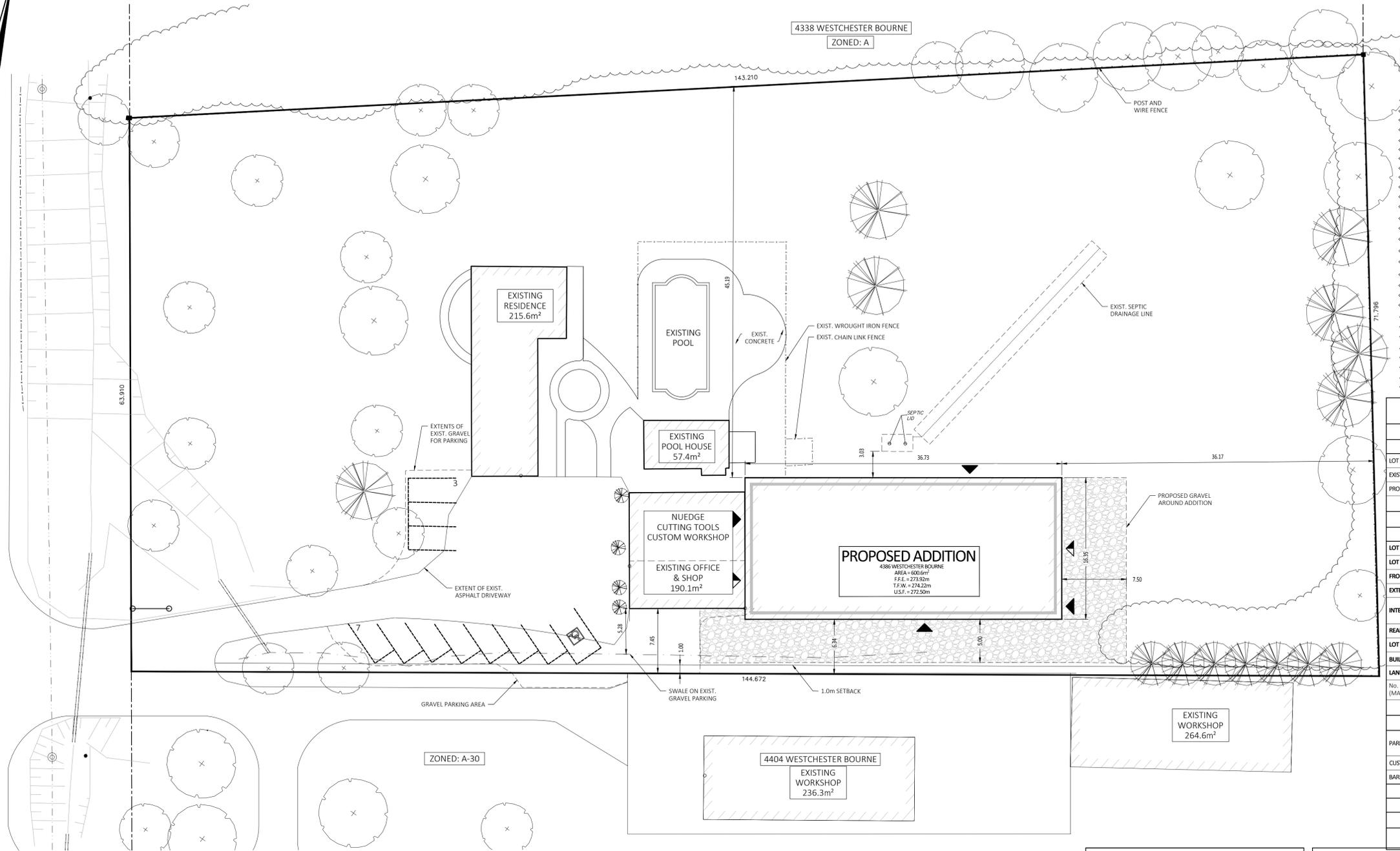




WESTCHESTER BOURNE - HWY 74



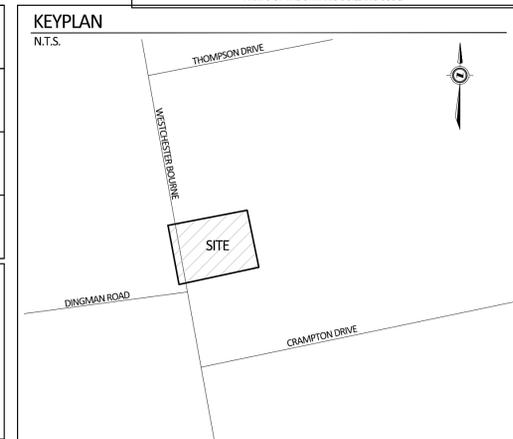
LEGEND:

- SITE BOUNDARY
- PROPERTY LINE (OTHERS)
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED TREE PRESERVATION FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- BUILDING ENTRANCE
- OVERHEAD DOOR
- DECIDUOUS/CONIFEROUS TREE
- DECIDUOUS/CONIFEROUS TREE TO BE REMOVED

ZONING DATA CHART

SITE INFORMATION		
(m ²)		
LOT AREA	9762.2m ²	
EXISTING BUILDING AREA	EXISTING WORKSHOP - 190.1m ²	
PROPOSED BUILDING ADDITION	600.6m ²	
ZONING INFORMATION - ZONING TYPE A-16		
USES: CUSTOM WORKSHOP		
	REQUIRED	PROPOSED
LOT AREA (MIN.)	40 ha	0.98ha(EXISTING)
LOT FRONTAGE (MIN.)	150m	63.9m(EXISTING)
FRONT YARD DEPTH (MIN.)	25m	39.6m(EXISTING)
EXTERIOR SIDE YARD (MIN.)	25m	N/A
INTERIOR SIDE YARD (MIN.)	15m	19.2m NORTH (EXISTING) 6.2m SOUTH (MINOR VARIANCE)
REAR YARD DEPTH (MIN.)	15m	36.1m
LOT COVERAGE (MAX.)	20%	10.9%
BUILDING HEIGHT (MAX.)	10m	8.3m
LANDSCAPED (MIN.)	30%	89.1%
No. OF DWELLINGS PER LOT (MAX.)	1 ONLY	1 EXISTING
