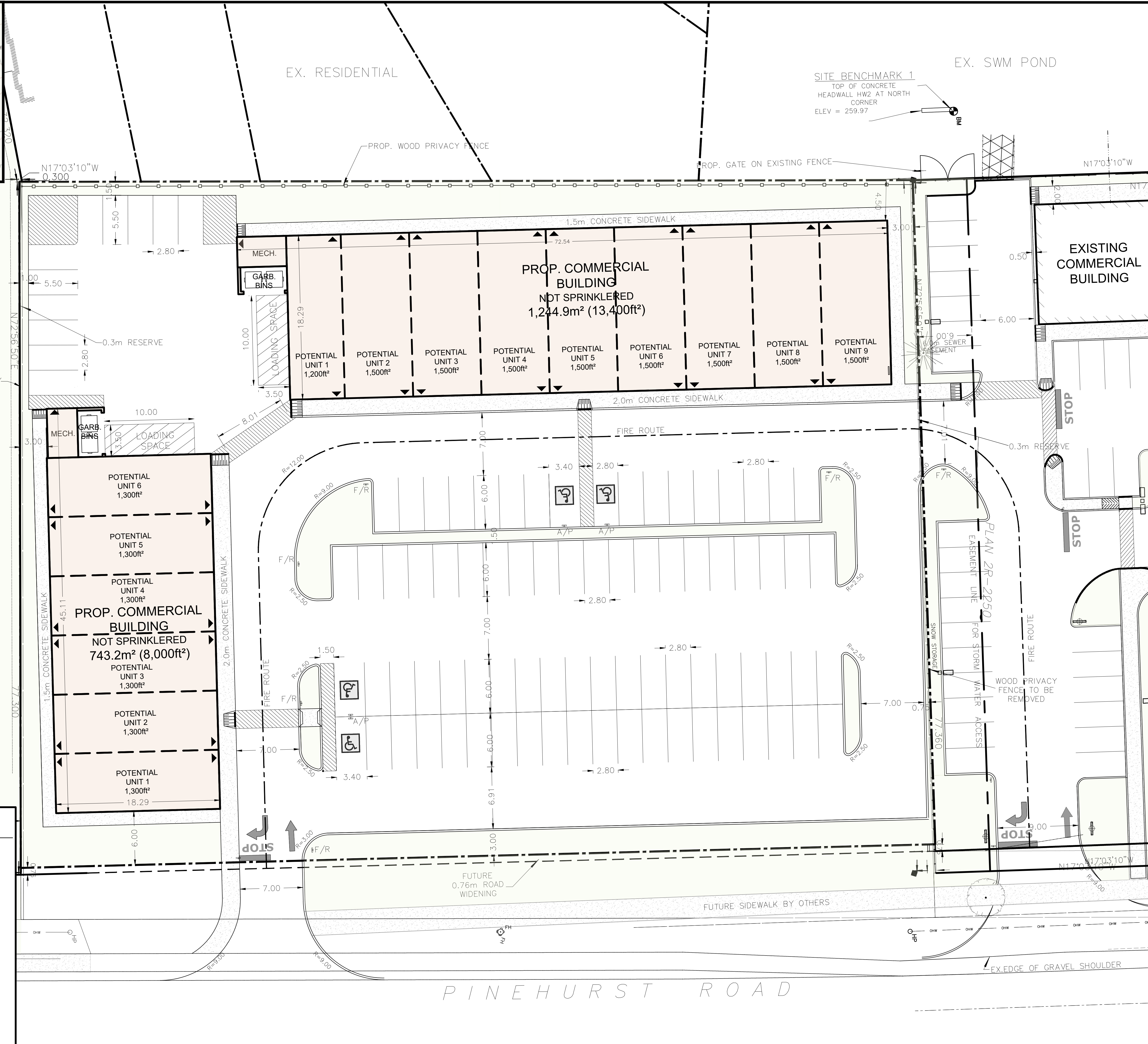
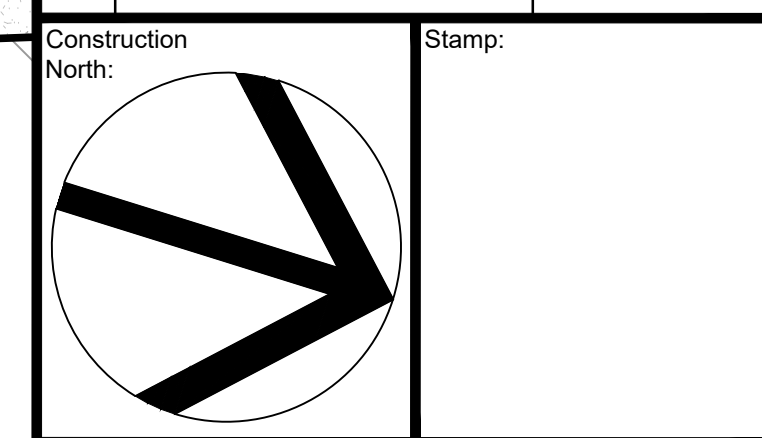


SITE STATISTICS		
ZONING REQUIREMENTS	PROPOSED	
ZONING CATEGORY	A - AGRICULTURAL	C2 - GENERAL COMMERCIAL
REQUIREMENTS		
MINIMUM LOT AREA	1,100.0m ²	7,669.0m ²
AFTER LANDS TAKEN	15.0m	7,592.4m ²
MINIMUM LOT FRONTAGE	60.0%	102.0m
MAXIMUM LOT COVERAGE	10.0%	26.2%
BUILDING AREA	12.0m	1,988.1m ²
LANDSCAPE AREA	6.0m	12.8%
MAXIMUM BUILDING HEIGHT	7.5m	12.0m
STREET SETBACK	3.0m	6.0m
REAR YARD		
INTERIOR (ABUTT RES.)	7.5m	4.50m **
SIDE YARD	3.0m	3.0m
PARKING REQUIREMENTS		
BUILDING A	1,244.9m ² / 25m ² = 50	TOTAL = 84
BUILDING B	743.2m ² / 25m ² = 30	
TOTAL		
NO. OF PARKING SPACES		
ACCESSIBLE SPACES	4% (4 SPACES)	4 SPACES
PARKING SPACE DIM.	2.8m X 5.5m	
ACC. PARKING SPACE DIM. A	3.4m X 5.5m	
ACC. PARKING SPACE DIM. B	2.8m X 5.5m	
ACC. AISLE	1.5m X 5.5m	
TOTAL PARKING SPACES		TOTAL = 88
LOADING SPACE DIMENSIONS	3.5m X 10.0m	
NO. OF LOADING SPACE	2	2 SPACES



REVISION		
NO.	DESCRIPTION:	DATE:



VICANO

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COMMERCIAL DEVELOPMENT
 191 PINEHURST ROAD,
 PARIS, ONTARIO

SITE PLAN

Project Title: _____
 Design: PV
 Drawn: YY
 Date: DECEMBER 11, 2024
 Dwg. no. _____

Scale: 1:200

Sheet Title: **SP1**