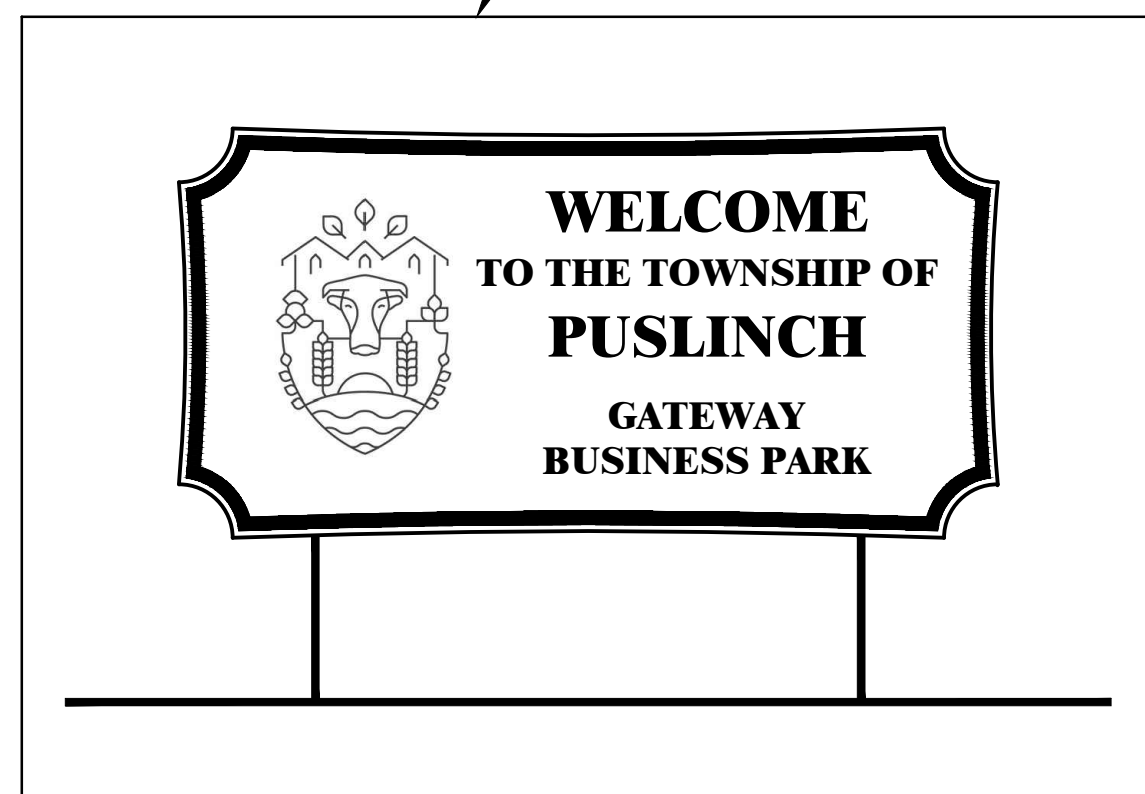




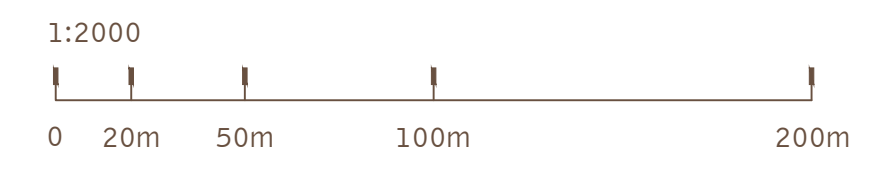
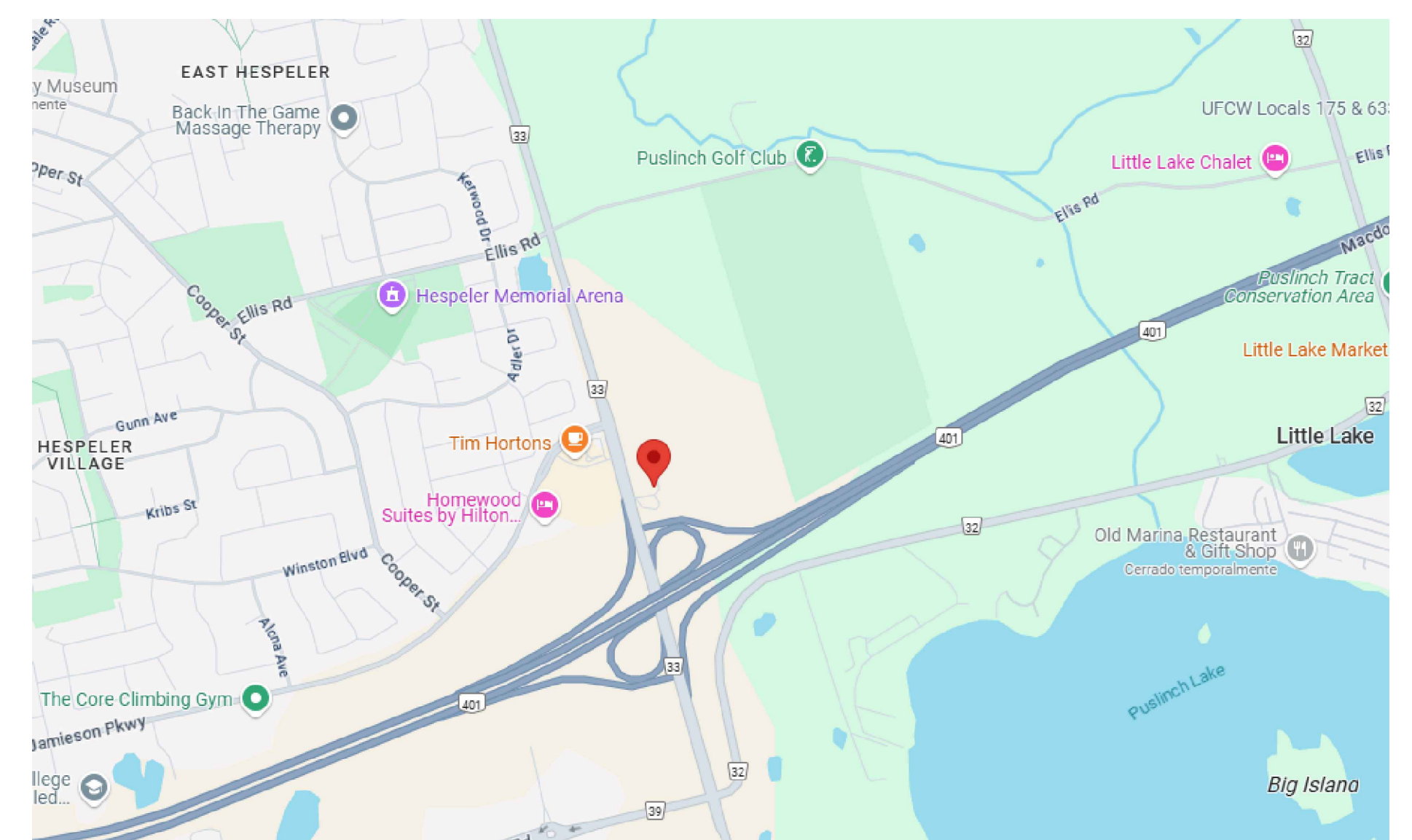
FEATURE COMMUNITY
ENTRANCE SIGN:
"WELCOME TO THE
TOWNSHIP OF PUSLINCH"



scheme: 07 (Plan B)

