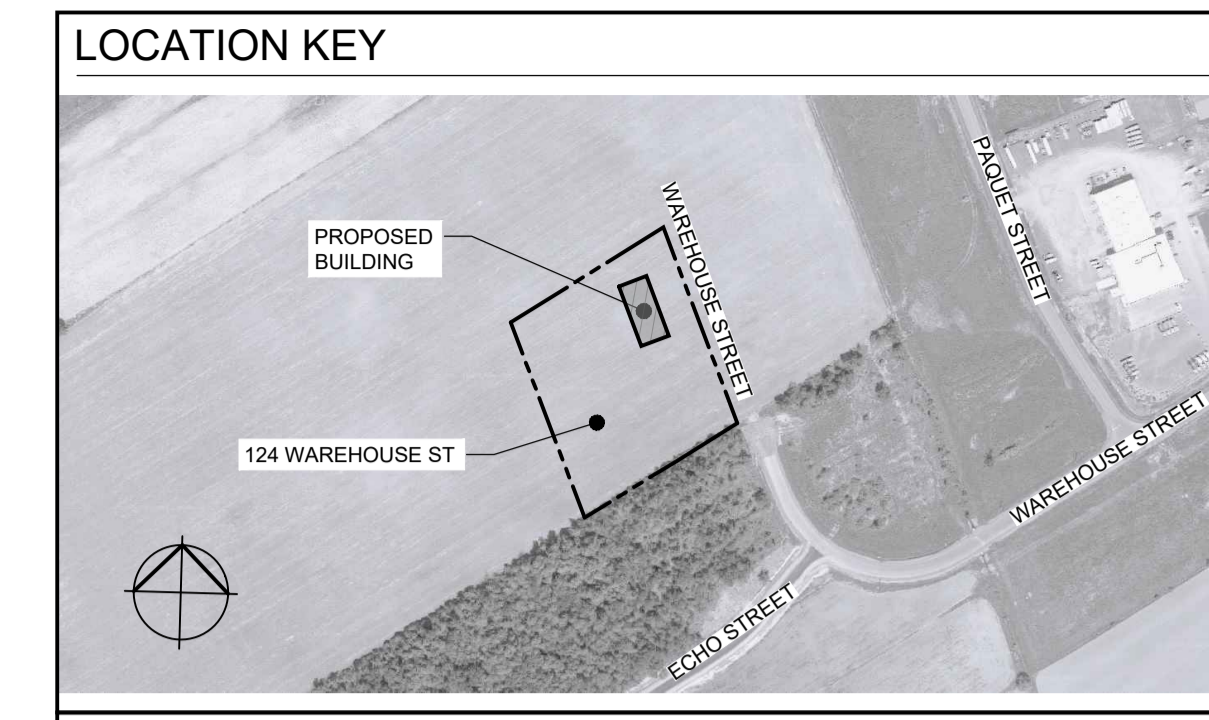
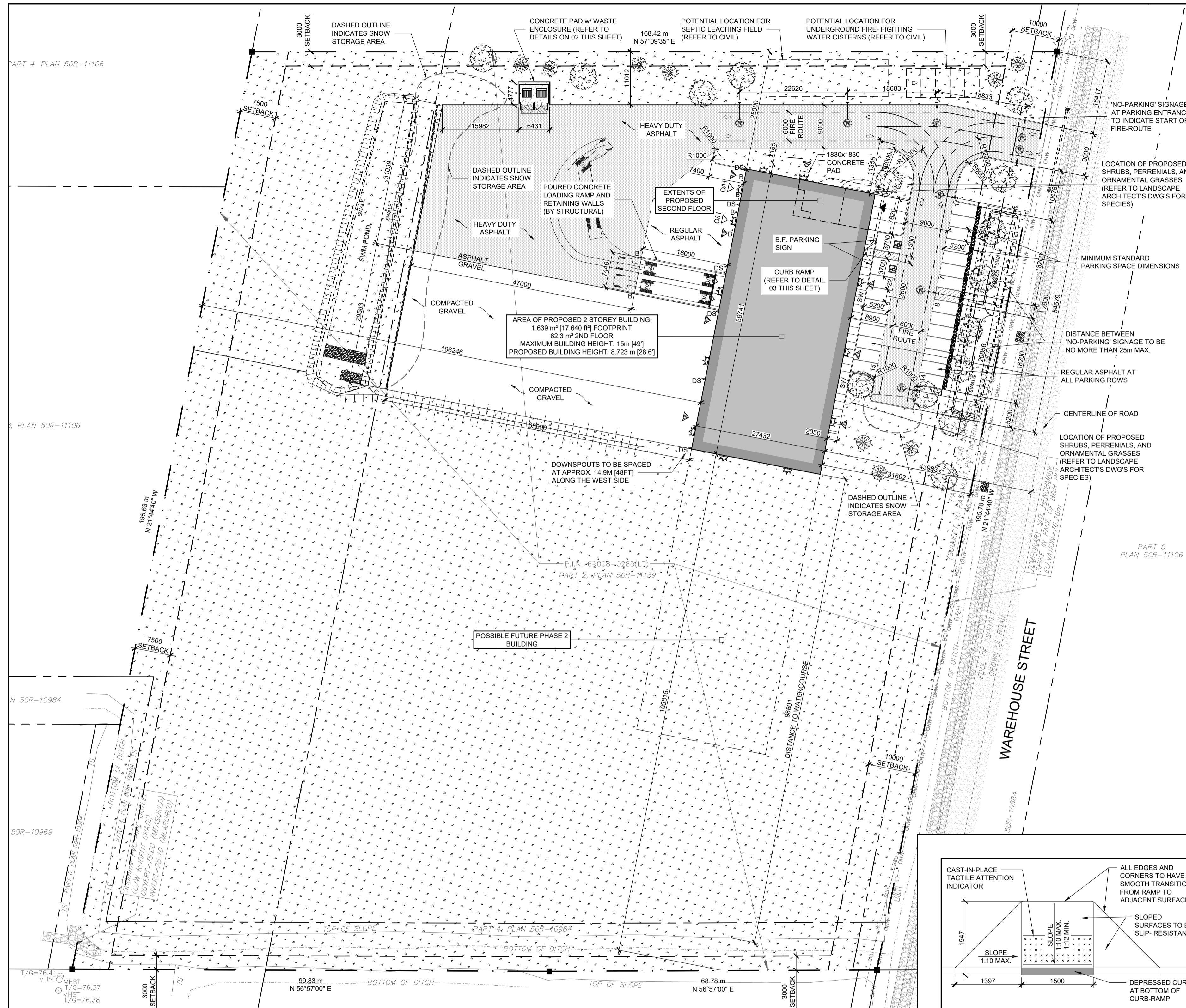


THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S SKETCH TO ILLUSTRATE TOPOGRAPHY PREPARED BY MCINTOSH PERRY SURVEYING INC.



ZONING INFORMATION

PER THE ZONING BY-LAW OF THE MUNICIPALITY OF THE TOWNSHIP OF RUSSELL - JULY 2018

LEGAL DESCRIPTION:
PART 2, PLAN 50R-11139

PROPOSAL:
NEW 1,639 m² [17,640 ft²] TWO STOREY STRUCTURE

ZONING:
DESIGNATION: (MP2) INDUSTRIAL PARK ZONE (SECTION 7)

ZONING PROVISIONS (PER TABLE 7.4.2.):

- LOT AREA (MIN.) = 4000 m²
ACTUAL LOT AREA = 32,377 m²
- LOT FRONTAGE (MIN.) = 35 m
ACTUAL FRONTAGE = 195.8 m
- SETBACKS (MIN.):
- FRONT = 10.0 m
- INT. SIDE = 3.0 m
- REAR = 7.5 m
- LANDSCAPED OPEN SPACE = 10% MIN.
ACTUAL LANDSCAPE OPEN SPACE = 82.7% (26,761 m²)
- LOT COVERAGE = 50% MAX.
ACTUAL LOT COVERAGE = 5.1% (1,639 m²)
- MAX. BUILDING HEIGHT = 15 m
ACTUAL HEIGHT = 8.4 m

LOADING REQUIREMENTS:
(PER TABLE 6 UNDER 3.30.1)

BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 2 LOADING SPACES IS REQUIRED.

REQUIREMENTS (SECTION 3.30.2)

MIN. LOADING SPACE WIDTH: 3.5 m
MIN. LOADING SPACE LENGTH: 9.0 m

REQUIREMENTS (SECTION 3.41.1):

WAREHOUSE REQUIRES 0.8 PARKING SPACES PER 100m² OF GROSS FLOOR AREA. PARKING SPACES UNDER THIS SECTION RECOGNIZE ONLY THOSE WHICH ARE WITHIN THE PROPERTY BOUNDARY.

