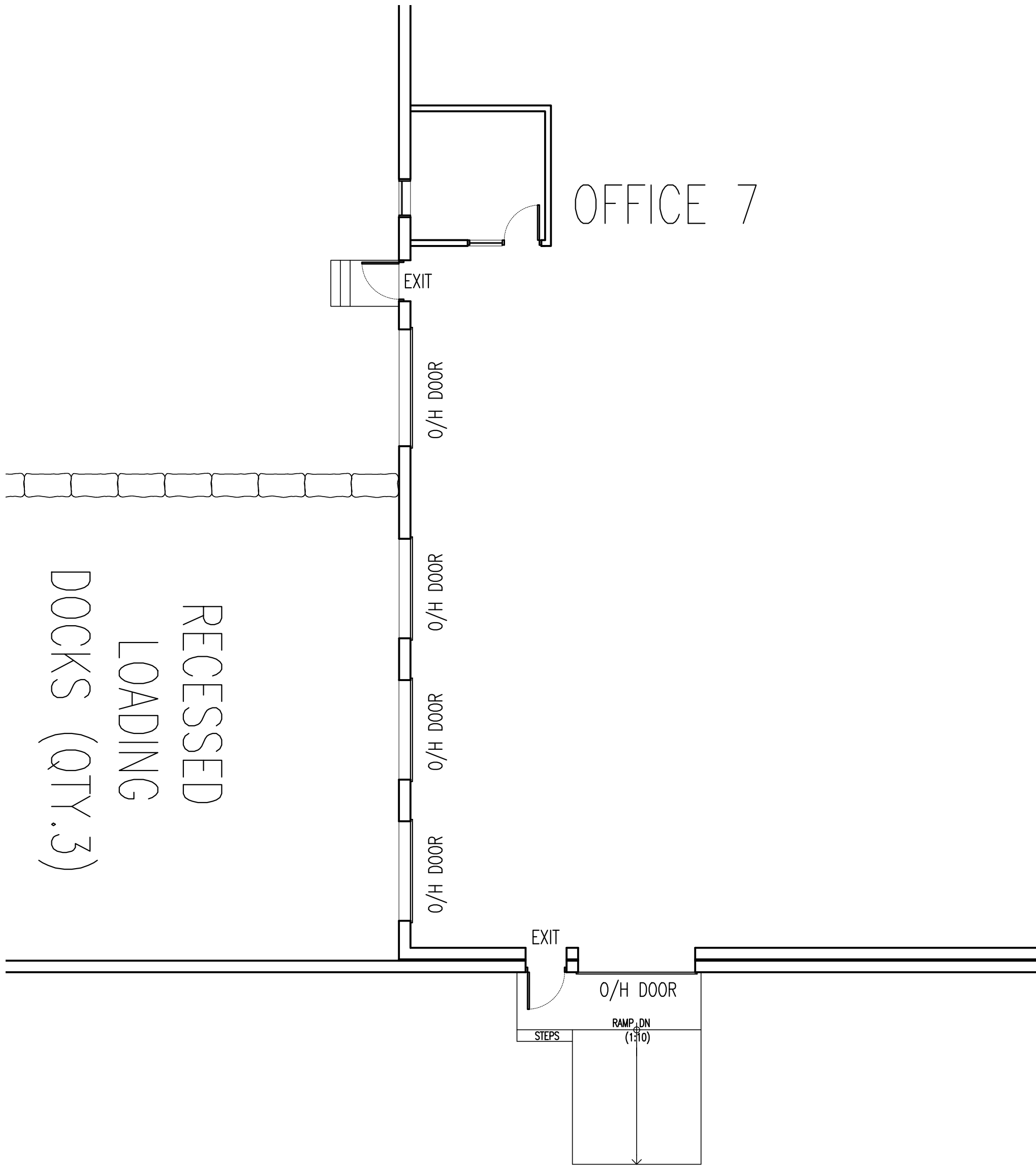
drawn by: MJ	design by: MRM	scale: 1:1
approved by: LJM	scale: AS NOTED	
date: SEP 08, 2025		

