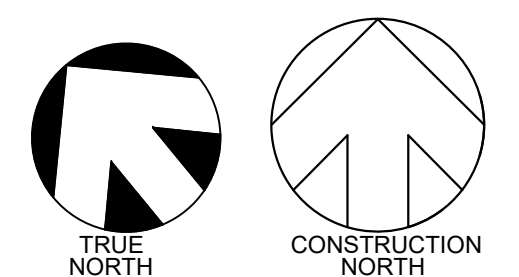
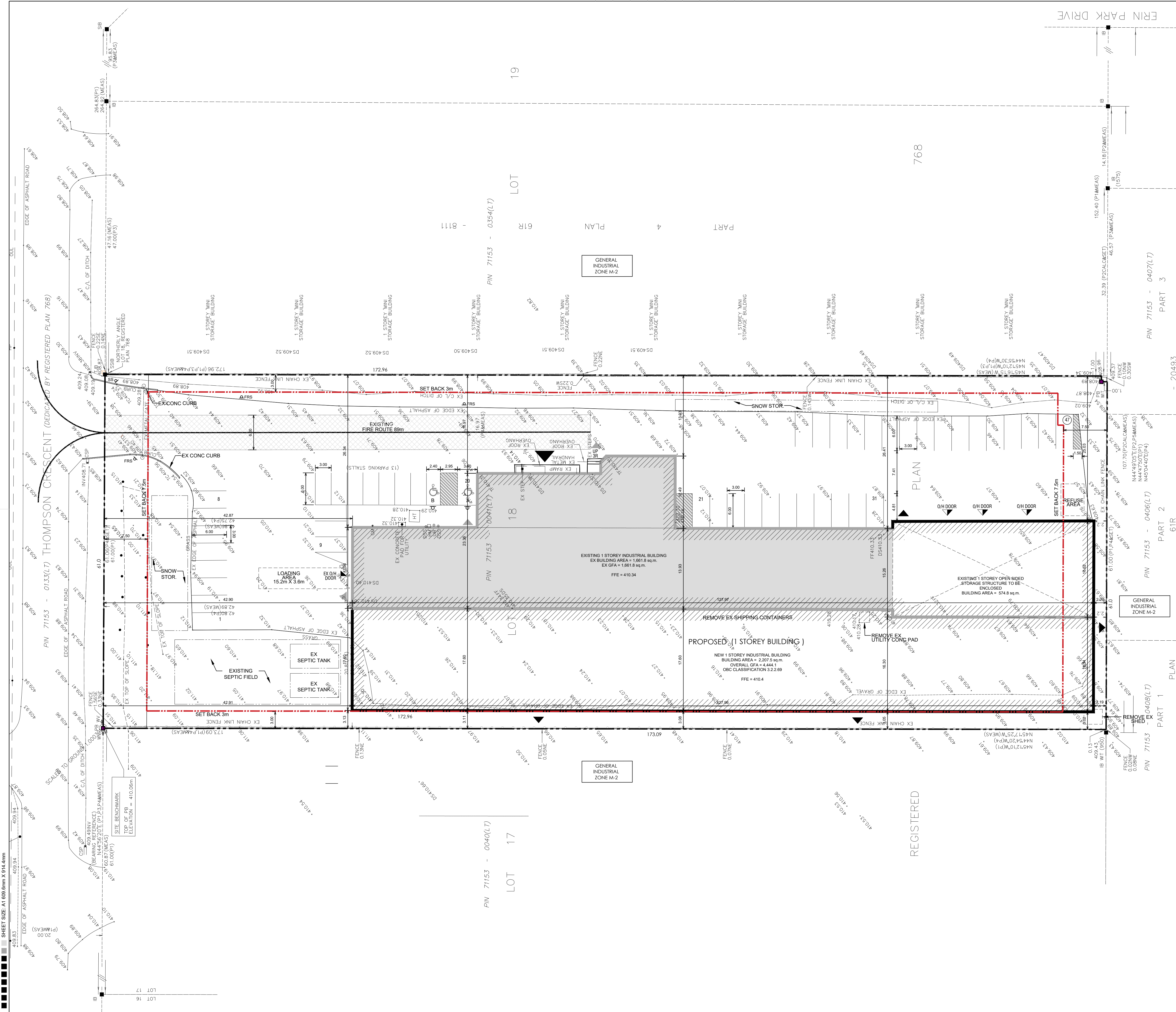