Conceptual Site Plan B

Townline
2809 Townline Road, Puslinch, Ontario



ZONING MATRIX		
LEGAL NAME: PART LOT 1, CONCESSION 2, PUSLINCH, PARTS 1, 2 & 3 61R2992 AND AS IN ROS257095 SOUTH OF MS47320; EXCEPT PART 2 61R642, PART 1 61R6501, PARTS 1 & 2 61R2843, PARTS 1, 2, 3, 5, 6, 7 & 8 61R9198, PART 1 61R9263, PART 1 61R9689 AND PART 1 EXPROPRIATION PLAN WCS05537; T/W RO693735; TOWNSHIP OF PUSLINCH		
ITEM	PROPOSAL	EXISTING
ZONING CATEGORY	INDUSTRIAL (IND)	AGRICULTURAL (A)
GROSS SITE AREA (m ²)	337,346 m ² (33.7ha)	
TOTAL GROSS FLOOR AREA (m ²)	118288.00	N/A
	PROPOSED	REQUIRED
MINIMUM REQUIRED LOT AREA (HA)	33.7	0.4
MINIMUM REQUIRED LOT FRONTAGE (m)	752	30
MINIMUM REQUIRED FRONT YARD (m)	41	6
MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK (m)	36	5
INTERIOR SIDE YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MINIMUM REQUIRED EXTERIOR SIDEYARD (m)	55	15
MINIMUM REQUIRED REAR YARD (m)	47	7.5
REAR YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MAXIMUM PERMITTED LOT COVERAGE (%)	35%	75%
MINIMUM REQUIRED LANDSCAPED OPEN SPACE	17%	15%
MAXIMUM PERMITTED BUILDING HEIGHT (m)	25	25
BUFFER IF ADJACENT TO RESIDENTIAL ZONE (m)	N/A	1.5
MTO SETBACK (m)	14	14
BUILDING FLOOR AREA		
BUILDING 1		m2
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 2		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 3		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 4		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 5		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 6		
INDUSTRIAL	8,833.00	
(10%) OFFICE	981.00	
TOTAL	9,814.00	
BUILDING 7		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
BUILDING 8		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
TOTAL AREA		118,288.00

PARKING REQUIREMENT		
Building 1-6: Parking stall ratio: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ² Business/Professional Office: 1/40 m ² Bicycle space (0.6x1.8m) ratio: 2/1000 m ² for industrial uses		
Barrier-free stalls: 1 stall if the total number of parking stalls is between 3 and 25 stalls. 1 stall + 3% if the total number of parking stalls is between 26 and 100 stalls. 4 stalls + 2% if the total number of parking stalls is between 101 and 200 stalls. 8 stalls + 2% if the total number of parking stalls is equal to or greater than 201 stalls		
Loading Spaces: 0 spaces for buildings less than 250 m ² 1 space for buildings between 250 m ² and 2,500 m ² 2 spaces for buildings greater than 2,500 m ² and less than 5,000 m ² 3 + 1 additional space for each 10,000 m ² in excess of 5,000 m ² for buildings greater than 5,000 m ²		
PARKING STALL DIMENSIONS		STANDARD: 3.0 m x 6.0 m BARRIER-FREE : 3.6 m x 6.0 m LOADING SPACE: 3.5 x 10m
	PROPOSED	REQUIRED
BUILDING 1	147	147
BUILDING 2	149	147
BUILDING 3	149	147
BUILDING 4	140	120
BUILDING 5	140	120
BUILDING 6	138	113
BUILDING 7	188	167
BUILDING 8	189	167
TOTAL NO. OF PARKING SPACES	1240	1128
REQ. BARRIER-FREE PARKING SPACES (BUILDING 1)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 2)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 3)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 4)	6	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 5)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 6)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 7)	9	8
REQ. BARRIER-FREE PARKING SPACES (BUILDING 8)	8	8
REQ. LOADING SPACES (BUILDING 1)	46	4
REQ. LOADING SPACES (BUILDING 2)	46	4
REQ. LOADING SPACES (BUILDING 3)	46	4
REQ. LOADING SPACES (BUILDING 4)	11	4
REQ. LOADING SPACES (BUILDING 5)	11	4
REQ. LOADING SPACES (BUILDING 6)	11	4
REQ. LOADING SPACES (BUILDING 7)	33	4
REQ. LOADING SPACES (BUILDING 8)	33	4
REQ. BICYCLE SPACES (BUILDING 1)	32	32
REQ. BICYCLE SPACES (BUILDING 2)	32	32
REQ. BICYCLE SPACES (BUILDING 3)	32	32
REQ. BICYCLE SPACES (BUILDING 4)	22	21
REQ. BICYCLE SPACES (BUILDING 5)	22	21
REQ. BICYCLE SPACES (BUILDING 6)	20	20
REQ. BICYCLE SPACES (BUILDING 7)	40	39
REQ. BICYCLE SPACES (BUILDING 8)	40	39