

**PDF – A3 UPDATED SITE PLAN PREPARED BY
TVAL DESIGN, TONY VALENTIN,
APRIL 2024**

No.	Date	Issuance and or Revisions	By
7	03 2023	REVISED LAYOUT	AD
6	03 2021	PROVIDE SITE STATISTICS	AD
5	11 2020	GENERAL REVISIONS	AD
4	04 2020	REV DRAWINGS WITH EROSION CONTROL FENCE & DETAIL	AD
3	03 2020	REVISED PER NEW SURVEY	AD
2	05 2019	REVISED LAYOUT	AD
1	08 17	ISSUED FOR CLIENT REVIEW	AD

Revisions:

Note:
 All drawings are the property of this firm and shall not be used without their expressed written consent.

Contractors shall check and verify all dimensions and elevations and report any discrepancies before commencement of work.

All work to conform with all governing codes and by-laws. All prints of plans and specifications are the property of the designer and shall be returned upon completion of work.

Do not scale drawings dimensions to take precedent over scale.



QUALIFICATION INFORMATION	
Required unless design is exempt under 2.17.5.1 of the building code	TONY VALENTIN 20917 BCIN
Signature	04 08 15
Date	04 08 15
REGISTRATION INFORMATION	
Required unless design is exempt under 2.17.4.1 of the building code	TONY VALENTIN DESIGN 28858 BCIN
Firm Name	BCIN

Grant Morris Associates Ltd.
 PLANNING & DEVELOPMENT CONSULTANTS
 397 SHEPPARD AVE., PICKERING, ONTARIO L1V 1E6
 TEL NO. (905) 420 9990 FAX NO. (905) 420-3990
 EMAIL: grant.morris@rogers.com

Project title:

