

PLAN OF SURVEY OF
**PART OF LOT 1
 CONCESSION 2**
 IN THE
TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON
 SCALE 1 : 1000

THE INTENDED PLOT SIZE OF THIS PLAN IS 1219mm IN WIDTH BY 609mm IN HEIGHT
 WHEN PLOTTED AT A SCALE OF 1:1000

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	557 759.12	4 808 747.48
ORP (B)	557 988.87	4 808 028.45

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 755.15 N17°43'15"W

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999598.

FOR BEARING COMPARISONS, A ROTATION OF 1°00'40" COUNTER-CLOCKWISE WAS APPLIED TO P1, P2, P3 & P4 TO CONVERT TO UTM GRID BEARINGS.

FOR BEARING COMPARISONS, A ROTATION OF 0°01'20" COUNTER-CLOCKWISE WAS APPLIED TO P6 TO CONVERT TO GRID BEARINGS.

FOR BEARING COMPARISONS, A ROTATION OF 0°27'10" COUNTER-CLOCKWISE WAS APPLIED TO P7 TO CONVERT TO GRID BEARINGS.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CM	DENOTES CONCRETE MONUMENT
EXP	DENOTES EXPROPRIATION
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
SOP	DENOTES SET ON PRODUCTION
MTO	DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
YH	DENOTES YOUNG HARTEN SURVEYING INC.
994	DENOTES W. D. BRUBACHER, O.L.S.
1017	DENOTES CALLON-DITZ INC.
1073	DENOTES C. A. McDONALD, O.L.S.
1426	DENOTES McDONALD-TAMBLYN SURVEYING LTD.
1477	DENOTES J. E. WHITE, O.L.S.
P1	DENOTES EXPROPRIATION PLAN No. WC505537 (P-3156-177) (61R-20877)
P2	DENOTES PLAN 61R-9689
P3	DENOTES PLAN 61R-9263
P4	DENOTES PLAN 61R-9198
P5	DENOTES PLAN 61R-6501
P6	DENOTES PLAN 61R-2843
P7	DENOTES EXPROPRIATION PLAN MS8644 (P-3156)
C1	DENOTES CALCULATED FROM P2 & P5

