

SITE SUMMARY

ITEM	ZONING BYLAW REQUIREMENTS	PROPOSAL	COMPLIANCE
ZONING CATEGORY	BEL	BEL	✓
LOT AREA (ha)	N/A	1.54ha (3.80ac)	✓
BUILDING AREA (sq.m.)	-	BUILDING A - 3,987.6 sq.m. BUILDING B - 3,683.2 sq.m. TOTAL - 7,670.8 sq.m.	✓
LOT FRONTAGE (min.)	30.0m	56.6m	✓
LOT COVERAGE (max.)	50%	50%	✓
FRONT YARD (m)	10.0m	15.95m	✓
REAR YARD (m)	1.0m	5.00m	✓
EX. SIDE YARD (m)	6.0 m minimum	10.0m	✓
INT. SIDE YARD (m)	1m min. total of both sides must be 6.0m minimum combined	1.5m	✓
NUMBER OF REQUIRED PARKING SPACES	20*	74	✓
NUMBER OF BARRIER FREE PARKING SPACES	N/A	4	✓
NUMBER OF LOADING SPACES	N/A	8	✓
PARKING STALL DIMENSIONS (m)	2.75 x 6.00	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	8.9%	✓
BUILDING HEIGHT (m)	10m	10m	✓

* CALCULATION IS BASED ON:
 WAREHOUSE - 1 SPACE PER 200 sq.m. OF FIRST 1000 sq.m. FLOOR AREA
 PLUS 1 SPACE PER 450 sq.m. OF REMAINDER OF FLOOR AREA
 $= ((1,000/200) + ((7,670.8 - 1,000)/450)) = 20$
 TOTAL = 20



