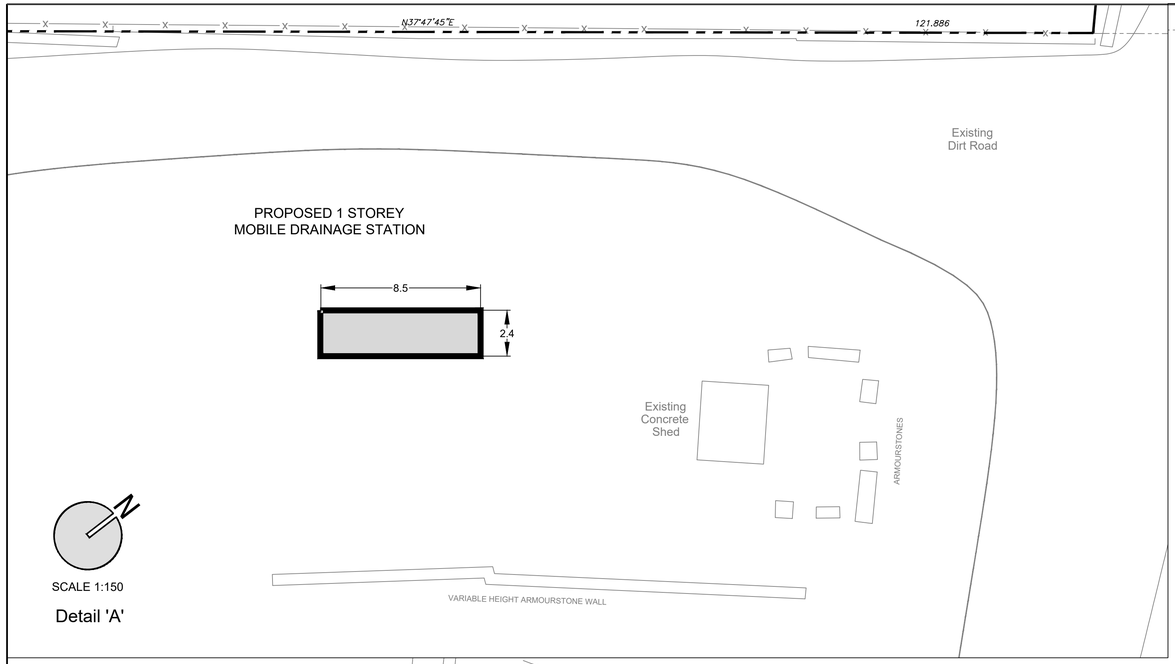

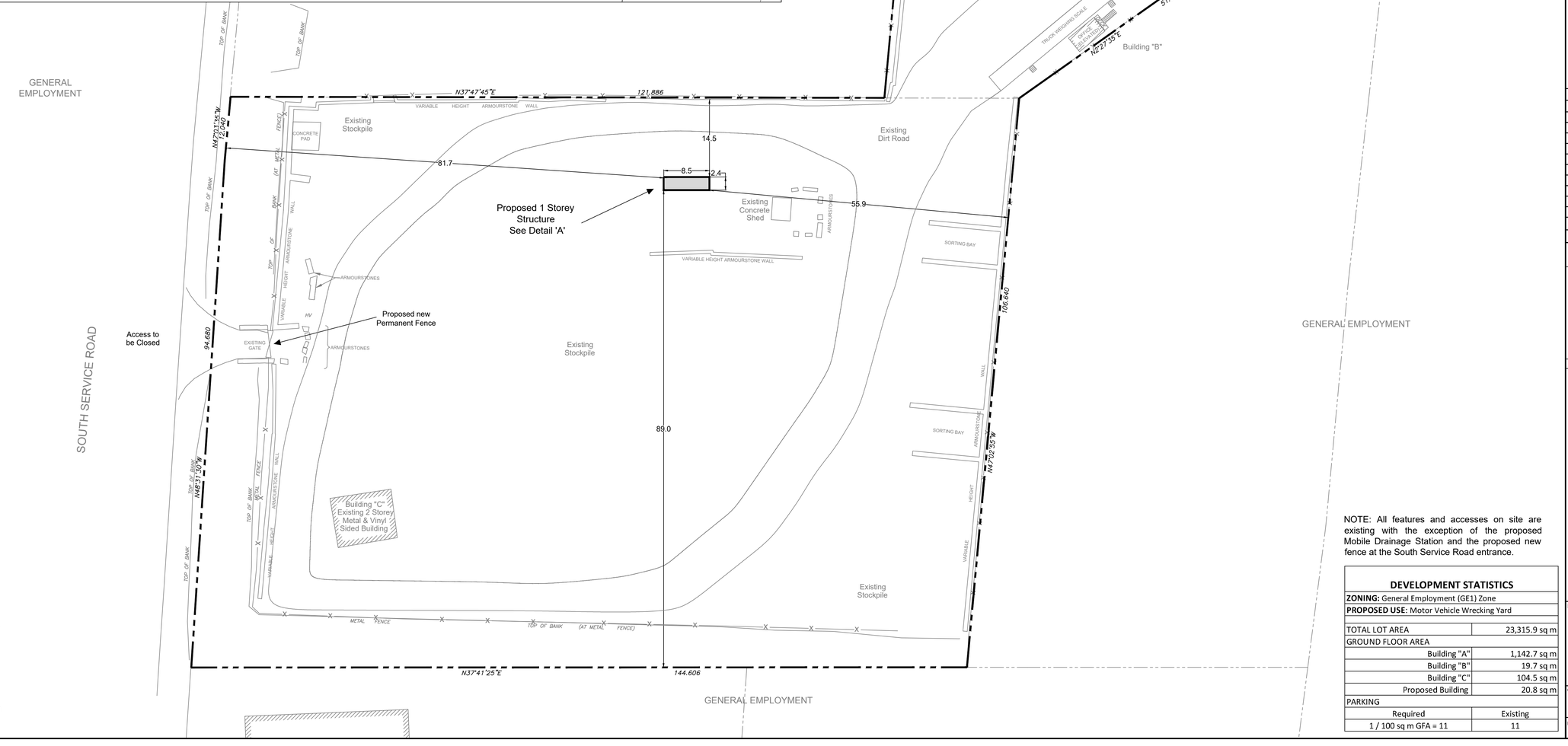

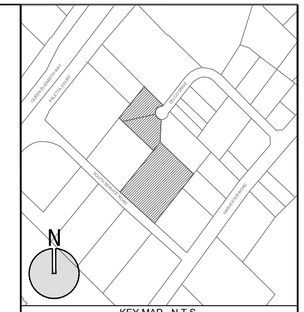

KEY MAP - N.T.S.

CONCEPT PLAN

SCALE 1:400
METRES

0 5 10 20 30 40

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

PART OF LOTS 4 & 5
REGISTERED PLAN No. M-232
CITY OF OF BURLINGTON

LEGEND:

- SUBJECT LANDS
- EXISTING FENCE
- EXISTING BUILDINGS
- EXISTING PROPERTY LINES
- PROPOSED STRUCTURE

DESIGN BY: A. BARNETT	CHECKED BY: M. JOHNSTON
DRAWN BY: A. BARNETT	DATE: OCTOBER 11, 2019

NO.	DATE	BY	DESCRIPTION
2	Aug. 08/26	AB	PER CITY COMMENTS
2	Aug. 06/20	AB	PER CITY COMMENTS
1	Feb. 3/20	AB	FIRST SUBMISSION

DRAWING ISSUE RECORD

NOT FOR CONSTRUCTION

STAMP

APPROVALS

NOTE: All features and accesses on site are existing with the exception of the proposed Mobile Drainage Station and the proposed new fence at the South Service Road entrance.

DEVELOPMENT STATISTICS	
ZONING: General Employment (GE1) Zone	
PROPOSED USE: Motor Vehicle Wrecking Yard	
TOTAL LOT AREA	23,315.9 sq m
GROUND FLOOR AREA	
Building "A"	1,142.7 sq m
Building "B"	19.7 sq m
Building "C"	104.5 sq m
Proposed Building	20.8 sq m
PARKING	
Required	Existing
1 / 100 sq m GFA = 11	11

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 Studebaker Place, Unit 1
Hamilton, ON L8L 0C8
905-546-1087 - UrbanSolutions.info

PROJECT:

961 & 970 Zelco Drive and
4425 South Service Road
City of Burlington

CLIENT:

Giampaolo Investments Limited

U/S FILE NUMBER:	SHEET NUMBER:
334-19	1