

**SITE SUMMARY**

ITEM	ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	EL	EL
LOT AREA (ha)	N/A	0.99ha (2.45ac)
BUILDING AREA (sq.m.)	N/A	5,267.8 sq.m. (56,702 sq.ft.)
LOT COVERAGE	N/A	53%
LOT FRONTAGE (min.)	15.0m	89.51m
FRONT YARD (m)	6.0m	6.1m
REAR YARD (m)	1.0m	5.2m
EXTERIOR SIDE YARD (m)	6.0m	22.0m
INTERIOR SIDE YARD (m)	1.0m	1.0m
NUMBER OF REQUIRED PARKING SPACES	15*	60
NUMBER OF ACCESSIBLE PARKING SPACES	N/A	2
NUMBER OF LOADING SPACES	N/A	4
PARKING STALL DIMENSIONS (m)	2.75 x 5.50	2.75 x 4.00
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  
 =  $(1,000/200) + ((5,267.8 - 1,000)/450)$   
 TOTAL = 15 SPACES



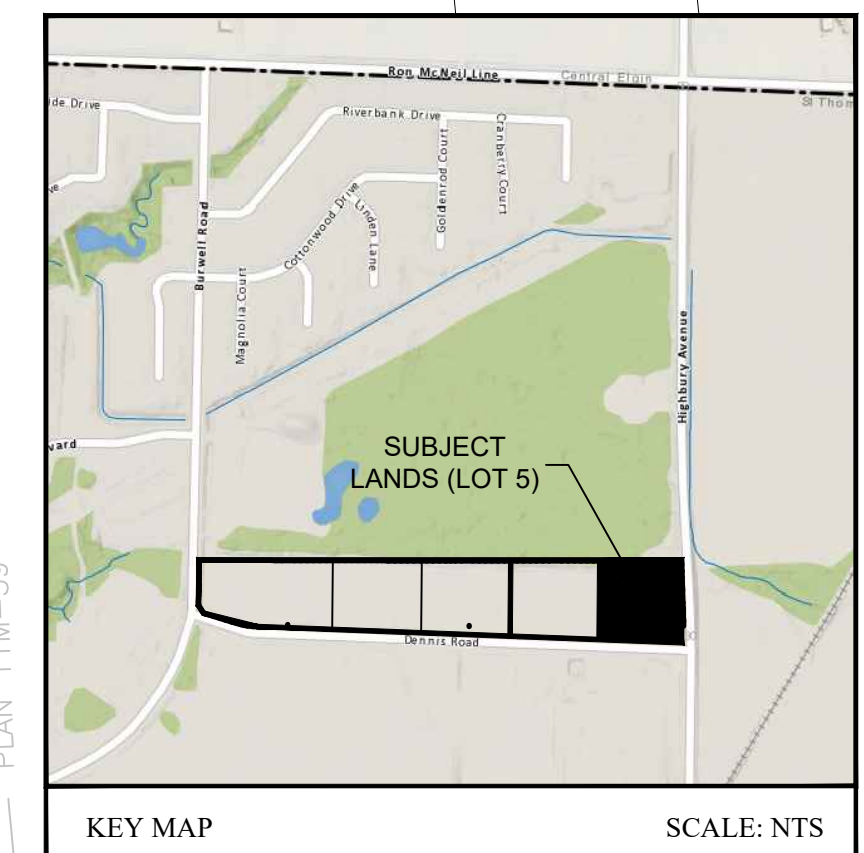
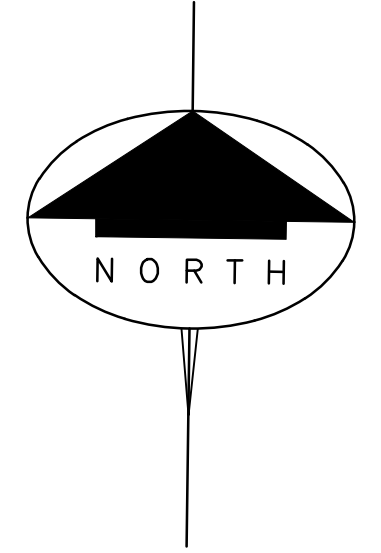
FIRE ROUTE SIGN DETAIL  
N.T.S.



Rb-93 ACCESSIBLE SIGN DETAIL  
N.T.S.



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



REVISION		
NO.	DESCRIPTION	DATE
01	BUILDING PERMIT APPLICATION	30/06/2023

Construction North:

Stamp:

LEGAL DESCRIPTION:  
 PLAN 11M59 PT BLKS 95 RP 11R-10518 PARTS 16 TO 18

LEGEND

- ss Proposed Stop Sign
- as Proposed Barrier Free Parking Sign
- fr Proposed Fire Route Sign
- Proposed Man Door
- Proposed Exterior Wall Mounted Lighting
- 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**  
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Project Title: **HIGHBURY INDUSTRIAL PARK**  
 155 DENNIS ROAD,  
 ST. THOMAS, ONTARIO

Sheet Title: **SITE PLAN**

Design: **PV**  
 Drawn: **YY**  
 Date: **MAR. 31, 2023**  
 Dwg. no. **SPI**

Scale: **1:250**

