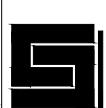


NHS/
FUTURE
DEVELOPMENTPOTENTIAL
ROAD
WIDENING
0.05ha (0.12ac)PROPOSED
INDUSTRIAL
DEVELOPMENT

INDUSTR

SCALE 1:600
OCTOBER 15, 2025

GSAI
Glen Schnarr & Associates Inc.

DEVELOPMENT CONCEPT PLAN

7072 SIXTH LINE

PART LOT 11, CONCESSION 6
TRAFalGAR, NEW SURVEY
PART 1 ON 20R11806
TOWN OF MILTON
REGION OF HALTON

DEVELOPMENT STATISTICS

TOTAL AREA:	1.07ha (2.64ac)	100%
POTENTIAL ROAD WIDENING:		
NHS (+15m BUFFER) AREA:	0.05ha (0.12ac)	4.6%
LANDSCAPED AREA:	0.29ha (0.72ac)	27.1%
	0.11ha (0.27ac)	10.2%
BUILDING LOT COVERAGE:	0.072ha (0.17ac)	6.7%
PARKING/MANEUVER AREA:	0.55ha (0.27ac)	51.4%
BUILDING HEIGHT:	15m	

PARKING CALCULATIONS

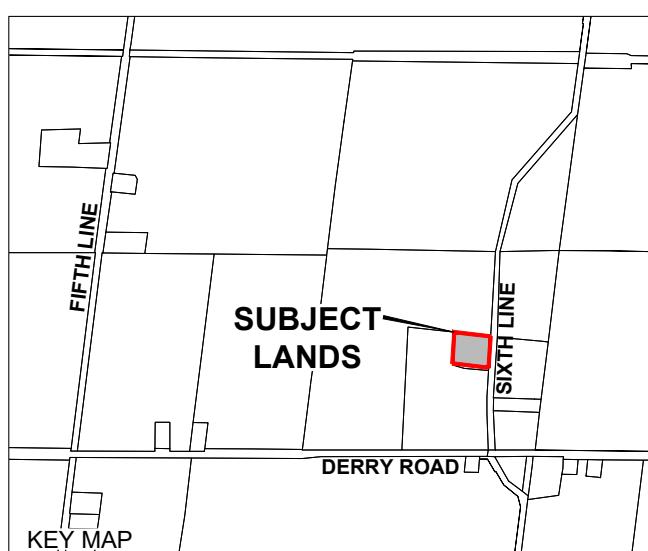
INDUSTRIAL* - 720m² (1/30m²): 24 SPACES
TOTAL SPACES PROVIDED: 24 SPACES
*PARKING RATE AS PER TOWN OF MILTON M2 ZONE STANDARDS

TOTAL TRAILER SPACES PROVIDED: 13 SPACES

TYPICAL PARKING SPACE: 2.75m x 5.80m
TYPICAL TYPE 'A' ACCESSIBLE SPACE: 3.40m x 5.80m
TYPICAL TYPE 'B' ACCESSIBLE SPACE: 2.75m x 5.80m
TYPICAL TRAILER SPACE: 3.50m x 18.00m

NOTES

-WITHIN CONSERVATION HALTON REGULATED AREA, GRAVEL AND FILL TO BE REMOVED AND GRADES TO BE RESTORED TO PRE-DISTURBANCE CONDITIONS
-TYPICAL ACCESS AISLE = 1.5m x 5.8m



*Preliminary Development Concept Plan
for discussion purposes only*