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

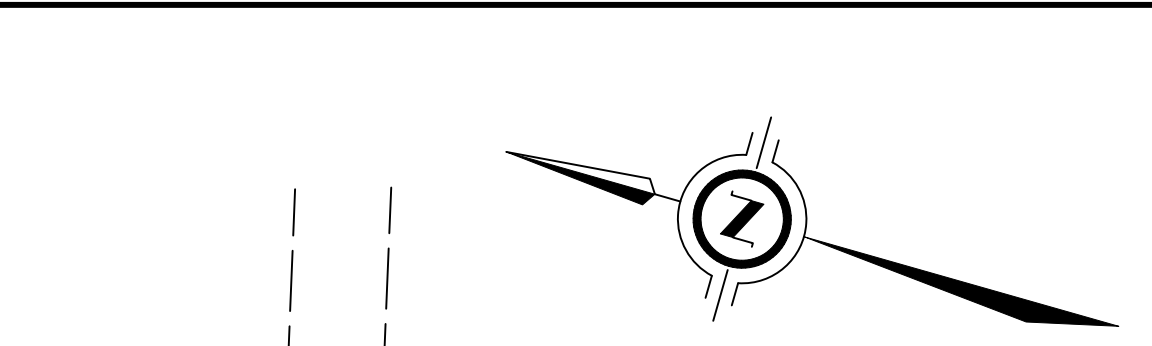
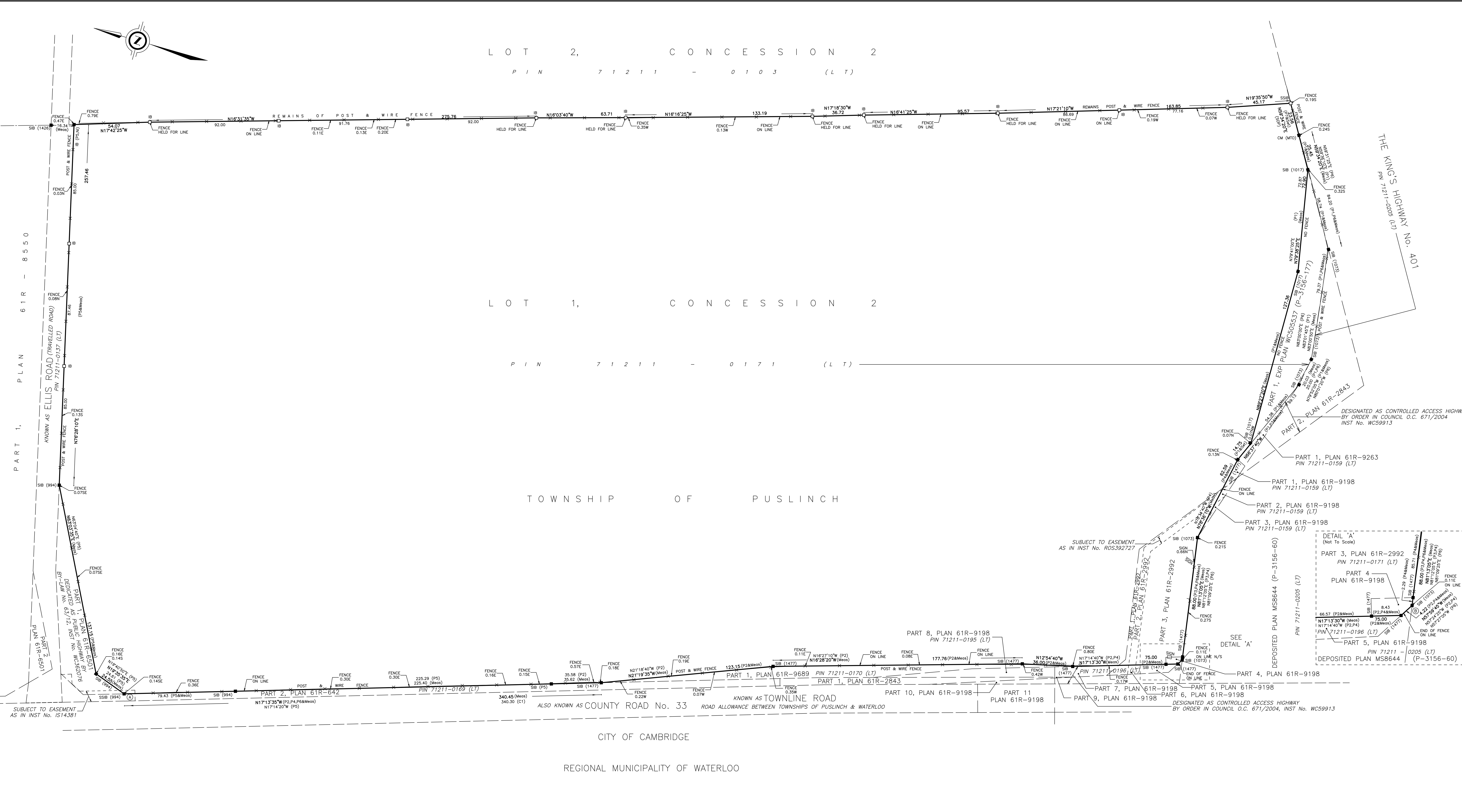
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE TOWNSHIP ACT AND THE COUNTY ACT.
- THE SURVEY WAS COMPLETED ON THE [REDACTED] DATE.

