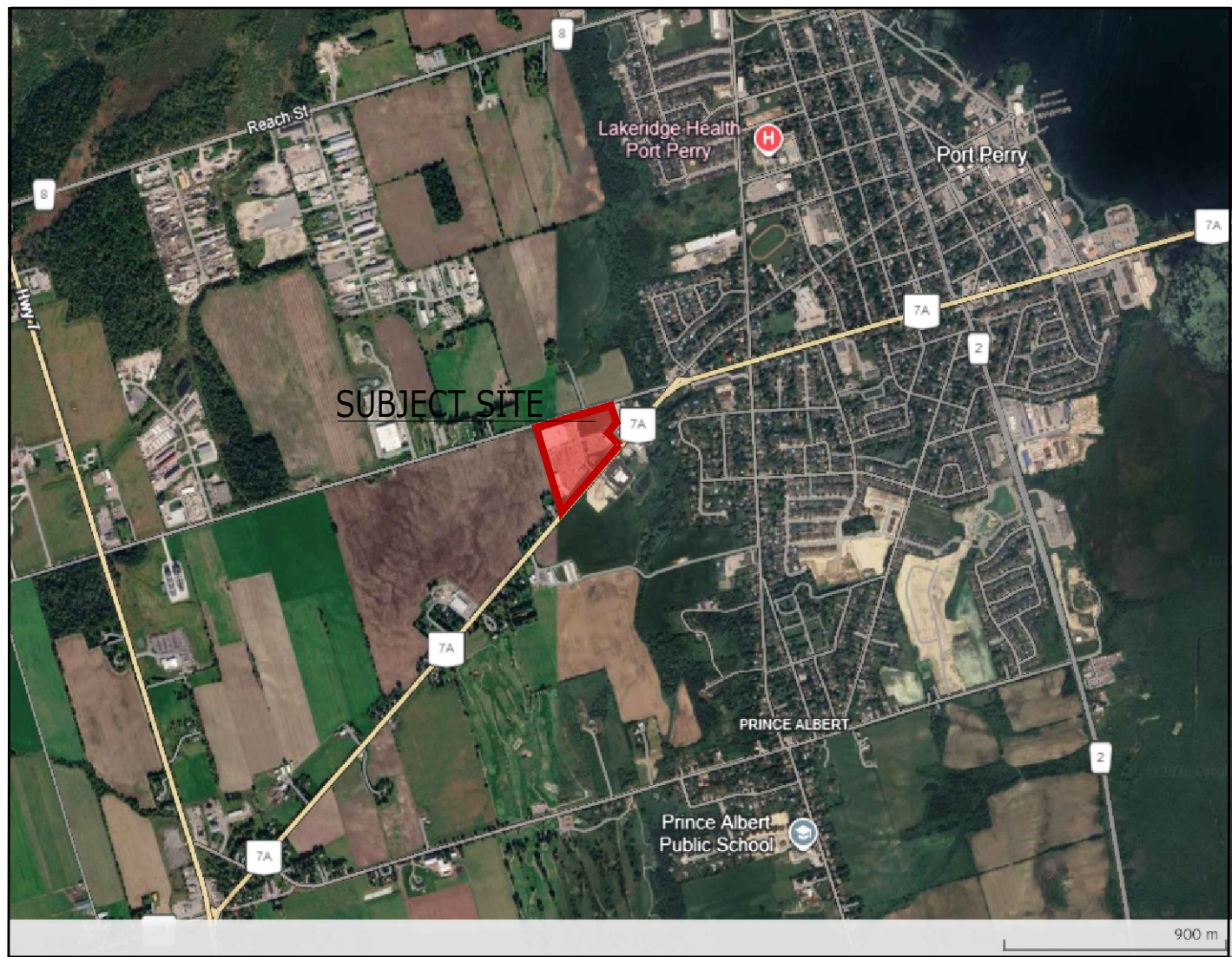
