

**SITE DATA** 15450 WOODBINE AVE, WHITCHURCH-STOUFFVILLE, ONTARIO  
PROPOSED ZONING: EMPLOYMENT LIGHT (EL) - MANUFACTURING  
LOT AREA: 165,938.293m, 41Ac +/- (TO BE CONFIRMED BY OLS)  
DEVELOPMENT LOT AREA: 48,562.28m, 12Ac +/- (TO BE CONFIRMED BY OLS)  
REMAINDER LOT AREA: 317,358.8m, 29Ac +/- (TO BE CONFIRMED BY OLS)  
**1.0 PROPOSED BUILDING - 41 Ac LOT:**  
PROPOSED LOT AREA: 165,938.293m 41.0Ac +/- (TO BE SET & CONFIRMED BY OLS)  
**2.0 COVERAGE (FOOTPRINT):**  
PROPOSED BUILDING:  
GROUND FLOOR AREA = 10,642.96m (6.41%)  
ROOF COVERED AREA = 3,460.09m (2.09%)  
TOTAL = 14,103.05m / 165,938.293m = 8.49%

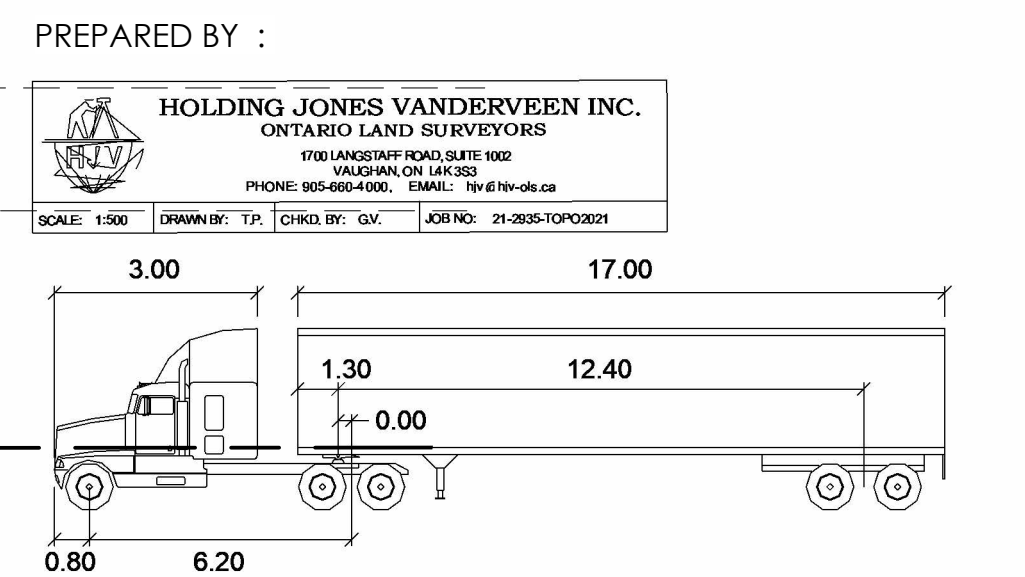
**BUILDING DATA**  
**3.0 GFA**  
BUILDING AREA: 10,642.96m (114,559 SF) - INCLUDES 464.51m (5,000SF) OF OFFICE AREA = 10,642.96 / 165,938.29 = 6.41%

**SET BACKS:** REQUIRED:  
FRONT: 7.5m MIN.  
SIDE YARDS: 7.5m MIN.  
REAR YARD: 10.0m MIN.  
**HEIGHT:** MAXIMUM 20 METERS - PERMITTED  
**FSI:** 1 TIMES COVERAGE (MAXIMUM) - PERMITTED  
**LANDSCAPED AREA - 10% MIN OF LOT**  
13,898.87m / 48,562.28m = 28.62% (HARD & SOFT LANDSCAPE AREAS) - 10% MIN.  
**FRONT YARD LANDSCAPE - 50% OF FRONT YARD - 4.5 M BUFFER STRIP**  
**ACCESSORY OUTDOOR STORAGE - 20% OF LOT AREA MAX. (9,712.45m) AS PER BY-LAW**  
**ACCESSORY OUTDOOR STORAGE PROPOSED - 30.94% OF LOT AREA (115,029.09m)**  
- SCREENED WITH FENCE  
- 4.5m LANDSCAPE BUFFER AT PROPERTY LINES