JUL/15/2025
 DATE

THIS PLAN OF SURVEY RELATES TO A.O.L.S. # [REDACTED]

J.D. BARNES SURVEYING MAPPING LIMITED
 LAND INFORMATION SPECIALISTS
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8S1
 T: (519) 822-4031 F: (519) 822-1129 www.jdbarnes.com

DRAWN BY: RPA CHECKED BY: TJS REFERENCE NO.: 25-14-291-00-A
 DATED: JUL/15/2025



PART 1, PLAN 61R-8550

PART 2, PLAN 61R-601

SUBJECT TO EASEMENT AS IN INST No. IS14381

KNOWN AS ELLIS ROAD (TRAVELLED ROAD) PIN 71211-0137 (LT)

KNOWN AS TOWNSHIP ROAD PIN 71211-0170 (LT)

ALSO KNOWN AS COUNTY ROAD No. 33 ROAD ALLOWANCE BETWEEN TOWNSHIPS OF PUSLINCH & WATERLOO

CITY OF CAMBRIDGE REGIONAL MUNICIPALITY OF WATERLOO

LOT 2, CONCESSION 2
 PIN 71211-0103 (LT)

LOT 1, CONCESSION 2
 PIN 71211-0171 (LT)

TOWNSHIP OF PUSLINCH

DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY ORDER IN COUNCIL O.C. 671/2004 INST No. WC59913

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DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY ORDER IN COUNCIL O.C. 671/2004 INST No. WC59913

SUBJECT TO EASEMENT AS IN INST No. ROS392727

DEPOSITED PLAN MS8644 (P-3156-60)

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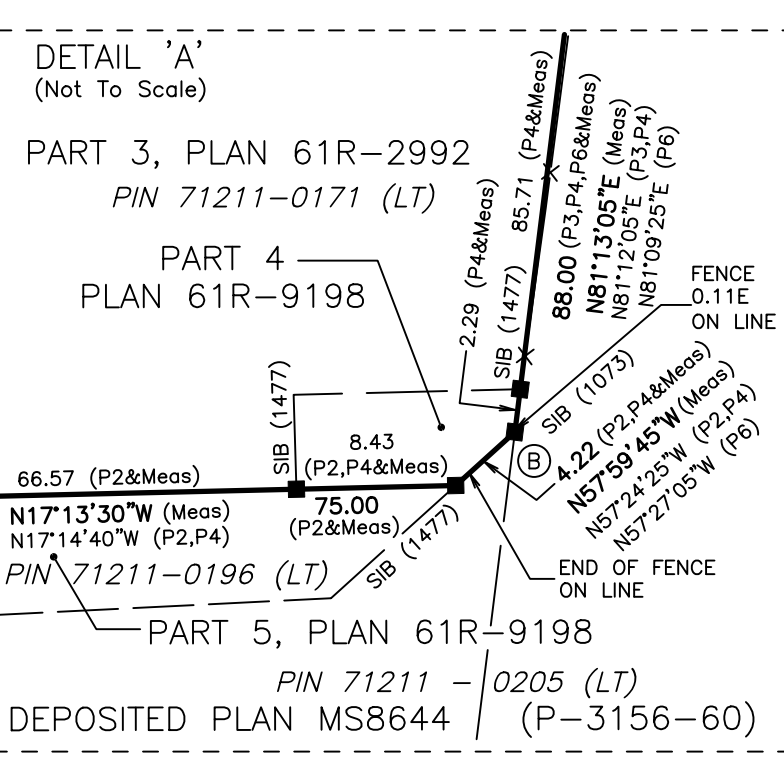
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PART 3, PLAN 61R-2992
 PIN 71211-0171 (LT)

PART 4, PLAN 61R-9198

PART 5, PLAN 61R-9198
 PIN 71211-0205 (LT)

PART 6, PLAN 61R-9198
 PIN 71211-0205 (LT)

PART 7, PLAN 61R-9198
 PIN 71211-0205 (LT)

PART 8, PLAN 61R-9198
 PIN 71211-0195 (LT)