PROPOSED DEVELOPMENT

5329 OLD BROCK ROAD CITY OF PICKERING

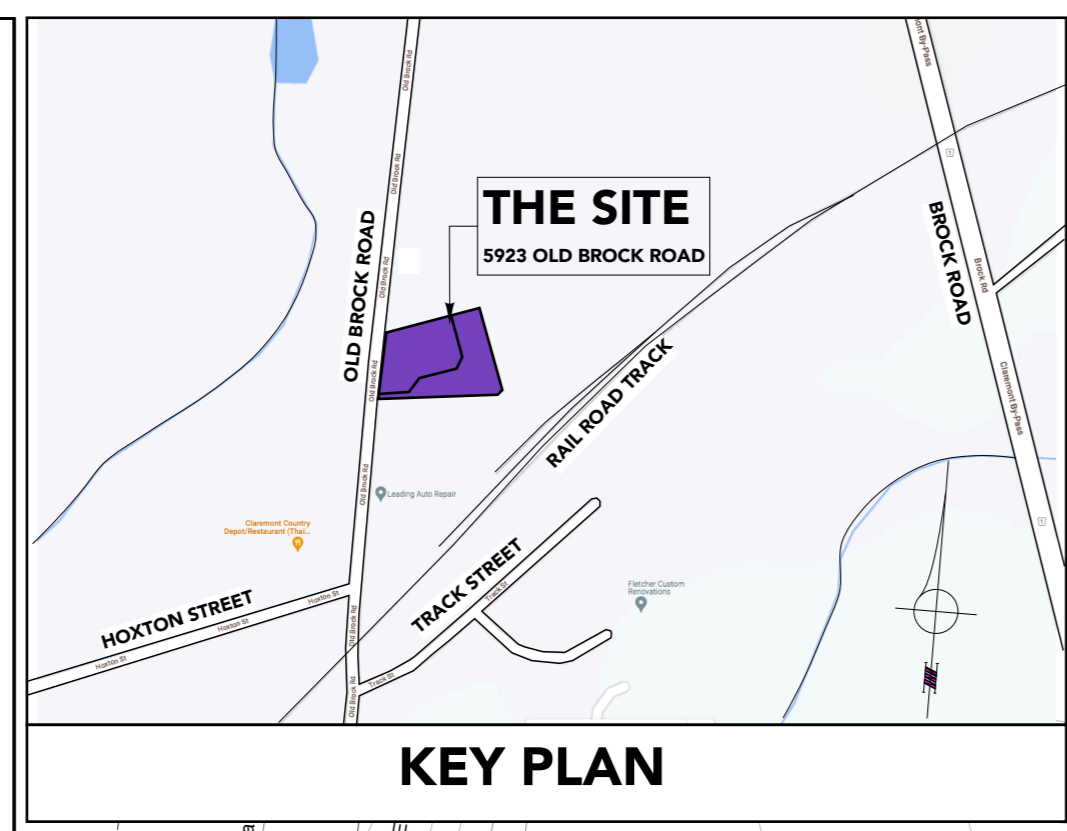
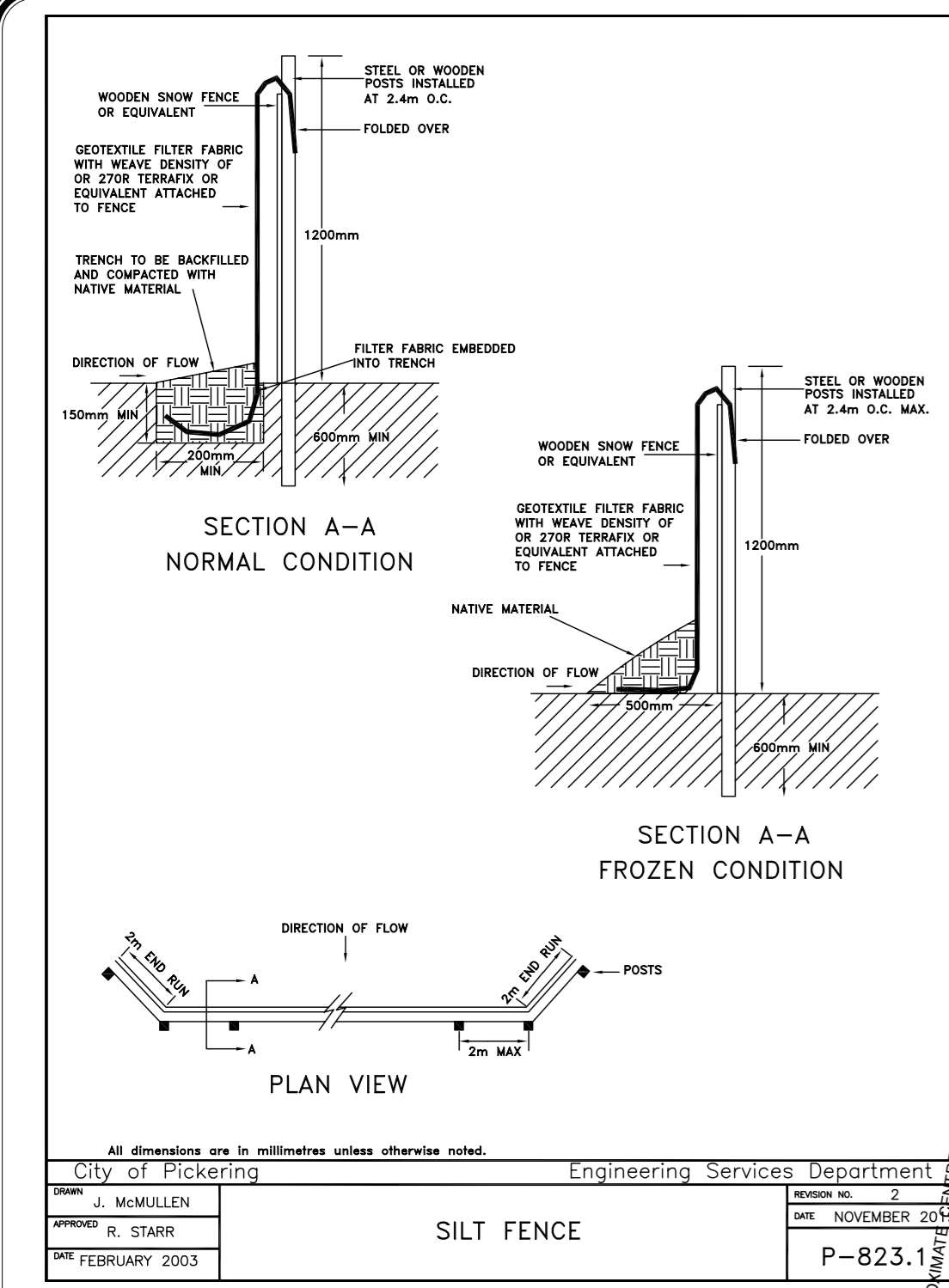
CLIENT:

Drawing title:

SITE PLAN & STATISTICS

Drawn By:	Arnel	project no
Designed By:		sheet no
Checked By:		A1
Date:	AUG 2017	of sheets
Scale:	1:200 M	

ertl surveys
 Ontario Land Surveyors
 www.es-ols.com
 1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
 DRAWING 17095-T DWG PROJECT - 17095
 CALC. BY DICKY, DRAWN BY REZA, CHECKED BY GT/LE



TOPOGRAPHIC SKETCH SHOWING LOTS 16, 17, 18, AND 20 AND PART OF LOTS 15, 19, 21 AND 22 AND PART OF ALFRED STREET AND PART OF TRACEY STREET, REGISTERED PLAN 94 GEOGRAPHIC TOWNSHIP OF PICKERING, NOW IN THE, CITY OF PICKERING REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:250
 COPYRIGHT ertl surveys 2017
 Ontario Land Surveyors

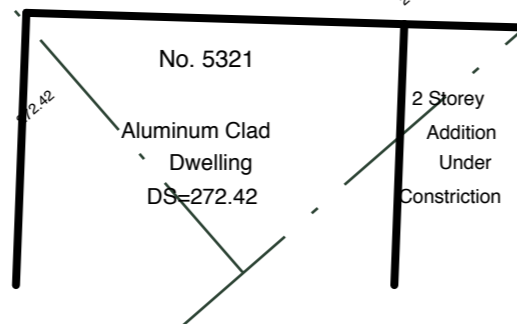
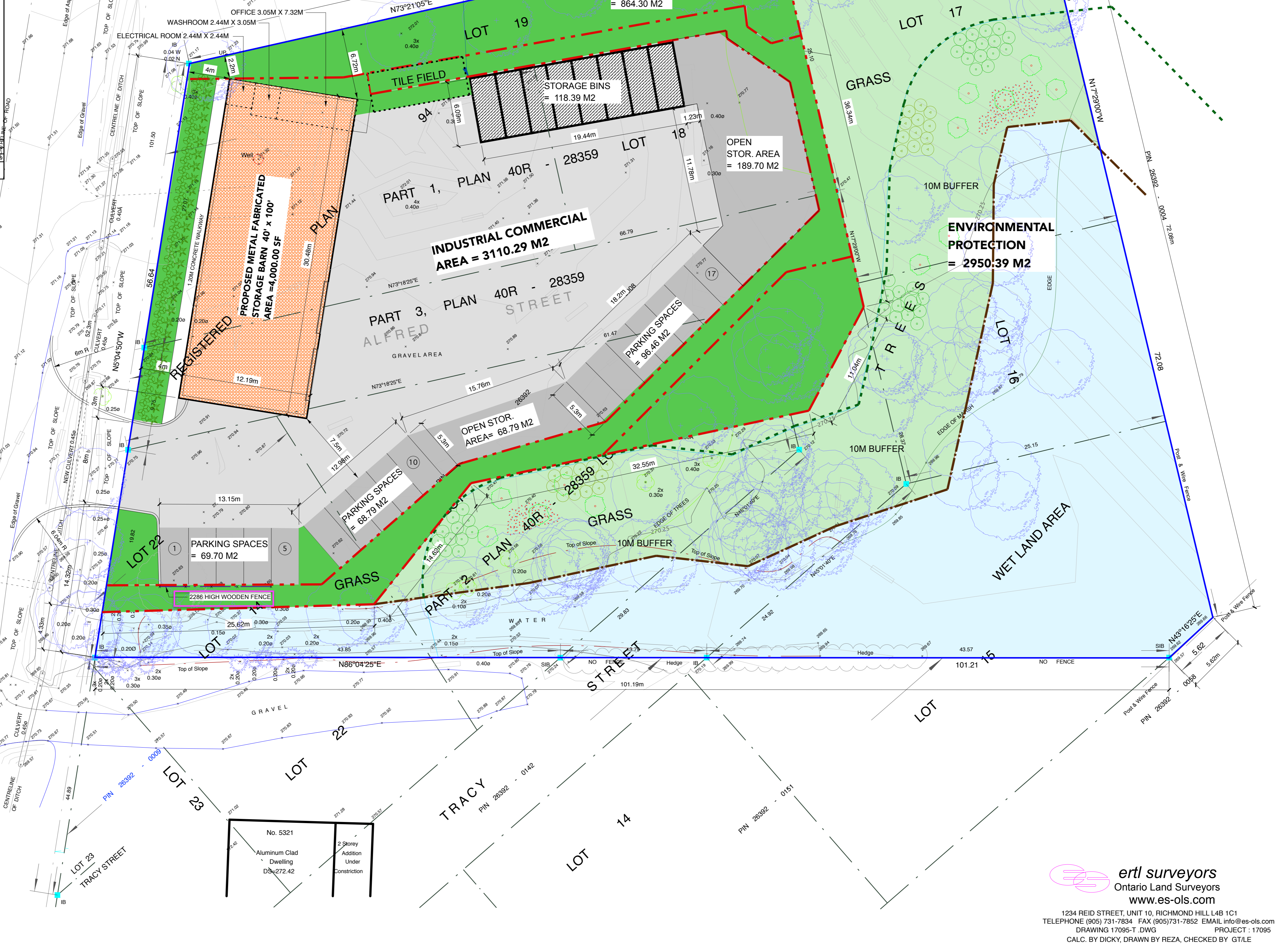
Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

