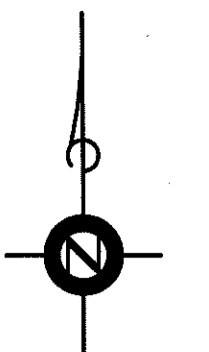


PART OF LOT 38, CONCESSION 7, PLAN 58R-14390
 TOWNSHIP OF NORTH DUMFRIES, REGIONAL MUNICIPALITY OF WATERLOO
 (GEOGRAPHIC TOWNSHIP OF NORTH DUMFRIES)
 PART 2 of ZONING BYLAW 2620-14



- LEGEND:**
- EXISTING GRADE
 - EXISTING GRADE TO REMAIN
 - PROPOSED GRADE
 - ENTRANCE/EXIST DOOR
 - OH DOOR / DOCK DOOR
 - FENCE
 - HEAVY-DUTY ASPHALT
 - CONCRETE
 - GRAVEL
 - TRUCK & TRAILER

SITE DATA:

SITE AREA	28,390.10 sq.m.	= 305,588.50 sq.ft.
EX. BUILDING AREA	2,008.80 sq.m.	= 21,622.55 sq.ft.
2022 WAREHOUSE ADDITION	888.38 sq.m.	= 9,539.65 sq.ft.
TOTAL BUILDING AREA	2,897.18 sq.m.	= 31,162.20 sq.ft.
2022 NEW WASH BUILDING	464.52 sq.m.	= 5,000.05 sq.ft.
NEW H.D. ASPHALT AREA	489.21 sq.m.	= 5,265.81 sq.ft.
NEW CONC. AREA	544.20 sq.m.	= 5,857.72 sq.ft.
NEW GRAVEL AREA	144.38 sq.m.	= 1,554.00 sq.ft.
EX. ASPHALT AREA	7,481.14 sq.m.	= 80,526.32 sq.ft.
EX. GRAVEL AREA	12,581.45 sq.m.	= 135,425.90 sq.ft.
EX. CONCRETE AREA	374.20 sq.m.	= 4,027.86 sq.ft.
EX. SOD & LANDSCAPED AREA	3,613.82 sq.m.	= 38,898.83 sq.ft.

PARKING:

PARKING REQUIRED =

4 SPACES per SERVICE BAY = 4 x 3 BAYS = 12

WAREHOUSE = 1 per 1,500sq.m. = 2

1,680 sq.m. / 1,500 = 2

COMMERCIAL NOT DEVOTED TO RETAIL SALES = 1 per 30.0 sq.m. = 662.54/30 = 22

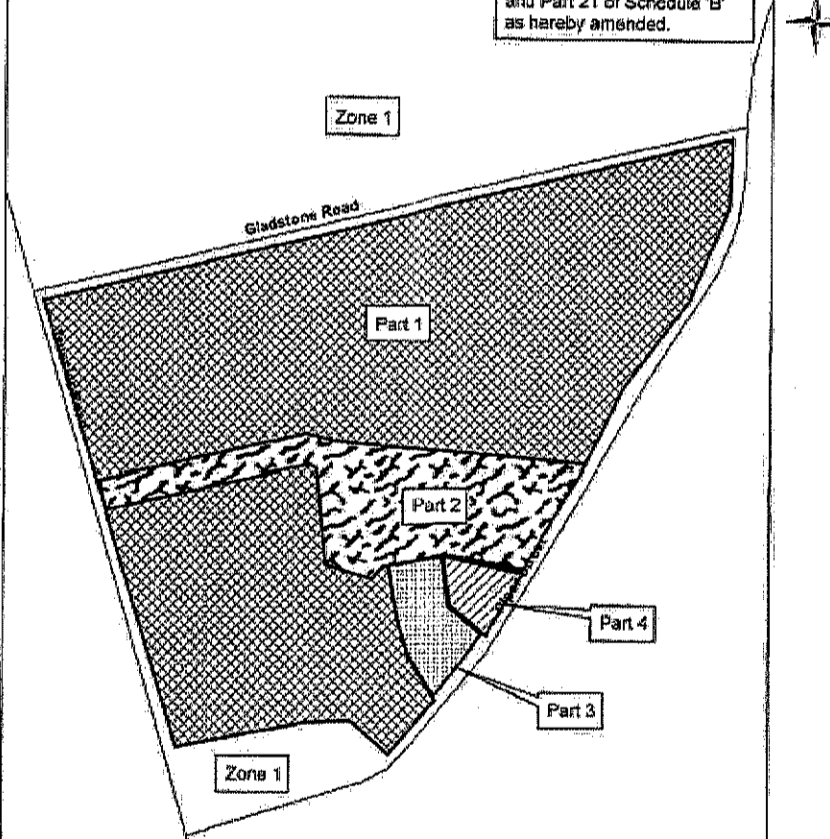
TOTAL SPACES REQUIRED = 36

PARKING PROVIDED = 65 SPACES = 36

PARKING SPACE SIZE = 3.0m x 6.0m.