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PART 116, PLAN 61R-9198
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PLAN OF SURVEY OF
**PART OF LOT 1
 CONCESSION 2**
 IN THE
TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON
 SCALE 1 : 1000

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 J.D. BARNES LIMITED

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INTEGRATION DATA

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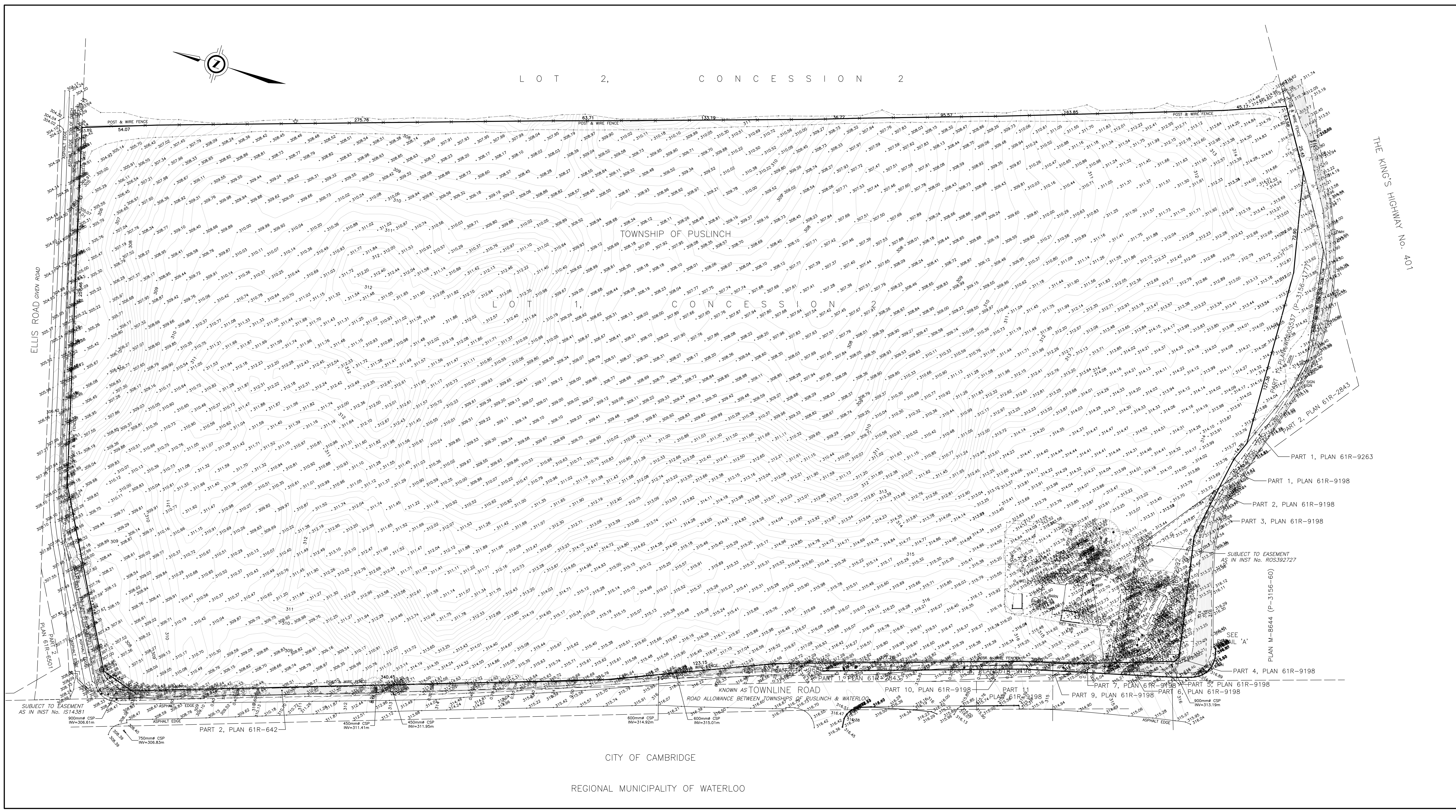
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 THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 755.15 N17°43'15"W