PARKING REQUIREMENTS		
ZONING BY-LAW: 4.21.3 (41)		
PARKING SPACE SIZE	2.75m x 5.5m	
CUSTOM WORKSHOP - 1 PER 100m ²	8	
BARRIER FREE	1	
TOTAL REQUIRED	9	
TOTAL PROVIDED	11	
BUILDING CLASSIFICATION		
INDUSTRIAL - GROUP F2 OCCUPANCY PART 3 OF THE ONTARIO BUILDING CODE		

BENCHMARK 1 (SITE) TOP OF FOUNDATION WALL ELEVATION: 273.94m
BENCHMARK 2 (SITE) TOP OF FOUNDATION WALL ELEVATION: 273.92
BENCHMARK 3 (SITE) FINISHED FLOOR OF GARAGE ELEVATION: 274.19m
BENCHMARK 4 (SITE) FINISHED FLOOR OF SHOP ELEVATION: 274.27m
LEGAL INFORMATION
PART OF SOUTH HALF OF LOT 24 CONCESSION 3 IN THE MUNICIPALITY OF THAMES CENTRE COUNTY OF MIDDLESEX SOUTH OF THE RIVER THAMES



REVISIONS	DATE
1 ISSUED FOR MINOR VARIANCE	2024-01-26

PROJECT NO.	DESIGNED BY
3909	RI

SCALE: 1:250

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE PROJECT. DIMENSIONS ARE TO BE PRECEDING WITH ANY CONSTRUCTION WORK.

DRAWINGS ARE NOT TO BE SCALED.

NUEDGE CUTTING TOOLS
4386 WESTCHESTER BOURNE
BELMONT, ON

SITE PLAN AND ZONING REQUIREMENTS

SP0.1