BYLAW IMAGE:
 N.T.S.

Section 20.1.8 of Schedule A & B (replacement) to By-law 2620-14 for ZC-03/14 (Hall) to clarify the spatial extent of the lot associated with the trucking business.



O.B.C. DATA:

EXISTING OFFICE BUILDING CLASSIFIED AS GROUP F2 CONFORMING TO SECTION 3.2.2.70 ONE STOREY BUILDING FACING 1 STREET COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED UNSPRINKLERED

WASH BUILDING BUILDING CLASSIFIED AS GROUP F2 CONFORMING TO SECTION 3.2.2.71 ONE STOREY BUILDING FACING 1 STREET COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED UNSPRINKLERED

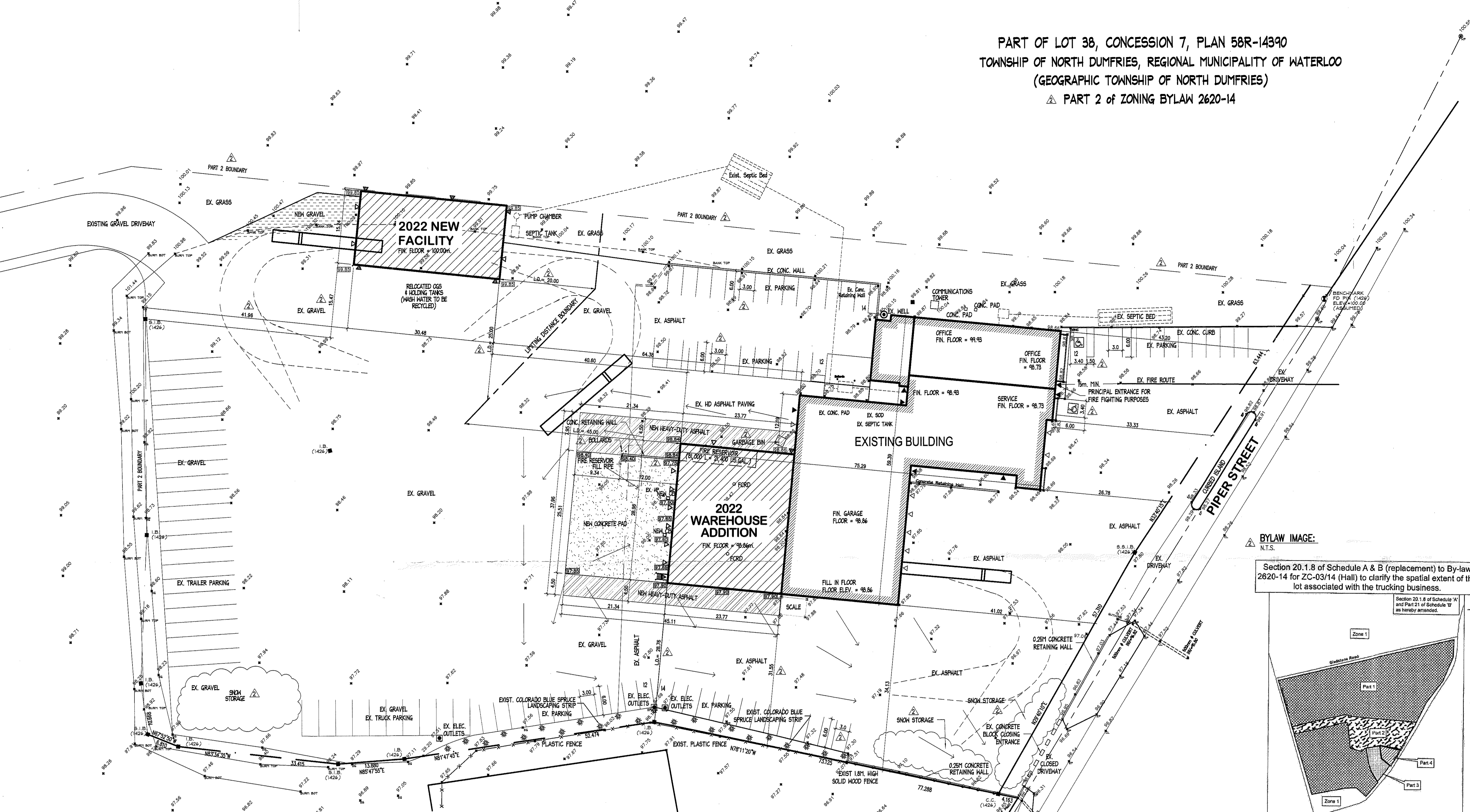
06/29/2022	PROPERTY BOUNDARY REVISED TO ENLAW, WASH BUILDING RELOCATED, SNOW STORAGE ADDED, GARAGE ADDED, PARKING REVISED, DIMENSIONS ADDED, TRUCK TURNING ADDED, GRASSES ADDED, FIRE RESERVOIR ADDED, O.B.C. MATRIX ADDED.	
05/03/2022	PAVING REMOVED ON AGRICULTURAL LAND	
NO.	DATE	REVISION