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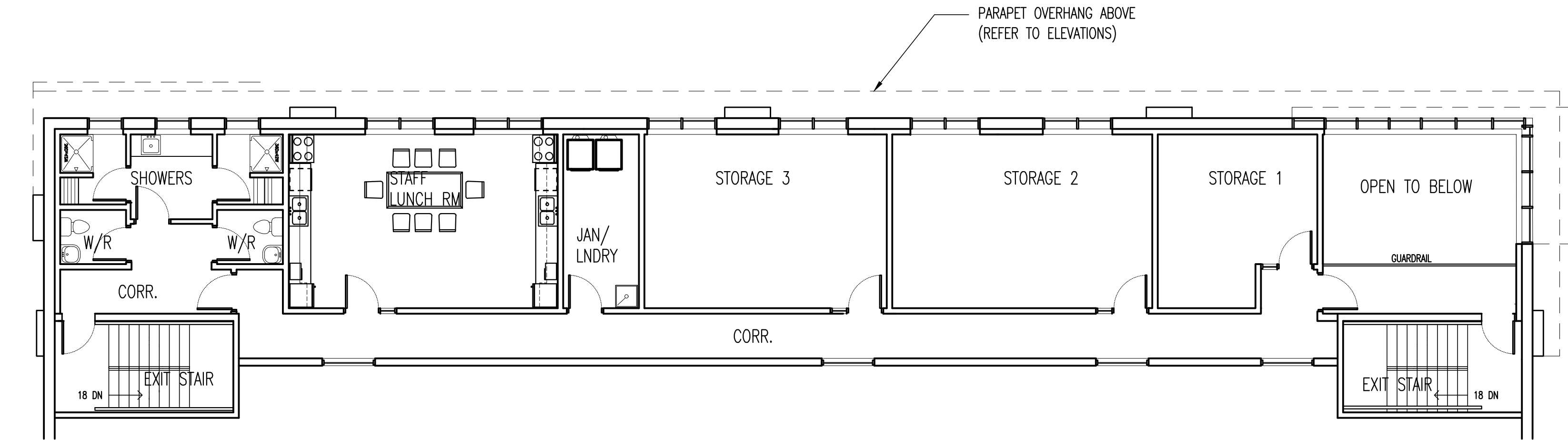
NO.	BY:	DATE:	REVISION:
01	MJ	2024-12-05	FOR REVIEW
02	MJ	2025-02-03	FOR REVIEW
03	MJ	2025-02-07	FOR REVIEW
04	MJ	2025-07-16	FOR REVIEW
05	MJ	2025-08-13	FOR REVIEW
06	MJ	2025-09-08	FOR SPA ZONING AMEND.