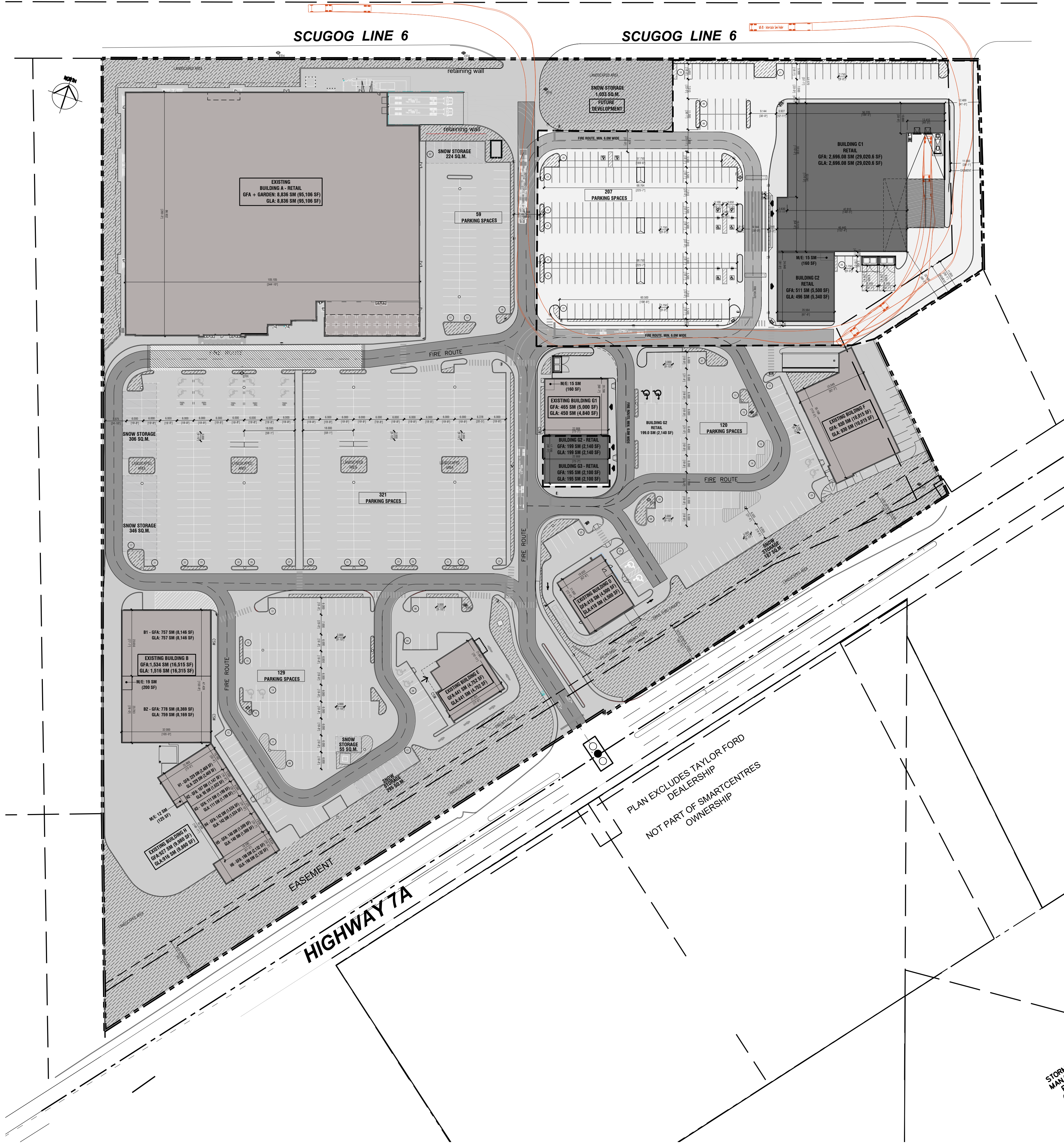