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999998.
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 FOR BEARING COMPARISONS, A ROTATION OF 0°01'20" COUNTER-CLOCKWISE WAS APPLIED TO P6 TO CONVERT TO GRID BEARINGS.
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ELEVATION NOTES
 ELEVATIONS HEREON ARE GEODETIC (CGVD28-1978) AND ARE DERIVED FROM GNSS OBSERVATIONS USING NATURAL RESOURCES CANADA'S GEIOD MODEL HTV2.0
 INTERMEDIATE CONTOURS ARE AT 0.25m INTERVALS.

TOPOGRAPHIC LEGEND

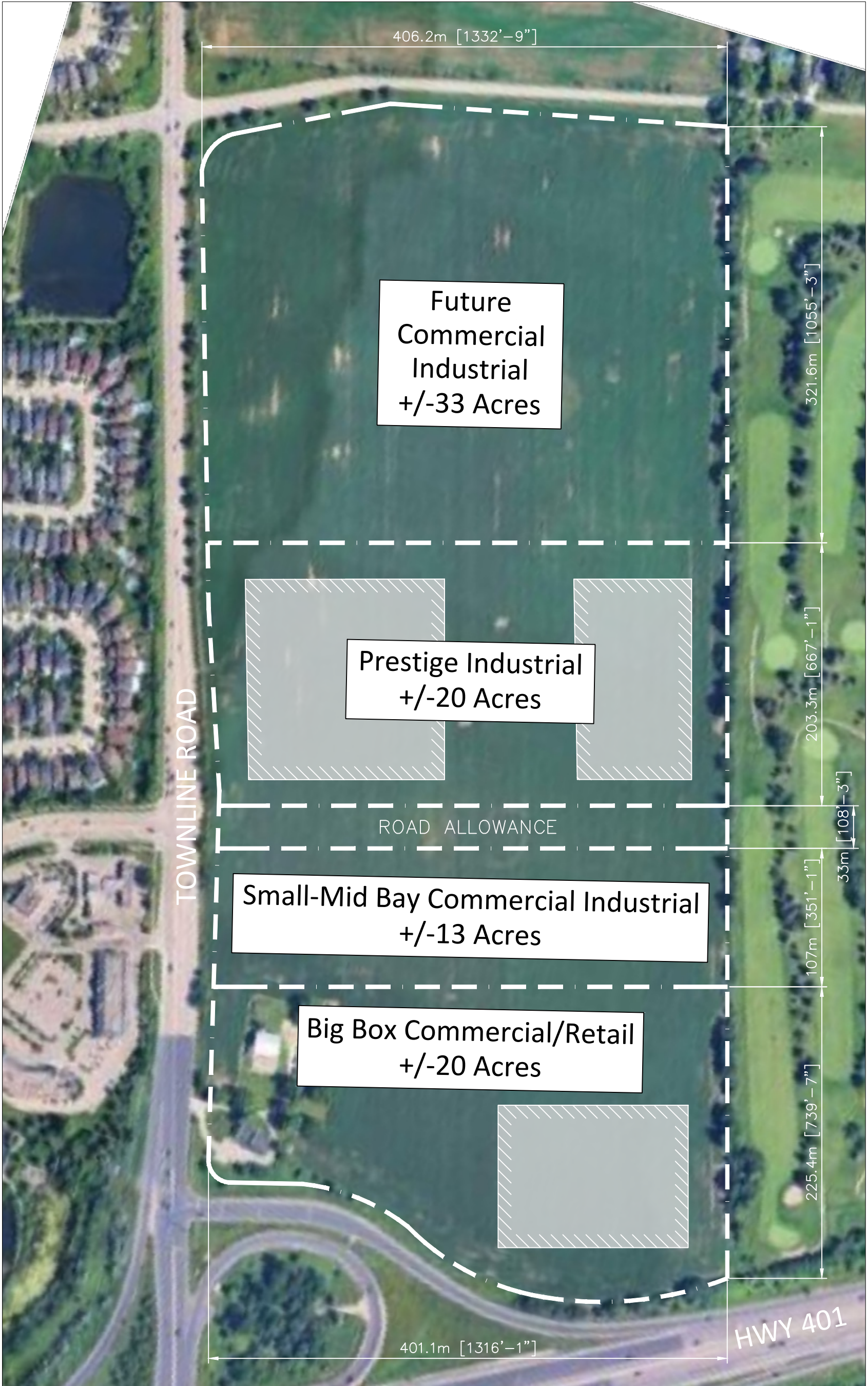
AP	ANCHOR POLE
HP	HYDRO POLE
LS	NOTES LIGHT STANDARD
FP	NOTES FLAG POLE
MB	NOTES MAIL BOX
MH	NOTES MANHOLE
ST	NOTES SEPTIC TANK
SV	NOTES SPRINKLER VALVE
PED	NOTES TELEPHONE PEDESTAL
TL	NOTES TRAFFIC SIGNAL
TSC	NOTES TRAFFIC SIGNAL CONTROL
WELL	NOTES WELL
E	NOTES OVERHEAD HYDRO CABLE
UT	NOTES BURIED TELEPHONE CABLE
(Tree symbol)	NOTES DECIDUOUS TREE DIA=DIAMETER OF TRUNK IN METRES
(Tree symbol)	NOTES CONIFEROUS TREE DIA=DIAMETER OF TRUNK IN METRES



