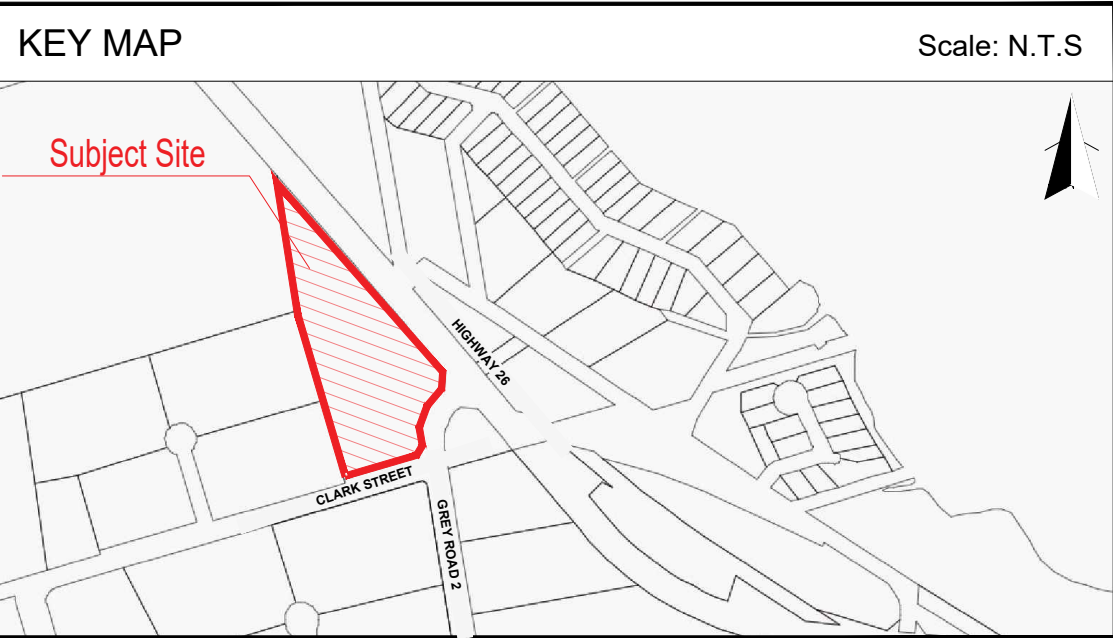
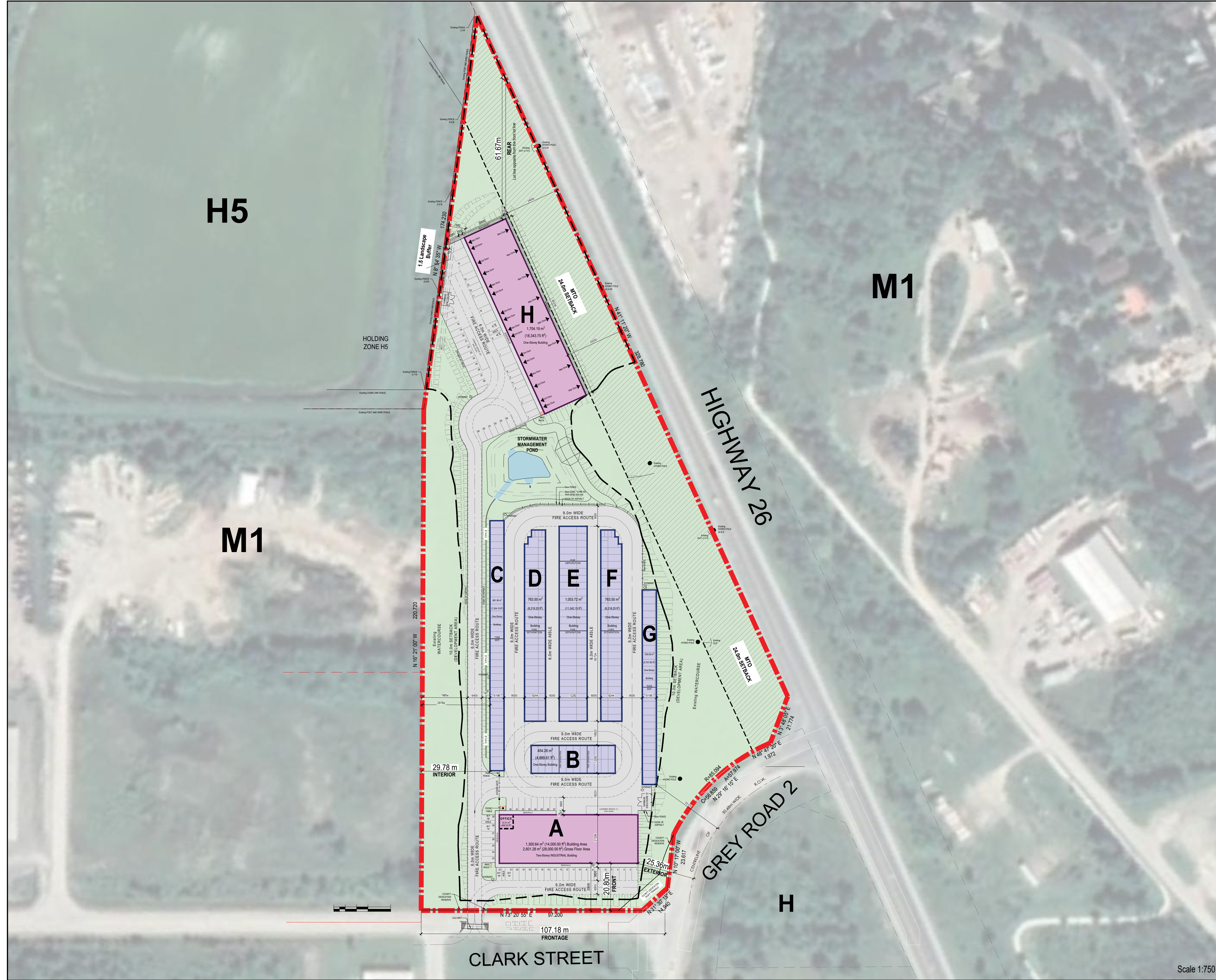