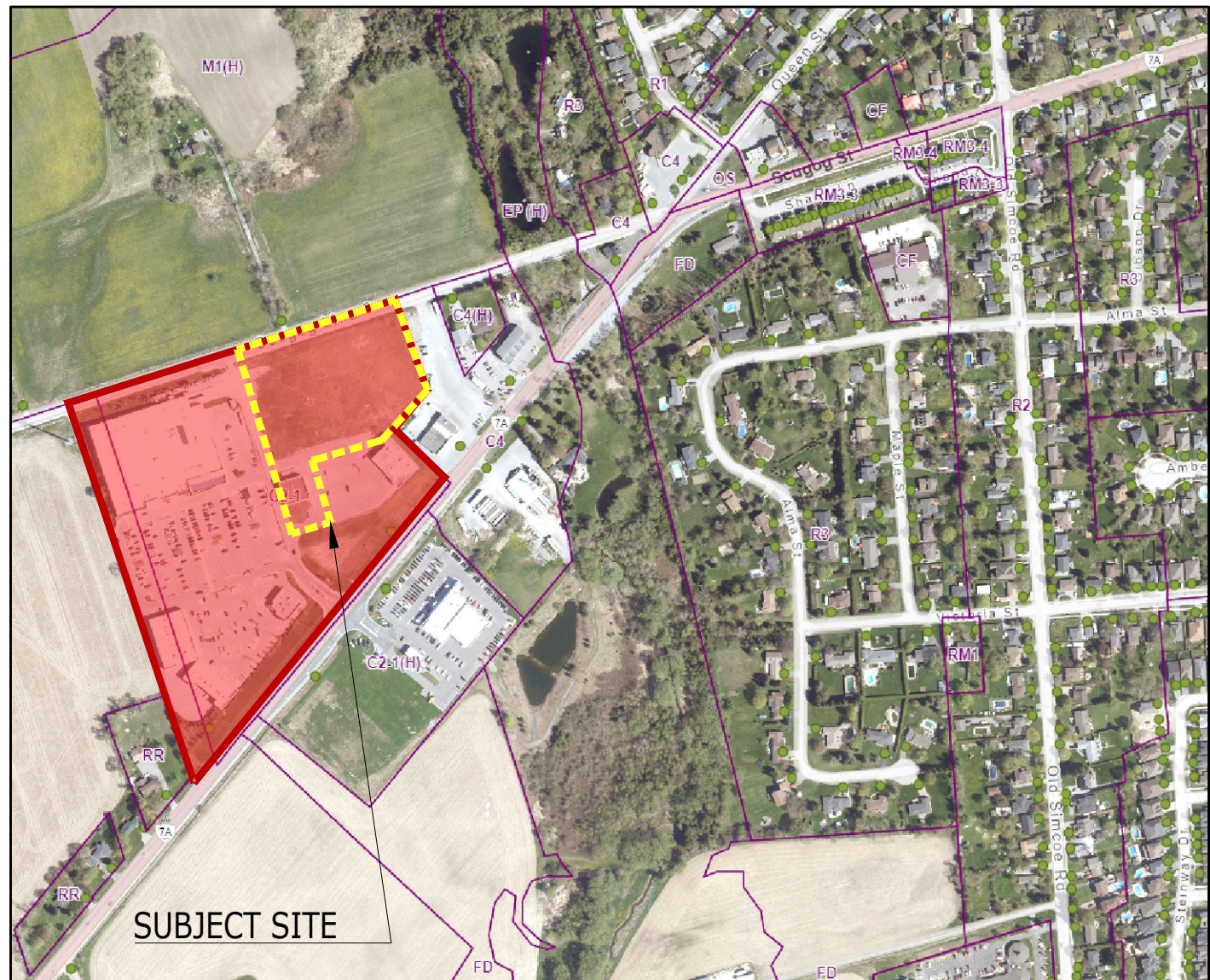