FIELD WORK WAS COMPLETED ON THE 14th DAY OF JULY, 2025.

J.D. BARNES SURVEYING MAPPING LIMITED
 LAND INFORMATION SPECIALISTS
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 5J1
 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

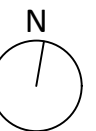
DRAWN BY: RPA	CHECKED BY: TJS	REFERENCE NO.: 25-14-291-00-B-topo
DATED: JUL 15/2025		PLT DATE: 7/15/2025 3:18 PM



2809 Townline Road
Cambridge, ON

May 30, 2025

Preliminary Conceptual Industrial Site Plan





PROJECT DATA:

SITE AREA:		
GROSS:	84.10 AC	34.03 HA
	3,663,298 SF	340,332 m2
DETENTION:		
NET:	@ 0%	
	84.10 AC	34.03 HA
	3,663,298 SF	340,332 m2

BUILDING AREA:		
BUILDING 1	174,375 SF	16,200 m2
BUILDING 2	174,375 SF	16,200 m2
BUILDING 3	174,375 SF	16,200 m2
BUILDING 4	112,236 SF	10,427 m2
BUILDING 5	112,236 SF	10,427 m2
BUILDING 6	105,636 SF	9,814 m2
BIG BOX RETAIL	162,428 SF	15,090 m2
TOTAL:	1,015,661 SF	94,358 m2

PARKING REQUIREMENTS		
WAREHOUSE		
< 10,000 m2		1/100 m2
> 10,000 m2		1/200 m2
OFFICE		1/20 m2

FAR:		
GROSS:		0.28
NET:		0.28
COVERAGE:		
GROSS:		28%
NET:		28%

BUILDING 1		
▲ DOCK-HIGH DOORS		46
● GRADE-LEVEL DOORS		2
REQ. PARKING @ 5% OFFICE		168 STALLS
AUTO PARKING		170 STALLS
	@0.97/1000 SF	@1.05/100 m2
REQ. ACCESSIBLE		To be confirmed by City

BUILDING 2		
▲ DOCK-HIGH DOORS		46
● GRADE-LEVEL DOORS		2
REQ. PARKING @ 5% OFFICE		168 STALLS
AUTO PARKING		170 STALLS
	@0.97/1000 SF	@1.05/100 m2
REQ. ACCESSIBLE		To be confirmed by City