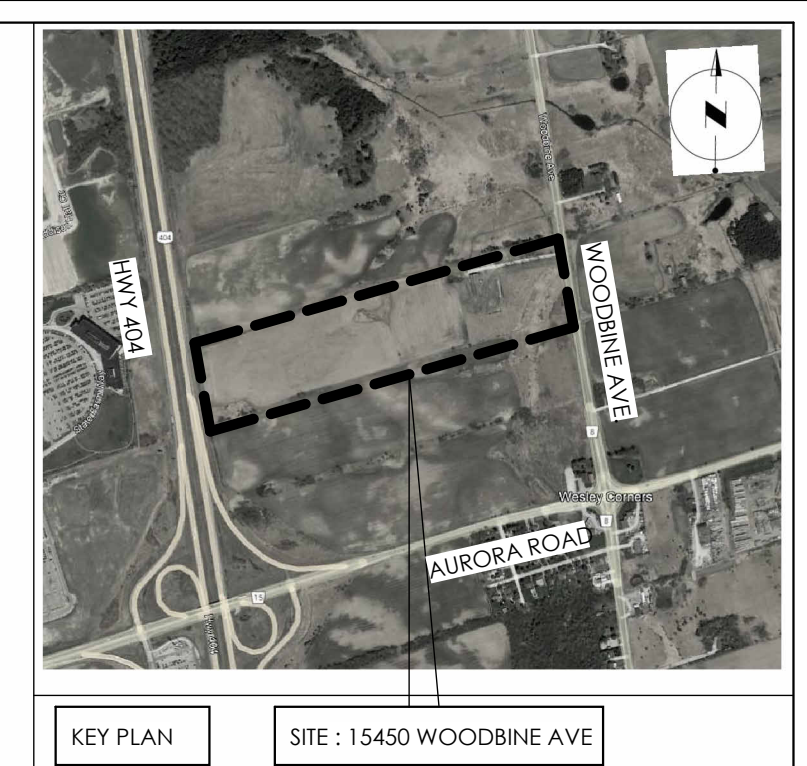
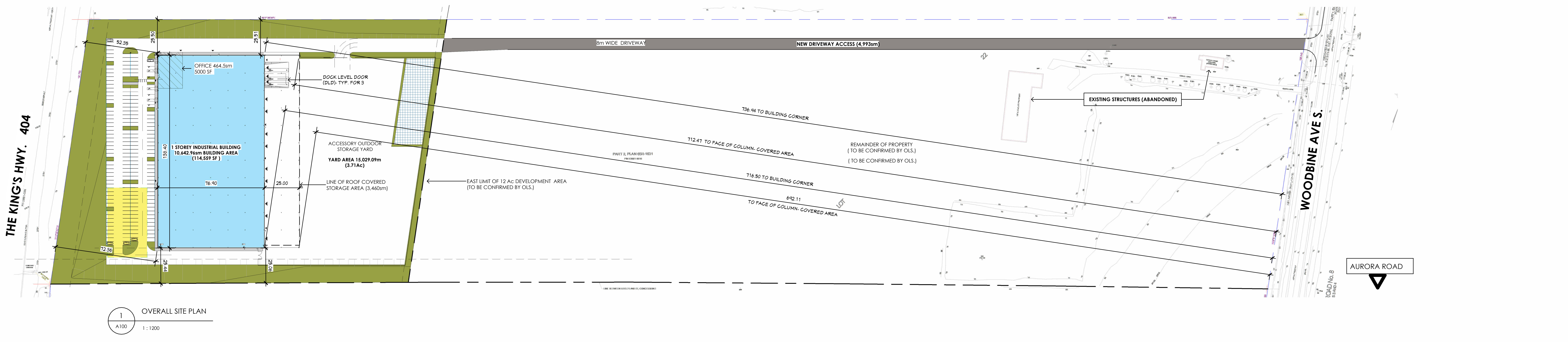
**\* VARIANCE REQUIRED**  
**PARKING:**  
2.75m X 5.5m WITH 6.5 ASLE  
BUILDING GFA = 10,642.96m  
= 1.6/100 sqm FOR FIRST 3000 sqm  
= 1.0/100 sqm COVER 3000 sqm  
48 + 76.42 = 124.42 = 125 SPACES REQUIRED  
- BARRIER FREE SPACES AT 1 + 3% = 5 BF REQUIRED  
2 TYPE A - 3.4 M X 5.5M  
3 TYPE B - 2.4 X 5.5M  
**TOTAL PARKING REQUIRED - 125 SPACES**  
**TOTAL PARKING PROVIDED - 177 SPACES** (INCLUDES 7 BF PARKING SPACES - 4 TYPE 'A' AND 3 TYPE 'B' SPACES)

