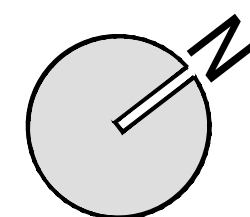
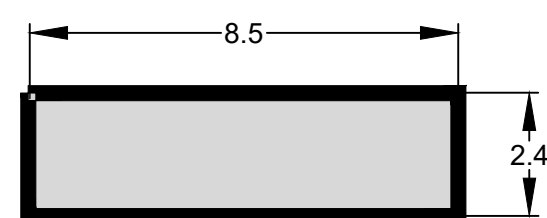


PROPOSED 1 STOREY
MOBILE DRAINAGE STATION



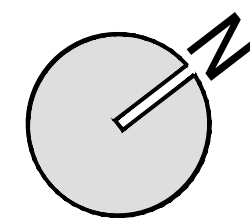
SCALE 1:150
Detail 'A'

SOUTH SERVICE ROAD

Access to be Closed

Proposed 1 Storey Structure
See Detail 'A'

Proposed new Permanent Fence



SCALE 1:400
Concept Plan

BUSINESS CORRIDOR

GENERAL EMPLOYMENT

GENERAL EMPLOYMENT

Existing Dirt Road

GENERAL EMPLOYMENT

GENERAL EMPLOYMENT

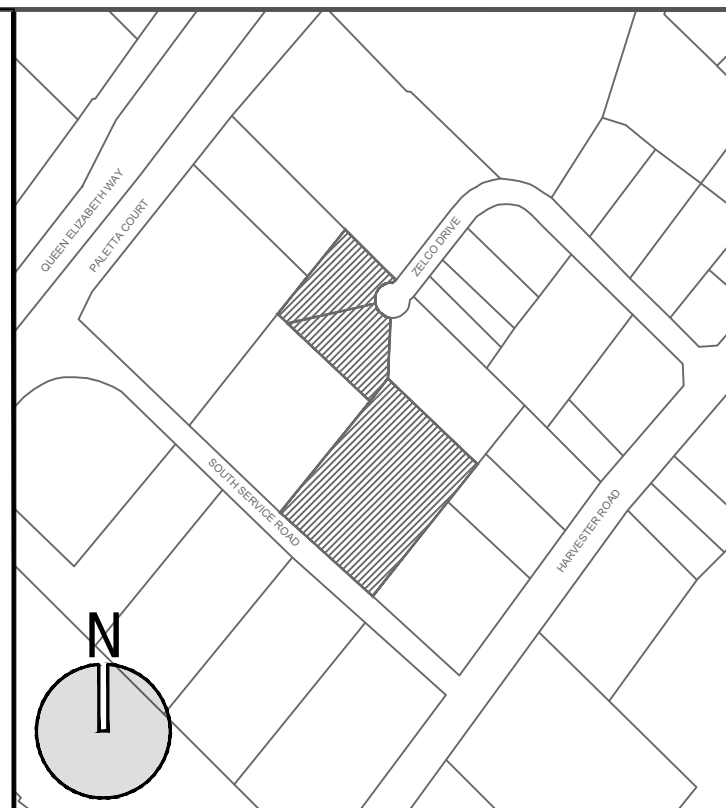
GENERAL EMPLOYMENT

ZELCO DRIVE

Building "B"

R=15.240
A=24.107
C=21.671
N38°07'35"E

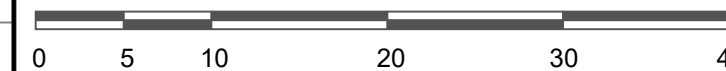
R=7.452
A=5.956
C=5.797
N60°32'45"E



KEY MAP - N.T.S.

CONCEPT PLAN

SCALE 1:400
METRES



PART OF LOTS 4 & 5
REGISTERED PLAN No. M-232
CITY 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. 06/20	AB	PER CITY COMMENTS
1	Feb. 3/20	AB	FIRST SUBMISSION

DRAWING ISSUE RECORD

NOT FOR CONSTRUCTION

STAMP

APPROVALS



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

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

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