BUILDING 3		
▲ DOCK-HIGH DOORS		46
● GRADE-LEVEL DOORS		2
REQ. PARKING @ 5% OFFICE		168 STALLS
AUTO PARKING		170 STALLS
	@0.97/1000 SF	@1.05/100 m2
REQ. ACCESSIBLE		To be confirmed by City

BUILDING 4		
▲ DOCK-HIGH DOORS		11
● GRADE-LEVEL DOORS		11
REQ. PARKING @ 10% OFFICE		156 STALLS
AUTO PARKING		170 STALLS
	@1.51/1000 SF	@1.63/100 m2
REQ. ACCESSIBLE		To be confirmed by City

BUILDING 5		
▲ DOCK-HIGH DOORS		11
● GRADE-LEVEL DOORS		11
REQ. PARKING @ 10% OFFICE		156 STALLS
AUTO PARKING		170 STALLS
	@1.51/1000 SF	@1.63/100 m2
REQ. ACCESSIBLE		To be confirmed by City

BUILDING 6		
▲ DOCK-HIGH DOORS		11
● GRADE-LEVEL DOORS		11
REQ. PARKING @ 10% OFFICE		147 STALLS
AUTO PARKING		170 STALLS
	@1.61/1000 SF	@1.73/100 m2
REQ. ACCESSIBLE		To be confirmed by City

BIG BOX RETAIL		
▲ DOCK-HIGH DOORS		4
REQ. PARKING		755 STALLS
AUTO PARKING		950 STALLS
	@5.85/1000 SF	@6.3/100 m2
REQ. ACCESSIBLE		To be confirmed by City

DEVELOPMENT STANDARDS:

ZONING:	IND
MAX. COVERAGE:	20%
MAX. HEIGHT:	40m
BUILDING SETBACKS:	
FRONT:	15m
INT. SIDE YARD:	15m
EXT. SIDE YARD:	15m
REAR:	15m
LANDSCAPE SETBACKS:	
FRONT:	9m
SIDE:	9m
REAR:	9m
LANDSCAPE REQ.:	25%
OFF-STREET PARKING:	
STANDARD:	3mX6m
COMPACT:	N/A
COMPACT %:	N/A
DRIVE AISLE:	6m
FIRE LANE:	TBD
OVERHANG:	TBD
TREE WELL:	TBD
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/200 m ²
INDUSTRIAL:	1/100 m ²
OFFICE:	1/20 m ²
RETAIL:	1/20 m ²

