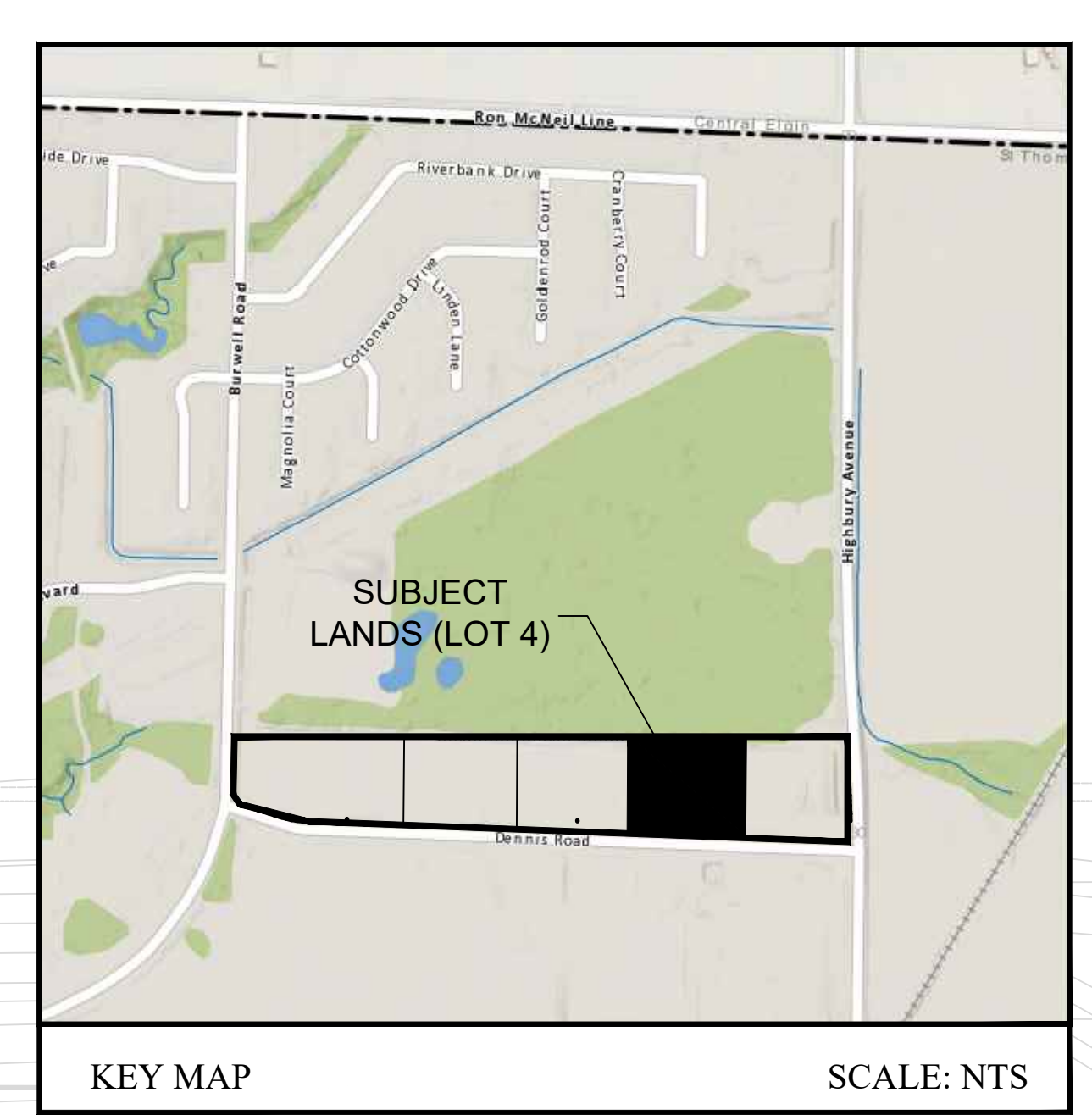


SITE SUMMARY		
ITEM	ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	EL	EL
LOT AREA (ha)	N/A	1.09ha (2.62ac)
BUILDING AREA (sq.m)	N/A	5,622.7 sq.m. (60,522 sq.ft.)
LOT COVERAGE	N/A	53%
LOT FRONTAGE (min.)	15.0m	120.0m
FRONT YARD (m)	6.0m	21.5m
REAR YARD (m)	1.0m	1.0m
SIDE YARD (m)	6.0m TOTAL MINIMUM	4.58 / 4.69m
NUMBER OF REQUIRED PARKING SPACES	16'	77
NUMBER OF ACCESSIBLE PARKING SPACES	N/A	2
NUMBER OF LOADING SPACES	N/A	5
PARKING STALL DIMENSIONS (m)	2.75 x 5.50	2.75 x 6.00
HANDICAP PARKING STALL DIMENSIONS (m)	N/A	3.40 x 6.00
LOADING SPACE DIMENSIONS (m)	3.50 x 10.50	3.50 x 20.00
PERCENTAGE OF LOT LANDSCAPED	N/A	N/A
BUILDING HEIGHT (m)	N/A	12.0m 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
 = (1,000/200) + ((5,622.7 - 1,000)/450)
 TOTAL = 16 SPACES



BLOCK 21
 PLAN 11M - 98



REVISION		
NO.	DESCRIPTION	DATE
01	BUILDING PERMIT APPLICATION	08/02/2023
02	REVISED BUILDING LAYOUT	21/09/2023

Construction North:

Stamp:

LEGAL DESCRIPTION:
 PLAN 11M59 PT BLKS 95 AND 96 RP 11R10518 PARTS 2 5

- LEGEND
- S.S. Proposed Stop Sign
 - B.F. Proposed Barrier Free Parking Sign
 - F.R. Proposed Fire Route Sign
 - Proposed Man Door
 - Proposed Light Standard

- 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 MTE Ontario Land Surveyors Limited.
 - Accessible parking spaces to have appropriate signage, access aisle and cut curbing.
 - Landscaped Area calculation includes sidewalks - excludes road, parking, loading areas.

VICANO CONSTRUCTION LIMITED
 225 Paris Rd.
 Brantford, Ontario N3R 1J2
 TEL: 519-759-4120 FAX: 519-759-6911

Project Title: **HIGHBURY INDUSTRIAL PARK LOT 4**
 115 DENNIS ROAD, ST. THOMAS, ONTARIO

Sheet Title: **SITE PLAN**

Design: **PV** Scale: **1:150**
 Drawn: **YY**
 Date: **FEB. 8, 2023**
 Dwg. no. **SP1**