SCHIEDEL
 CONSTRUCTION INCORPORATED
 GENERAL CONTRACTORS-PROJECT MANAGERS
 405 QUEEN ST. W. CAMBRIDGE ONT. N3C 1G6 658-9317

PROJECT
 2022 WAREHOUSE ADDITION & RENOVATIONS & NEW WASHBAY FACILITY
J&R HALL
TRANSPORT INC.
 R.R.#3 (552 PIPER ST.) Ayr, Ontario
 Township of North Dumfries

SCALE	DATE	DRAWN BY	PROJECT NO.
1:400	July/2022	PG	210049
DRAWING			DRAWING NO.
SITE PLAN & SITE GRADING PLAN			1



ONTARIO BUILDING CODE DATA MATRIX

1	PROJECT DESCRIPTION:	J & R HALL TRANSPORT INC. TOWNSHIP OF NORTH DUMFRIES, ONTARIO 2022 WAREHOUSE ADDITION	NEW ADDITION RENOVATION	PART 3
2	MAJOR OCCUPANCIES:	GROUP F, DIV 2		322.70
3	SUBSIDIARY OCCUPANCIES:			
4	BUILDING AREA (sq.m.):	EXISTING: 2,008.80 sq.m. NEW: 888.38 sq.m. TOTAL: 2,897.18 sq.m.		1.152, 1.132
5	GROSS AREA (sq.m.):	EXISTING: 2,008.80 sq.m. NEW: 888.38 sq.m. TOTAL: 2,897.18 sq.m.		1.132, 1.132
6	NUMBER OF STOREYS:	ABOVE GRADE: ONE BELOW GRADE: NONE		1.132
7	BUILDING HEIGHT:	MAX. HEIGHT: 7.30 m		1.132
8	NUMBER OF STREETS/ACCESS ROUTES:	ONE		
9	BUILDING CLASSIFICATION:	GROUP F, DIV 2		322.70
10	SPRINKLER SYSTEM:	ENTIRE BUILDING: NONE BASEMENT ONLY: NONE IN LIEU OF ROOF RATING: NONE NOT REQUIRED: NONE		322.70
11	STANDPIPE REQUIRED:	YES NO		322.81
12	FIRE ALARM REQUIRED:	YES NO		322.81
13	WATER SERVICE (SUPPLY IS ADEQUATE):	YES NO		322.81
14	HIGH BUILDING:	YES NO		322.81
15	PERMITTED CONSTRUCTION:	COMBUSTIBLE NON-COMBUSTIBLE BOTH		322.81
16	MEZZANINE AREA (sq.m.):	EXISTING: N/A NEW: 75.9 sq.m. TOTAL: 75.9 sq.m.		31.07.1
17	OCCUPANT LOAD:	EXISTING: 4 PERSONS NEW: 4 PERSONS TOTAL: 4 PERSONS		31.07.1
18	WASHROOMS:	NUMBER OF FLOORS: 1 MEN: 1 WOMEN: 1		37, 38
19	BARBER/FREE DESIGN:	YES NO		38.6.4
20	CONCEALED SPACE (FLOOR OR CEILING) USED AS A PLUMBING:	YES NO		38.6.4
21	HAZARDOUS SUBSTANCE:	YES NO		38.6.1
22	REQUIRED FIRE RESISTANCE RATING:	FLOOR: 45 min. or NON-COMB. ROOF: 45 min. or NON-COMB. MEZZANINE: 45 min. or NON-COMB. FLOOR OF SUPPORTING MEMBERS: 45 min. or NON-COMB. MEZZANINE: 45 min. or NON-COMB.		322.70, 322.71
23	SPATIAL SEPARATION CONSTRUCTION:	WALL: AREA (sq.m.), L.D. (m), L.H. (m), PERMITTED MAX. % OF OPENINGS, PROPOSED % OF OPENINGS, F.R.R. (HRS), LISTED DESIGN OR DESCRIPTION, NON-COMBUSTIBLE REQUIRED CONSTRUCTION, CLASSING		3.4.2.6.10.0