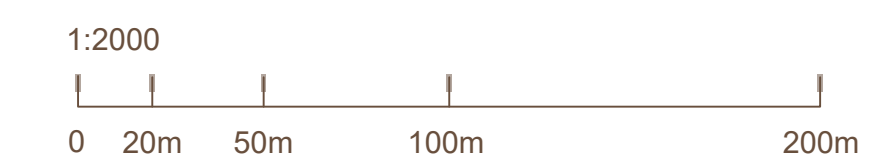
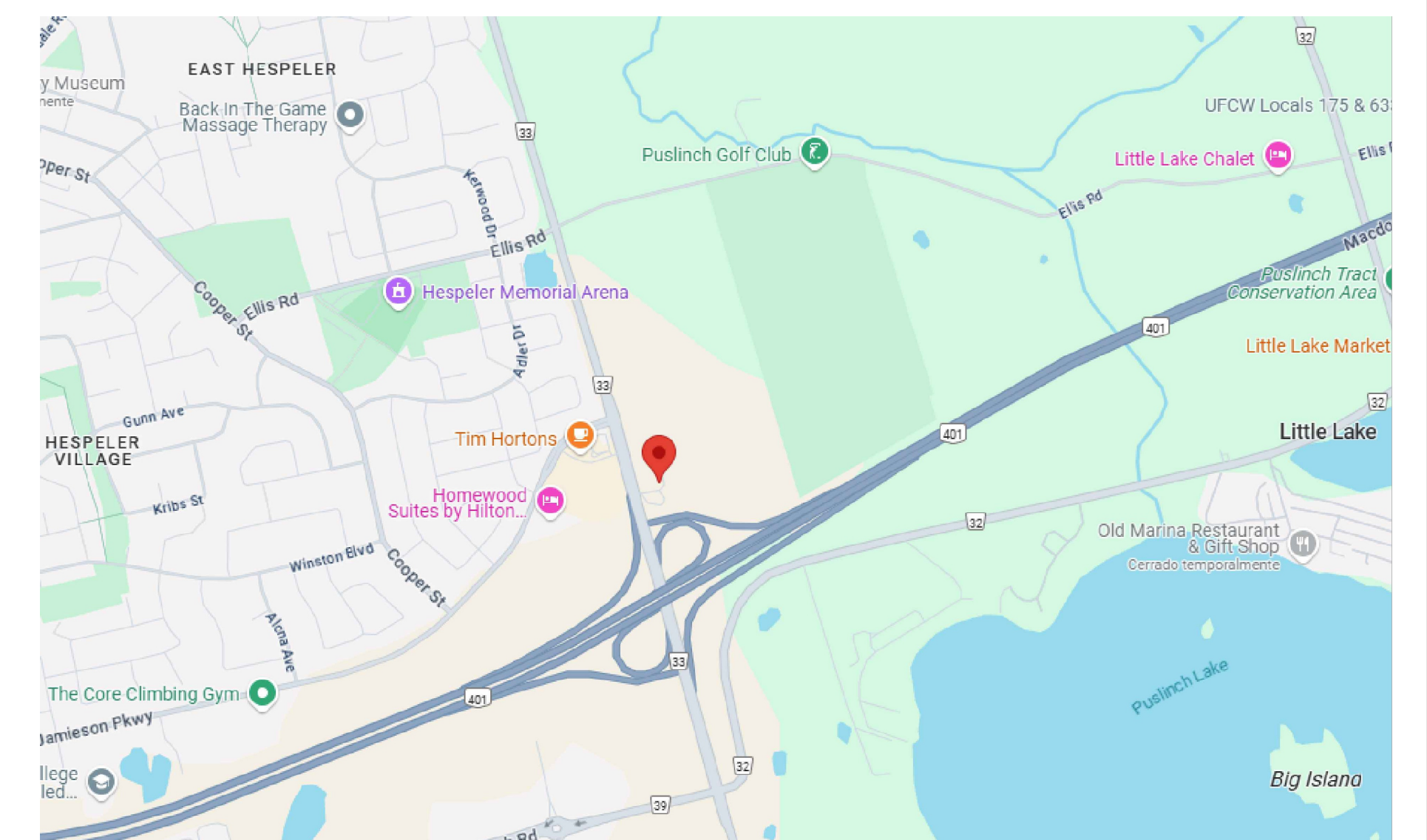
NOTES:
 * Property is currently zoned as agricultural and its rezoned to industrial.
 1. Building height (max.): asphalt or concrete slabs - 40 m, all other buildings and structures - 15 m.
 2. Lot area (min.): 2 ha. Lot coverage (min.): 180 m.
 3. Parking requirements (min.): 1 for uses within a multi-tenanted building; 1 space per 50 m² of net floor area.
 4. 17,100 m² for the first 10,000 m² of floor area and 1/200 m² for any floor area after the first 10,000 m².
 5. 1 per 20 m² of net floor area.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: ASSUMED OFF-SITE

Boundary Source: CIVIL CAD FILE



scheme: 03xFG

Conceptual Site Plan

Townline
2809 Townline Rd, Cambridge, ON, CA

WARE MALCOMB

TOR25-0087-00
08-05-2025

SHEET
1