SITE PLAN

31 CLARK STREET
PART OF LOT 31 CONCESSIONS 9 AND 10 AND PART OF
ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9 (GEOGRAPHIC)
TOWNSHIP OF COLLINGWOOD
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

- LEGEND**
- SUBJECT SITE** - 37,358.69 m² (3.74ha)
 - 6 SELF-STORAGE BUILDINGS (B, C, D, E, F & G)**
 - 01 STOREY SELF-STORAGE BUILDINGS
 - TOTAL AREA = 4,246.62 m² (45,710.24 ft²)
 - TOTAL G.F.A = 4,246.62 m² (45,710.24 ft²)
 - 2 INDUSTRIAL BUILDINGS (A & H)**
 - 02 STOREYS INDUSTRIAL BUILDING (A)
 - TOTAL AREA = 1,300.64 m² (14,000.00 ft²)
 - G.F.A = 2,601.28 m² (28,000.00 sq.ft.)
 - 01 STOREY INDUSTRIAL BUILDING (H)
 - TOTAL AREA = 1,704.19 m² (18,343.75 ft²)
 - G.F.A = 1,704.19 m² (18,343.75 ft²)
 - TOTAL BUILDING AREAS = 7,251.45 m² (78,054.38 ft²)**
 - TOTAL G.F.A = 8,552.09 m²**
 - MTO - 24 m - Setbacks**

Current Zoning - General Employment - M1 (Table 7.2)		
Provisions	Required	Proposed
Min. Lot Area (m ²)	N/A	37,358.69 m ² (3.74 ha)
Min. Lot Frontage	30 m	107.18 m
Setbacks		
Min. Front Yard (m)	15 m	20.80 m
Min. Interior Side yard (m)	5 m	29.78 m
Min. Exterior Side yard	5 m	25.36 m
Min. Rear yard (m)	7.5 m	61.67 m
Max. Lot Coverage	N/A	19.4% (7,251.45 m ²)
Landscape Area	N/A	54.5% (20,373.89 m ²)
Landscape Buffer Requirements	3.0 m	1.5 m
Parking Requirements		
Table 5.3 - Non-Residential Spaces Required - Parking Requirements for Commercial Self Storage Facility	- OFFICE - 1/5m²/Office area = 37.21m2/ 5m2 = 7.4 spaces - Total Required = 8 parking spaces - SELF-STORAGE BUILDING - 1/100m² of the building = 1,817.22m2 (Net Floor Area) / 100m2 = 18.2 spaces - Total Required = 19 parking spaces - INDUSTRIAL BUILDING - First 1,000m²/30m² = 33.3 spaces/3,305.47m² = 33.1 spaces - Total Required = 67 parking spaces	- Office = 7 spaces - Self-Storage Buildings = 12 spaces - Industrial Buildings = 59 spaces
Table 5.5 Barrier Free Parking	13-100 parking space = 4% of the required parking spaces / Self-Storage + Office - 27 spaces x 0.04 = 1.1 spaces - Total B.F. Spaces Required = 2 spaces / Industrial Building (A & H) - 59 spaces x 0.04 = 2.4 spaces Total B.F. Spaces Required = 3 spaces TOTAL - 5 SPACES	78 - 4% = 3.12 = 4 B.F. parking spaces - Self-Storage = 1 Type 'A' and 1 Type 'B' / Industrial Building (A & H) = 2 Type 'A' and 2 Type 'B' TOTAL - 6 SPACES
Maximum height	11m	<11m