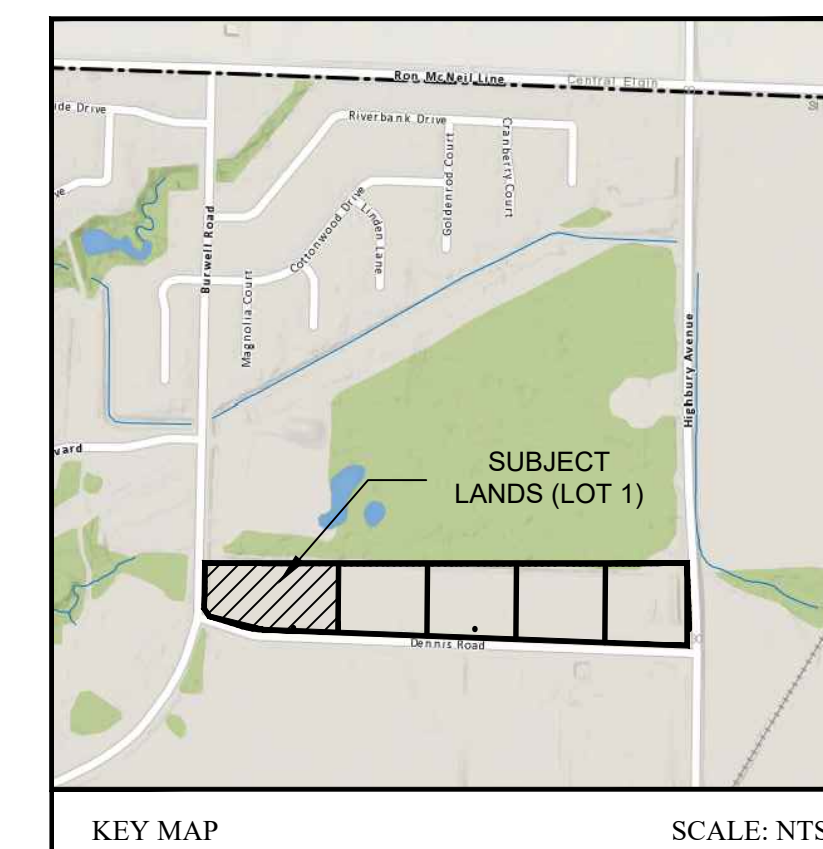
FIRE ROUTE SIGN DETAIL
N.T.S



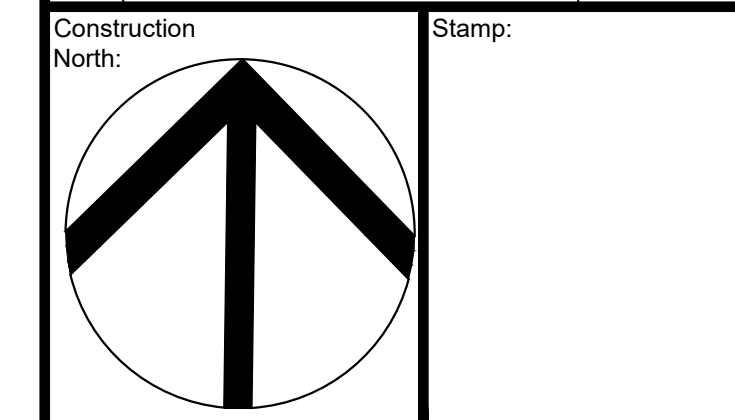
Rb-93 ACCESSIBLE SIGN DETAIL
N.T.S



Ra-1 STOP SIGN DETAIL
N.T.S



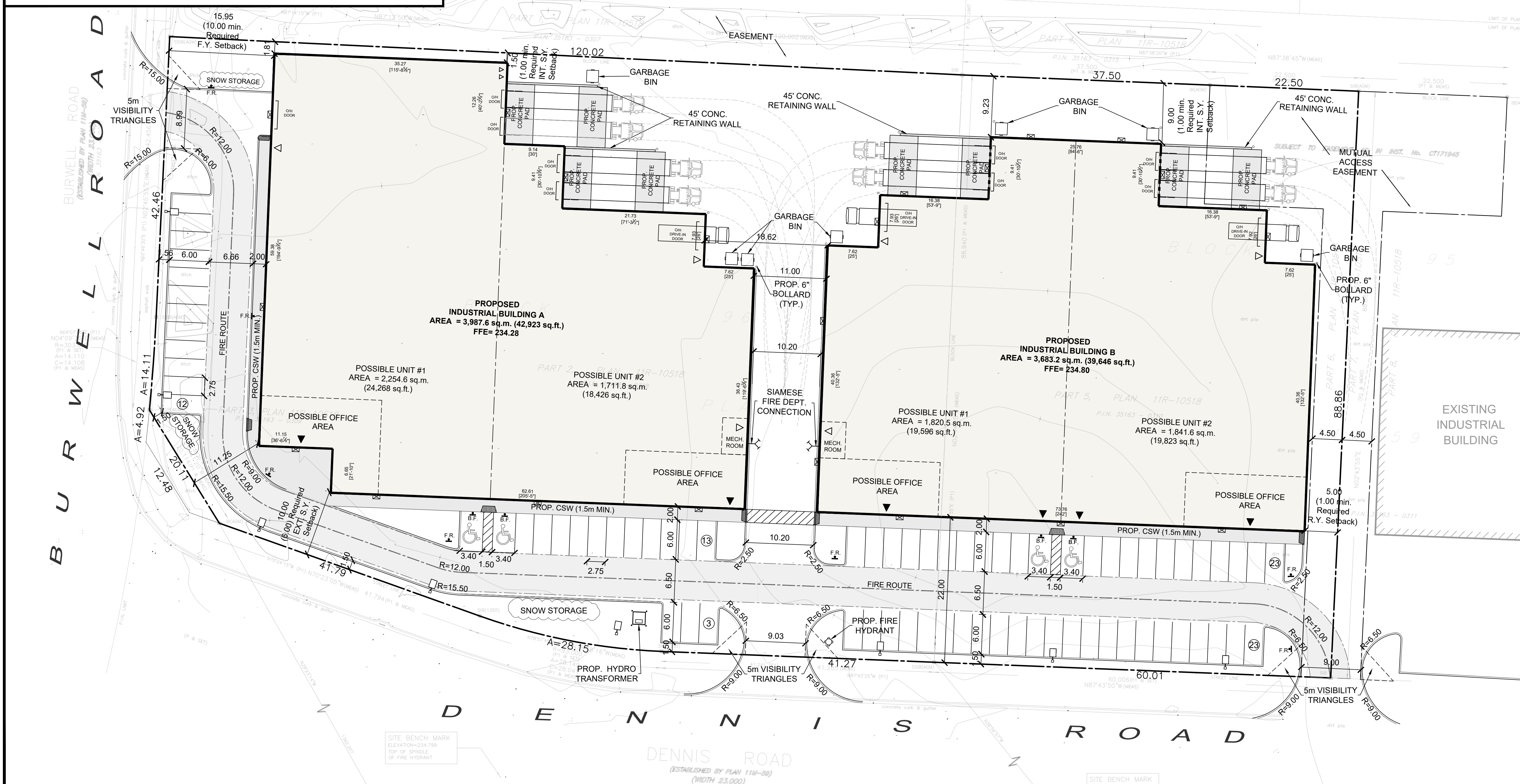
REVISION		
NO.	DESCRIPTION:	DATE:



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

- LEGEND
- Proposed Exterior Wall Mounted Lighting
 - Proposed Light Standard
 - Proposed Stop Sign
 - Proposed Barrier Free Parking Sign
 - Proposed Fire Route Sign

- 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.
 - Landscape Area calculation includes sidewalks- excludes road, parking, loading areas.



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Project Title:
HIGHBURY INDUSTRIAL PARK LOT 1
 25 DENNIS ROAD,
 ST. THOMAS, ONTARIO

Sheet Title:
Site Plan

Design: PV
 Drawn: YY
 Date: MAY 11, 2023
 Dwg. no. **SP1**

Scale:
 1:300