ONTARIO BUILDING CODE DATA MATRIX

1	PROJECT DESCRIPTION:	J & R HALL TRANSPORT INC. TOWNSHIP OF NORTH DUMFRIES, ONTARIO 2022 NEW FACILITY	NEW ADDITION RENOVATION	PART 3
2	MAJOR OCCUPANCIES:	GROUP F, DIV 2		322.71
3	SUBSIDIARY OCCUPANCIES:			
4	BUILDING AREA (sq.m.):	EXISTING: 0 sq.m. NEW: 464.52 sq.m. TOTAL: 464.52 sq.m.		1.132
5	GROSS AREA (sq.m.):	EXISTING: 0 sq.m. NEW: 464.52 sq.m. TOTAL: 464.52 sq.m.		1.132
6	NUMBER OF STOREYS:	ABOVE GRADE: ONE BELOW GRADE: NONE		1.132
7	BUILDING HEIGHT:	MAX. HEIGHT: 7.30 m		1.132
8	NUMBER OF STREETS/ACCESS ROUTES:	ONE		
9	BUILDING CLASSIFICATION:	GROUP F, DIV 2		322.71
10	SPRINKLER SYSTEM:	ENTIRE BUILDING: NONE BASEMENT ONLY: NONE IN LIEU OF ROOF RATING: NONE NOT REQUIRED: NONE		322.71
11	STANDPIPE REQUIRED:	YES NO		322.81
12	FIRE ALARM REQUIRED:	YES NO		322.81
13	WATER SERVICE (SUPPLY IS ADEQUATE):	YES NO		322.81
14	HIGH BUILDING:	YES NO		322.81
15	PERMITTED CONSTRUCTION:	COMBUSTIBLE NON-COMBUSTIBLE BOTH		322.81
16	MEZZANINE AREA (sq.m.):	EXISTING: N/A NEW: 75.9 sq.m. TOTAL: 75.9 sq.m.		31.07.1
17	OCCUPANT LOAD:	EXISTING: 4 PERSONS NEW: 4 PERSONS TOTAL: 4 PERSONS		31.07.1
18	WASHROOMS:	NUMBER OF FLOORS: 1 MEN: 1 WOMEN: 1		37, 38
19	BARBER/FREE DESIGN:	YES NO		38.6.4
20	CONCEALED SPACE (FLOOR OR CEILING) USED AS A PLUMBING:	YES NO		38.6.4
21	HAZARDOUS SUBSTANCE:	YES NO		38.6.1
22	REQUIRED FIRE RESISTANCE RATING:	FLOOR: 45 min. or NON-COMB. ROOF: 45 min. or NON-COMB. MEZZANINE: 45 min. or NON-COMB. FLOOR OF SUPPORTING MEMBERS: 45 min. or NON-COMB. MEZZANINE: 45 min. or NON-COMB.		322.71, 322.71
23	SPATIAL SEPARATION CONSTRUCTION:	WALL: AREA (sq.m.), L.D. (m), L.H. (m), PERMITTED MAX. % OF OPENINGS, PROPOSED % OF OPENINGS, F.R.R. (HRS), LISTED DESIGN OR DESCRIPTION, NON-COMBUSTIBLE REQUIRED CONSTRUCTION, CLASSING		3.4.2.6.10.0

KEY PLAN:
 N.T.S.

This is an excerpt of Schedules 'A' & 'B' of By-law 2620-14 passed by Council on the 8th day of October, 2014.

Note: The above map block amends Part 21 of Schedule 'B' to the Zoning By-law 688-83, as amended. This site block is only part of By-law 2620-14.

