

KEY MAP SCALE: N.T.S.



FIRE ROUTE
FIRE ROUTE SIGN DETAIL
N.T.S.



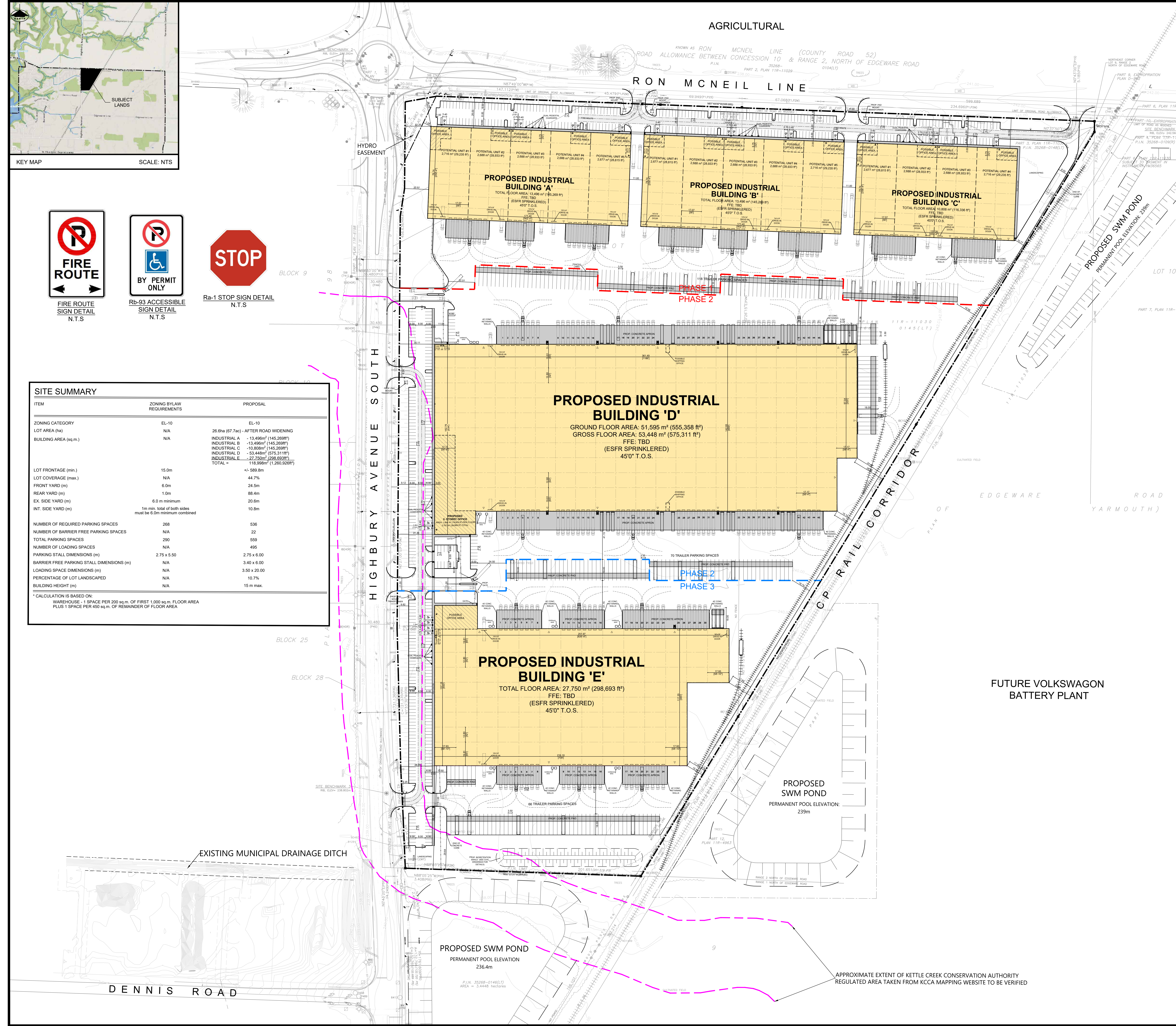
BY PERMIT ONLY
Rb-93 ACCESSIBLE SIGN DETAIL
N.T.S.



STOP
Ra-1 STOP SIGN DETAIL
N.T.S.

SITE SUMMARY		
ITEM	ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	EL-10	EL-10
LOT AREA (ha)	N/A	26.6ha (67.7ac) - AFTER ROAD WIDENING
BUILDING AREA (sq.m.)	N/A	INDUSTRIAL A - 13,496m ² (145,269ft ²) INDUSTRIAL B - 15,496m ² (167,269ft ²) INDUSTRIAL C - 10,859m ² (116,269ft ²) INDUSTRIAL D - 53,448m ² (575,311ft ²) INDUSTRIAL E - 27,750m ² (298,693ft ²) TOTAL - 118,999m ² (1,280,928ft ²)
LOT FRONTAGE (min.)	15.0m	± 589.8m
LOT COVERAGE (max.)	N/A	44.7%
FRONT YARD (m)	6.0m	24.5m
REAR YARD (m)	1.0m	88.4m
EX. SIDE YARD (m)	6.0 m minimum	20.6m
INT. SIDE YARD (m)	1m min. total of both sides must be 6.0m minimum combined	10.8m
NUMBER OF REQUIRED PARKING SPACES	268	536
NUMBER OF BARRIER FREE PARKING SPACES	N/A	22
TOTAL PARKING SPACES	290	559
NUMBER OF LOADING SPACES	N/A	495
PARKING STALL DIMENSIONS (m)	2.75 x 5.50	2.75 x 6.00
BARRIER FREE PARKING STALL DIMENSIONS (m)	N/A	3.40 x 6.00
LOADING SPACE DIMENSIONS (m)	N/A	3.50 x 20.00
PERCENTAGE OF LOT LANDSCAPED	N/A	10.7%
BUILDING HEIGHT (m)	N/A	15 m max.

* CALCULATION IS BASED ON:
WAREHOUSE - 1 SPACE PER 200 sq.m. OF FIRST 1,000 sq.m. FLOOR AREA
PLUS 1 SPACE PER 450 sq.m. OF REMAINDER OF FLOOR AREA



REVISION		
NO.	DESCRIPTION:	DATE:

Construction North:

Stamp: _____

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT 9 RANGE 1 NORTH OF EDGEWARE ROAD, and part of LOT 8 RANGE 2 NORTH OF EDGEWARE ROAD, (GEOGRAPHIC TOWNSHIP OF YARMOUTH), IN THE CITY OF ST. THOMAS, COUNTY OF ELGIN

LEGEND

- Proposed Stop Sign
- Proposed Barrier Free Parking Sign
- Proposed Fire Route Sign
- Proposed Man Door
- Proposed Light Standard
- Phasing Limit
- Drop Curb & Tactile Warning plate

NOTES

- All dimensions are in metres unless otherwise noted.
- Dimensions from face of curb to face of curb.
- Boundary and topographic survey information provided by Galois Design Ontario Land Surveys.
- Accessible parking spaces to have appropriate signage, access aisle and call marking.
- Landscaped Area calculation includes sidewalks - excludes road, parking, loading areas.

VICANO

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Project title: **HIGHBURY BUSINESS PARK**
44197 RON MCNEIL LINE,
ST. THOMAS, ONTARIO

Sheet Title: **SITE PLAN**

Design: PV
Drawn: YY
Date: AUGUST 27, 2024
Dwg. no. **SP1**

Scale: 1:1,000