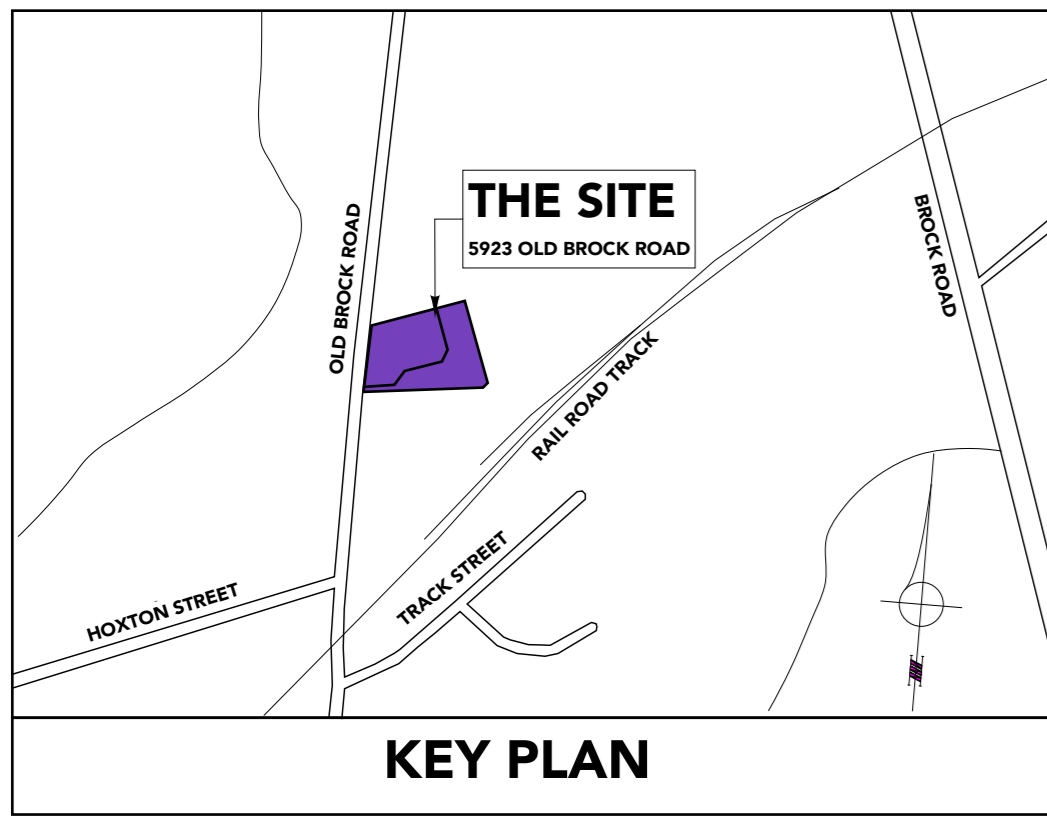
SURVEY PREPARED FOR:
 LEISURE POOLS OF TORONTO
 ART SIMPATIO

Benchmark
 CITY OF PICKERING BENCHMARK No.9-004 ELEVATION = 272.553 m

- Notes**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - DENOTES STANDARD IRON BAR
 - DENOTES IRON BAR
 - N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
 - UP DENOTES UTILITY POLE
 - DS DENOTES DOOR SILL
 - DENOTES DECIDUOUS TREE
 - DENOTES CONIFEROUS TREE
 - DENOTES INDICATES DIAMETER

SITE STATISTICS	5329 OLD BROCK RD
ZONING	
LOT AREA	6060.68 M2
AREA OF INDUSTRIAL COMMERCIAL	3,110.29 M2
STORAGE BARN CONTAINERS X 8	371.60 M2 118.39 M2
BUILDING AREA	489.99 M2 [8.08%]
GRAVELLED DRIVEWAY, PARKING AREA AND SIDEWALK	1,240.71 M2
GREEN AREA	1,379.59 M2
ENVIRONMENTAL PROTECTION AREA	2,950.39 M2





TOPOGRAPHIC SKETCH SHOWING
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 AND PART OF LOTS 15, 19, 21 AND 22
 AND PART OF ALFRED STREET
 AND PART OF TRACEY STREET,
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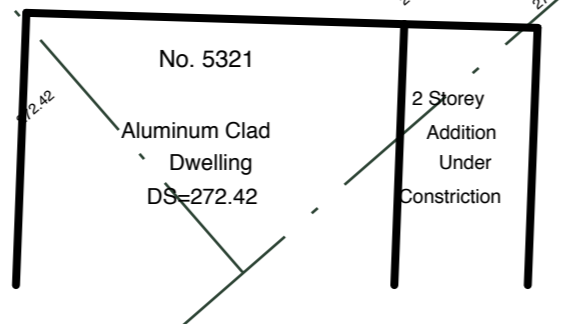
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ENVIRONMENTAL PROTECTION AREA	



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 PLANNING & DESIGN CONSULTANTS
 8 WELLESLEY ST EAST SUITE 702
 TORONTO, ONTARIO, M47 3B2

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Undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
TONY VALENTIN	20917 BCIN
Survey	04 08 15
Signature	Date

REGISTRATION INFORMATION	
TONY VALENTIN DESIGN	28858 BCIN
Firm Name	BCIN

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