INFORMATION ON THIS SITE PLAN TAKEN FROM:

**TOPOGRAPHIC SKETCH OF**  
15374 WOODBINE AVENUE  
AND GALATIA LANE  
TOWN OF WHITCHURCH-STOUFFVILLE  
LEGAL DESCRIPTION  
TOPOGRAPHIC SKETCH OF PART OF LOTS 21 AND 22, CONGRESSION 3, GEORGIAN TOWNSHIP OF WHITCHURCH-STOUFFVILLE, THE REGIONAL MUNICIPALITY OF YORK.  
SCALE: 1:500



**WB-20TAC**  
Tractor Width: 2.60m  
Trailer Width: 2.60m  
Tractor Track: 2.60m  
Trailer Track: 2.60m  
Lock to Lock Time: 6.00s  
Steering Angle: 28.30°  
Articulating Angle: 70.00°



KEY PLAN SITE: 15450 WOODBINE AVE

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9	REVISION AS PER CLIENT COMMENTS. RE ISSUED FOR CLIENT REVIEW	MAY 01/23	GN
8	REVISION AS PER CLIENT COMMENTS. REE ISSUED FOR CLIENT REVIEW	AIAPR 24/23	GKN
7	CLIENT REVISION. RE ISSUED FOR CLIENT REVIEW & MEETING	JAN 26/23	GN
6	ISSUED FOR CLIENT REVIEW & MEETING	JAN 25/23	GN
5	ISSUED FOR CLIENT REVIEW	OCT 24/22	GN
4	ISSUED FOR CLIENT REVIEW	OCT 16/22	GN
3	ISSUED FOR CLIENT REVIEW	OCT 03/22	GN
2	ISSUED FOR CLIENT REVIEW	SEP 27/22	GN
1	ISSUED FOR CLIENT REVIEW	SEP 16/22	GN
NO.	REVISIONS	DATE	BY:

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

**NATALE ARCHITECT INC.**  
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Tel: (416) 293-1801  
Fax: (416) 293-1802