REGISTERED PLAN 768
LOT 18
PLAN 61R-20493, PART 1,2 & 3
TOWN OF ERIN
COUNTY OF WELLINGTON



OWNERS	APPLICANT
2046582 ONTARIO INC. 11 THOMPSON CRESCENT ERIN, ON N0B 1T0 P (519) 833-9009	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH, MILTON ON L9T 2T1 P (905) 457-1618 F (905) 457-8852

SURVEY BENCHMARK	SURVEYOR INFORMATION
TOP OF PB ELEVATION = 410.03m	J.D. BARNES LIMITED 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1



LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED TREE PROTECTION HOARDING
- PROPOSED SILT FENCE
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSION CURB
- CC OR DIC
- NEW BUILDING AREA (FOOTPRINT)
- EXISTING BUILDING AREA (FOOTPRINT)
- PRINCIPAL ENTRANCE TO THE BUILDING
- SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
- EX SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
- OVERHEAD DOORS
- FIRE ROUTE SIGNS
- BARRIER FREE SIGNS (RB93)
- BARRIER FREE LOGO (PAINTED ON ASPHALT)
- TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (A500 COMPLIANT)
- STOP SIGN
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
- DAYLIGHTING TRIANGLE (SHADED)
- FIRE HYDRANT (EXISTING)
- BH - BOREHOLE. REFER TO GEOTECH
- BH/MW - BOREHOLE/MONITORING WELL. REFER TO GEOTECH

SITE STATISTICS

ITEM	EXISTING ZONING BY-LAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY - INDUSTRIAL M2	M2	M2
LOT AREA (sq.m)	4000	10,561.6
LOT WIDTH (m)	N/A	61.96m
GROUND FLOOR AREA (sq.m)	2,226.9	4,444.1
LOT COVERAGE (max)	40%	42.1%
FRONT YD (min.)	7.5 m	42.87 m (EX)
REAR YARD (min.)	7.5 m	2.19 m
SIDE YARD SOUTH(min.)	3m	3.02 m
SIDE YARD NORTH (min.)	3m	13.93 m (EX)
LANDSCAPED OPEN SPACE (min.)	20 %	22.8 %
NUMBER OF PARKING SPACES	45	47
ACCESSIBLE PARKING SPACES	2	2
PARKING STALL DIMENSIONS (m)	3 m x 6 m	3 m x 6 m
PARKING AISLE (m)	6 m	6 m
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 m x 6 m	3.4 m x 6 m
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4 m x 6 m	2.4 m x 6 m
ACCESSIBLE PARKING AISLE (min.)	1.5	2.95 m

* MAY REQUIRE SITE SPECIFIC ZONING OR MINOR VARIANCE

BUILDING AREA	NEW ADDITION	ENCLOSE EX STORAGE	EXISTING BUILDING	TOTAL BUILDING
	+ 2,207.5 sq.m.	+ 574.8 sq.m.	+ 1,661.8 sq.m.	+ 4,444.1 sq.m.
	23,761.3 sq. ft.	6,187.1 sq. ft.	17,887.5 sq. ft.	47,835.9 sq. ft.

no.	revisions	date	init.
0	ISSUED FOR MINOR VARIANCE	2024-03-11	KR

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drawn	SM
designed	GDR
reviewed	KR
date	2024/03/01
scale	1:200

project
TREVCO STEEL EXPANSION
VINELAND
11 THOMPSON CRESCENT
ERIN, ONTARIO

drawing
ARCHITECTURAL SITE PLAN

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