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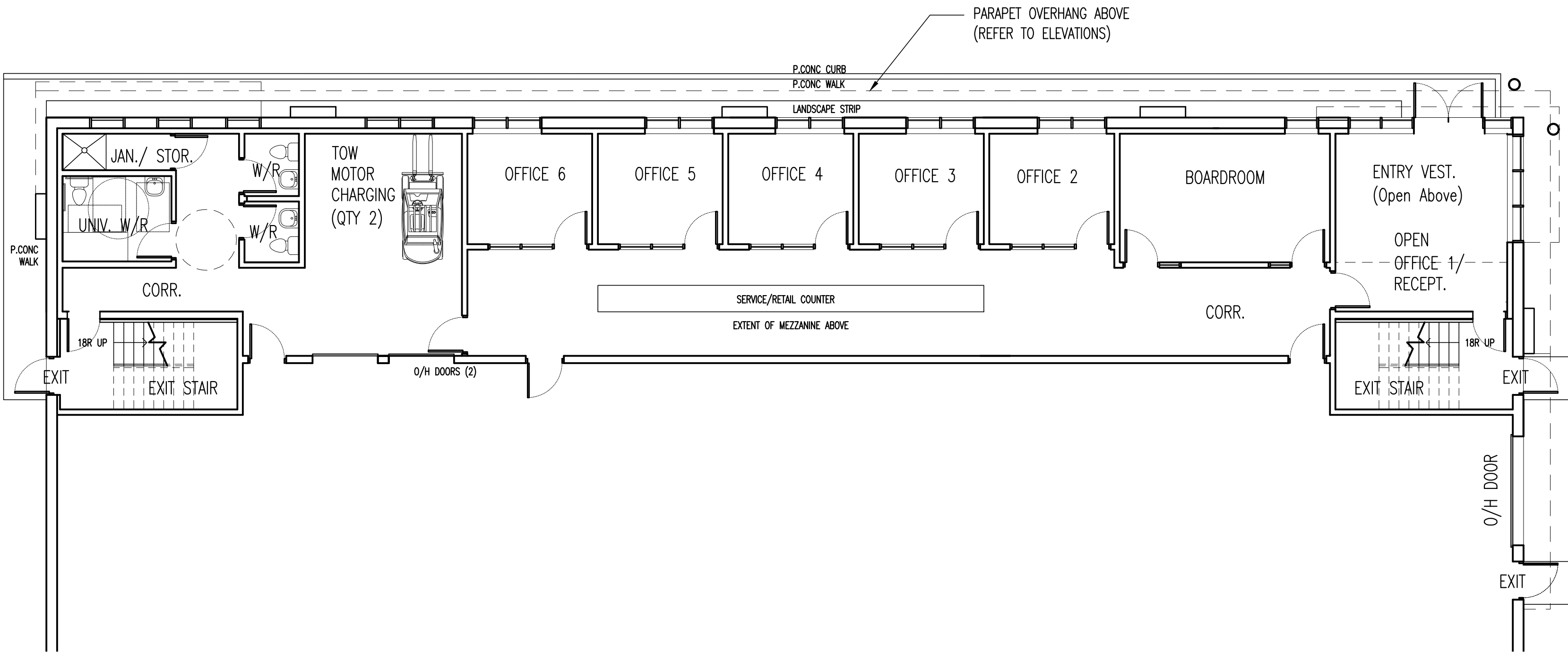
1ST FLOOR PLAN

SCALE: 1:100



MEZZANINE PLAN

SCALE: 1:100



1ST FLOOR PLAN

SCALE: 1:100

job number:
24-12

revision number:
06

drawing number:

A2

project title:
PROP. AGRICULTURAL / PRODUCE
STORAGE FACILITY

727 EAST & WEST LINE, NOTL, ON

drawing title:
PROPOSED FLOOR PLANS
(SCALED)

drawn by:
MJ

design by:
MRM

approved by:
LJM

date:
SEP 08, 2025

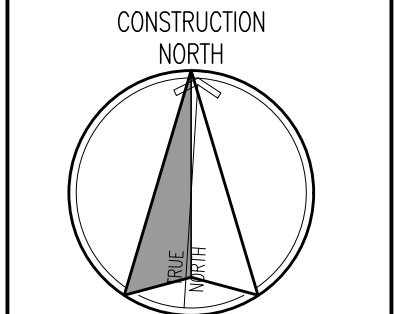
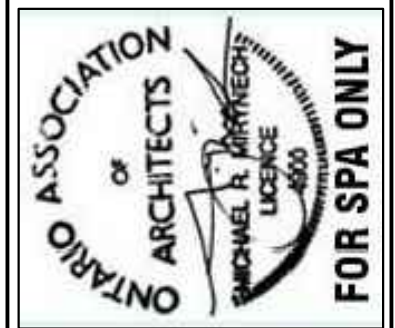
plot scale:
1:1

scale:
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01	MJ	2024-12-05	FOR REVIEW
02	MJ	2025-02-03	FOR REVIEW
03	MJ	2025-02-07	FOR REVIEW
04	MJ	2025-07-16	FOR REVIEW
05	MJ	2025-08-13	FOR REVIEW
06	MJ	2025-09-08	FOR SPT-ZONING MENU

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