CLIENT: **Cerito Investment Corp.**

PROJECT: **PROPOSED INDUSTRIAL BUILDING**

15450 WOODBINE AVE. S.  
WHITCHURCH-STOUFFVILLE, ONTARIO

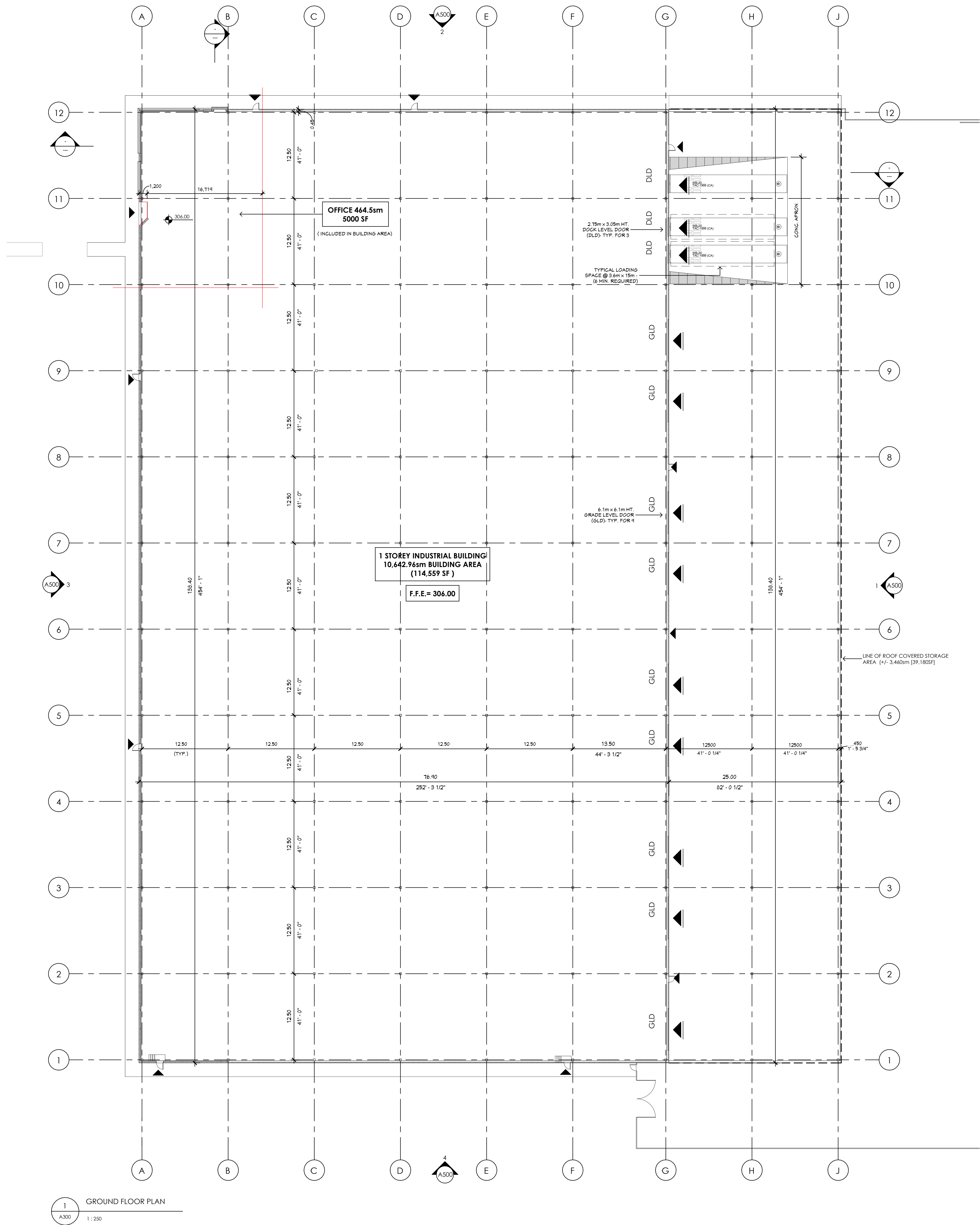
DRAWING: **SITE PLAN, SITE DATA, & BUILDING DATA**

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS CORROBORATED BY:

DRAWN BY: nm CHECKED BY: GN  
DATE: SCALE: AS NOTED

PROJECT NO.: DRAWING NO.: 21-14 A100





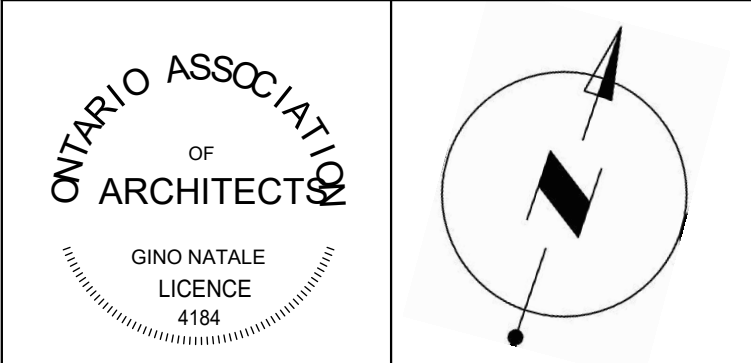
1 GROUND FLOOR PLAN  
A300 1 : 250

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1	ISSUED FOR CLIENT REVIEW	APR. 22/23	GN

NO.	REVISIONS	DATE	BY:

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.



CLIENT:  
**Cerito Investment Corp.**

PROJECT:  
PROPOSED INDUSTRIAL BUILDING  
15450 WOODBINE AVE. S.  
WHITCHURCH-STOUFFVILLE, ONTARIO

SP#

DRAWING:  
PROPOSED FLOOR PLAN

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DRAWN BY:	CHECKED BY:
nm	GN

DATE:	SCALE:
	AS NOTED

PROJECT NO.:	DRAWING NO.:
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21-14 A300