

SITE PLAN
SCALE 1:250

BUILDING DATA:

BUILDING AREA	1,125.3 SM
MEZZANINE AREA	116.5 SM
GROSS FLOOR AREA	1,243.8 SM
MAJOR OCCUPANCY	F2 INDUSTRIAL
NO. OF STREETS	1
NO. OF STOREYS	1
SPRINKLERED	NO
STANDPIPE & HOSE SYSTEM	NO
FIRE ALARM	NO
OCCUPANT LOAD	6
PARKING REQUIRED (6.13)	INDUSTRY = 1 PARKING SPACE FOR EACH 2 EMPLOYEES # OF EMPLOYEES = MAX. 10
PARKING REQUIRED	5 SPACES
PARKING REQUIRED	6 SPACES
TYPICAL PARKING SPACE	3.0m x 6.0m
LOADING REQUIRED (6.12)	1 SPACE / 2300 SM
LOADING PROVIDED:	4 SPACES
TYPICAL LOADING SPACE	3.5m x 10.5m x 4.5m HIGH

SITE DATA:

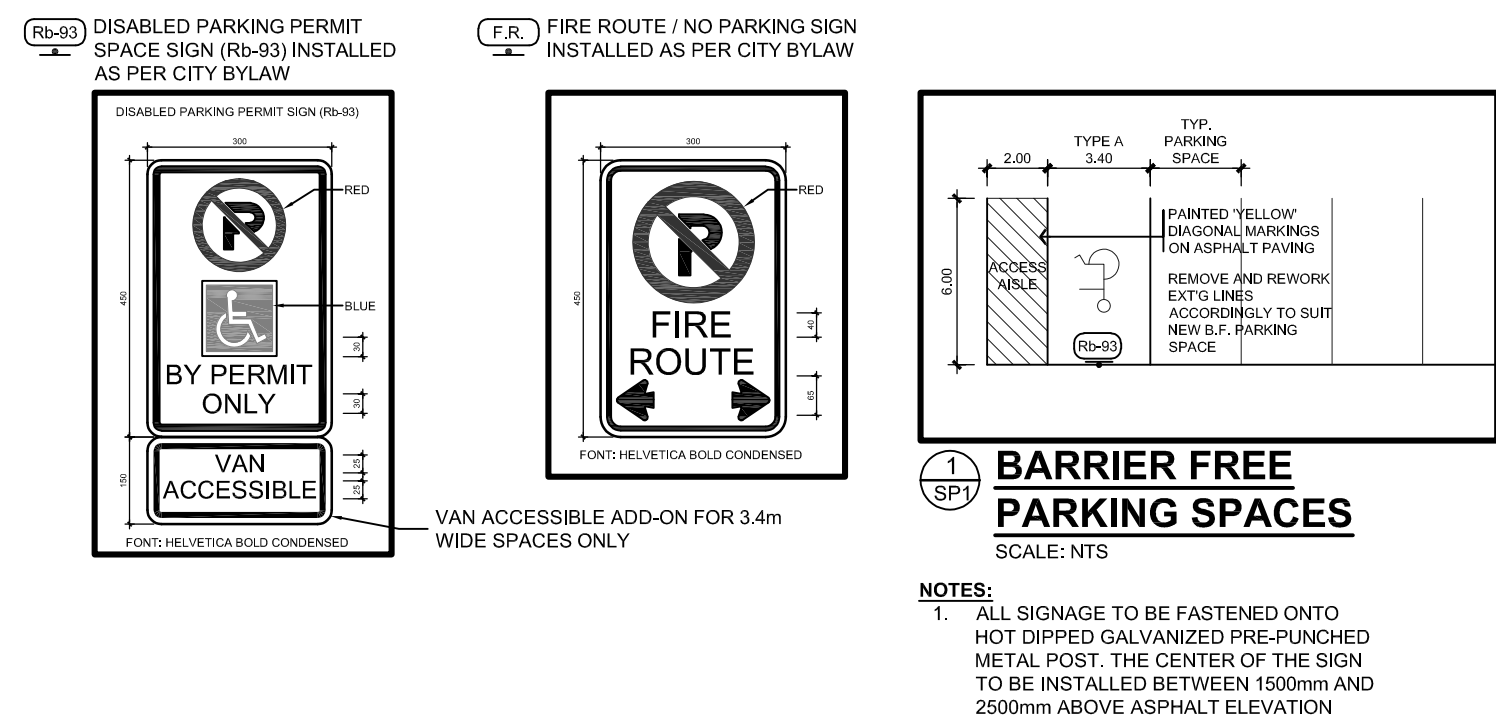
PROPERTY AREA:	5259.3 SM (1.30 ACRES)
ZONING:	ZONE 11 - INDUSTRIAL
MUNICIPAL ADDRESS:	260 WAYDOM DRIVE, AYR, ONTARIO, CANADA
LEGAL DESCRIPTION:	LOT 51 REGISTERED PLAN 1408 TOWNSHIP OF NORTH DUMFRIES REGIONAL MUNICIPALITY OF WATERLOO

LEGEND

◀	EXIT MAIN DOOR
▶	MAIN ENTRANCE DOOR (PRINCIPLE ENTRANCE)
◀▶	O/H DRIVE-IN DOOR

ZONING REGULATION (ZONE 11):

REGULATION	REQUIRED	ACTUAL	CONFORMS
MIN. LOT AREA	2000 sm	5259.3 sm	YES
MIN. LOT FRONTAGE	30.0 m (w/o water)	30.48 m	YES
MIN. FRONT YARD	7.5 m	30.48 m	YES
MIN. EXTERIOR SIDE YARD	7.5 m	N/A	YES
MIN. SIDE YARD	3.25m (1/2 BUILDING HEIGHT BUT NOT LESS THAN 3.0m)	4.26 m / 10.98m	YES
MIN. REAR YARD	7.5 m	53.88 m	YES
MAX. BUILDING HEIGHT	13.5 m	6.5 m	YES
LOT COVERAGE	50%	21.4%	YES
BUFFER STRIPS	REQ'D WHEN ABUTTING 2, 2a, 3, 4, 4a, 4b, 4c, 4d, 5, 5a, 6 or 7	N/A	YES
OFF-STREET PARKING	SECTION 6.13. (5 SPACES)	6	YES
OFF-STREET LOADING	SECTION 6.12. (1 SPACE)	1	YES



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No.	Date	Issued for / Revision
1.	MAY 21 2024	SITE PLAN APPROVAL PRE-CONSULTATION
2.	NOV. 26 2025	ZONING BY-LAW AMENDMENT APPLICATION

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TRANSPORTATION

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260 WAYDOM
DRIVE

260 WAYDOM DRIVE, AYR, ON

SITE PLAN

Prepared By: TW-01403 - 24	Drawn By: B. MARTIN
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