CONTEXT PLAN



KEY PLAN

PORT PERRY ANALYSIS - FRESHCO - R04 (SD-239)			
06/15/2026			
<u>BUILDING AREAS</u>		<u>GFA</u>	<u>GLA</u>
<u>EXISTING AREAS</u>			
BUILDING A		8,836	8,836
BUILDING B		1,534	1,516
BUILDING D		418	418
BUILDING H		927	916
BUILDING E		441	441
BUILDING F		930	930
BUILDING G1		465	450
SUB-TOTAL EXISTING SQ. M.		13,552	13,507
<u>PROPOSED AREAS</u>			
BUILDING C1		2,696	2,696
BUILDING C2		511	496
BUILDING G2		199	199
BUILDING G3		195	195
SUB-TOTAL PROPOSED SQ. M.		3,601	3,586
TOTAL SQ. M. BUILDING AREAS		17,153	17,093
<u>SMARTCENTRES SITE STATISTICS</u>			
<u>(INCL. PROPOSED DEVELOPMENT)</u>			
	<u>ZONING REQ.</u>	<u>PROVIDED</u>	
TOTAL SITE AREA	2,000 SQ. M.	75,601 SQ. M.	
MAX. BUILDING COVERAGE	50%	23%	
MIN. LANDSCAPED OPEN SPACE	10%	15.89%	
MIN. SNOW STORAGE AREA	5%	5.3%	
PARKING SPACES (RATIO)	581 (TYPE OF USE)	836 (1/20.5 SQ. M. GFA)	
<u>PROPOSED DEVELOPMENT PARCEL</u>			
DEVELOPMENT PARCEL AREA	-	14,650 SQ. M.	
MAX. BUILDING COVERAGE	50%	25%	
PARKING SPACES (RATIO)	107 (1/30 SQ. M. GFA)	207 (1/17.4 SQ. M. GFA)	
ACCESSIBLE PARKING	2	8	
MIN. FRONT SETBACK	12 M.	86.5 M.	
MIN. REAR SETBACK	3 M.	15.6 M.	
MIN. INTERIOR SIDE SETBACK	3 M.	12.5 M.	
* Property Zone: Community Commercial Exception 1 (C2-1) as per Township of Scugog Zoning By-law 14-14			
** 1540 HWY 7A Gross Floor Area (GFA) is 1,985 SQ. M.			

SITE STATISTICS

SPA #:xxx

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

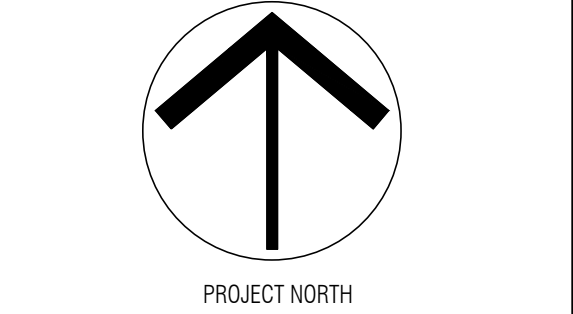
- CHECK AND VERIFY ALL DIMENSIONS ON SITE.
- REPORT ALL ERRORS AND/OR OMISSIONS TO GREYSTONE BEFORE CONTINUING WITH ANY WORK.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS NOTED OTHERWISE

THESE DRAWINGS SHALL NOT TO BE SCALED ERRORS MADE BY PERSONS SCALING THESE DRAWINGS WILL NOT BE THE RESPONSIBILITY OF GREYSTONE ARCHITECTURAL PARTNERS

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5	ISSUED FOR ZBA APPLICATION	2026.06.18
4	ISSUED FOR COORDINATION	2026.06.08
3	ISSUED FOR COORDINATION	2026.05.22
2	ISSUED FOR COORDINATION	2026.05.12
1	ISSUED FOR COORDINATION	2026.05.08

REV.	DESCRIPTION	DATE
△ REVISION	□ ISSUED	○ APPROVAL

PROJECT:

SMARTCENTRES

SMARTCENTRES
REAL ESTATE INVESTMENT TRUST

1535 HIGHWAY 7A
PORT PERRY, ON. L9L 1B5

DRAWING:

PROPOSED
SITE PLAN

DRAWN: E.D.	CHECKED: S.R.	JOB NUMBER: 26119
DATE (YYYY/MM/DD): 2026.06.18	SCALE: 1:750	
DRAWING NUMBER: A1.0	REVISION NUMBER: R05	