REQUIRED: 12 SPACES

OFFICE USE REQUIRES 4 PARKING SPACES PER 100m² OF GROSS FLOOR AREA. PARKING SPACES UNDER THIS SECTION RECOGNIZE ONLY THOSE WHICH ARE WITHIN THE PROPERTY BOUNDARY.

REQUIRED: 10 SPACES

TOTAL REQUIRED: 22 SPACES
TOTAL PROVIDED: 22 SPACES

REQUIREMENTS (SECTION 3.41.3)

MIN. PARKING SPACE WIDTH: 2.6 m
MIN. PARKING SPACE LENGTH: 5.2 m

BARRIER-FREE PARKING (3.41.4):

RESERVED BARRIER-FREE PARKING SPACES IN ACCORDANCE WITH TABLE 10:

REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

MIN. B.F. PARKING SPACE WIDTH: 3.7 m
MIN. B.F. PARKING SPACE LENGTH: 5.2 m

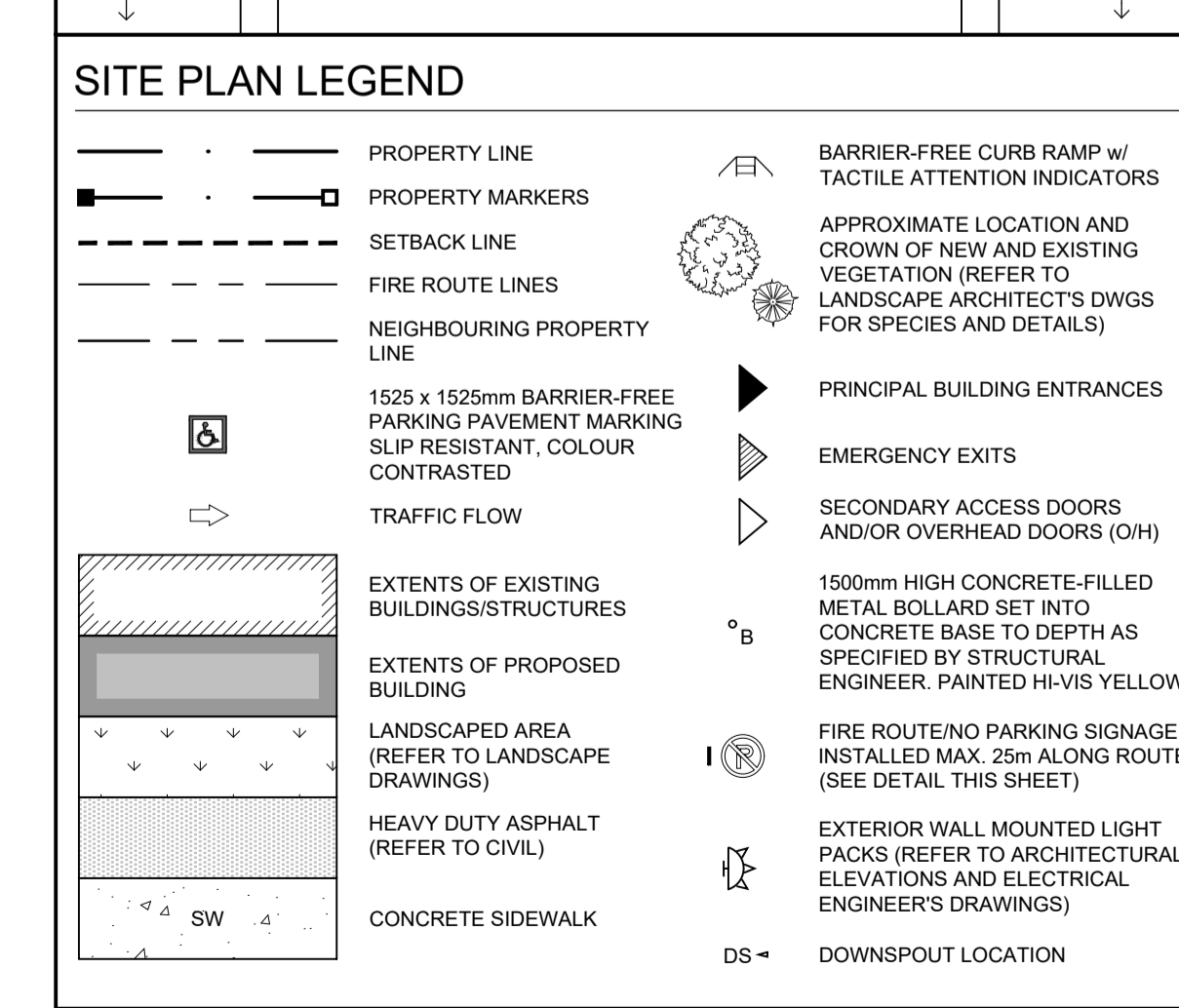
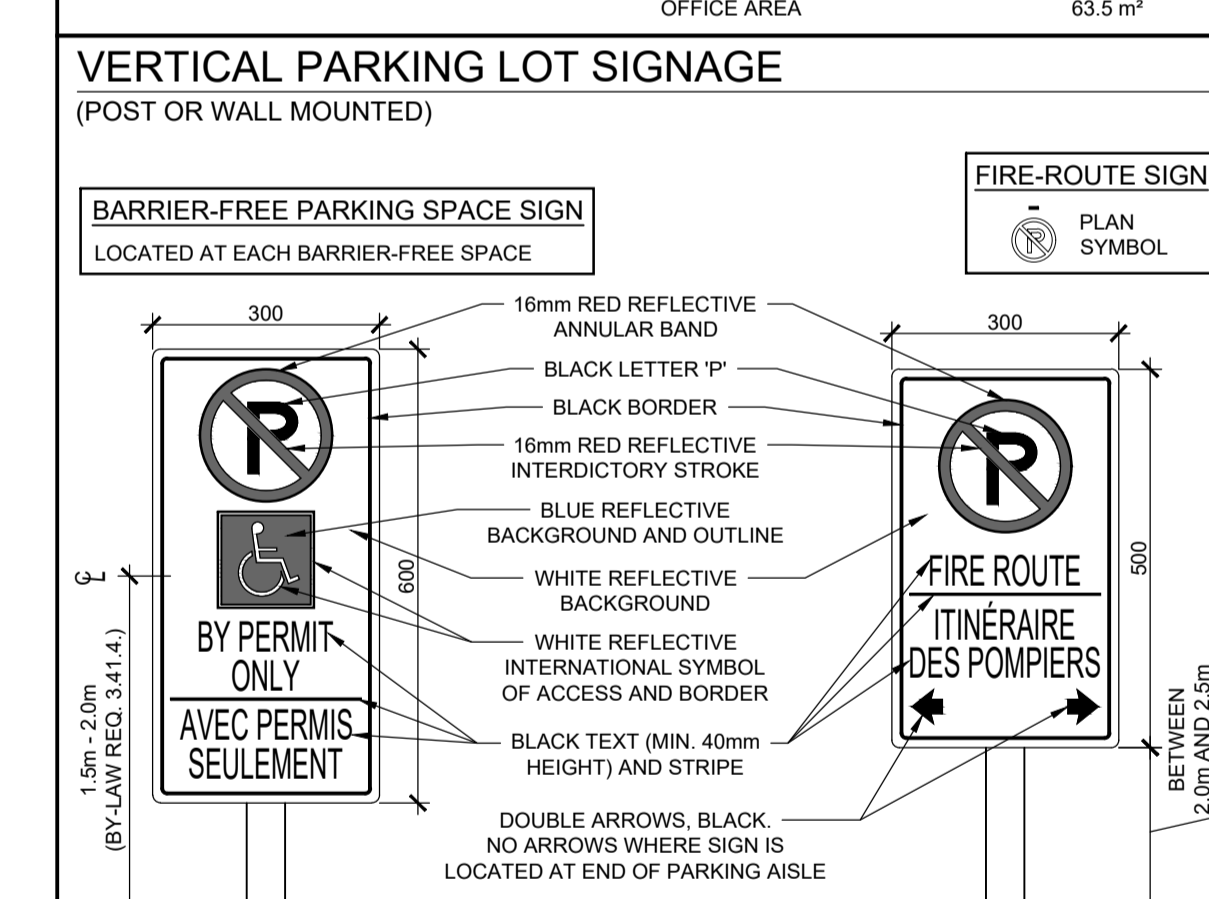
PAVEMENT MARKINGS AND SIGNAGE FOR BARRIER-FREE PARKING SHALL COMPLY WITH SECTION 3.41.4 OF THE ZONING BY-LAW 2018-094.

GROSS FLOOR AREAS BY USE (for the purpose of parking calculations)

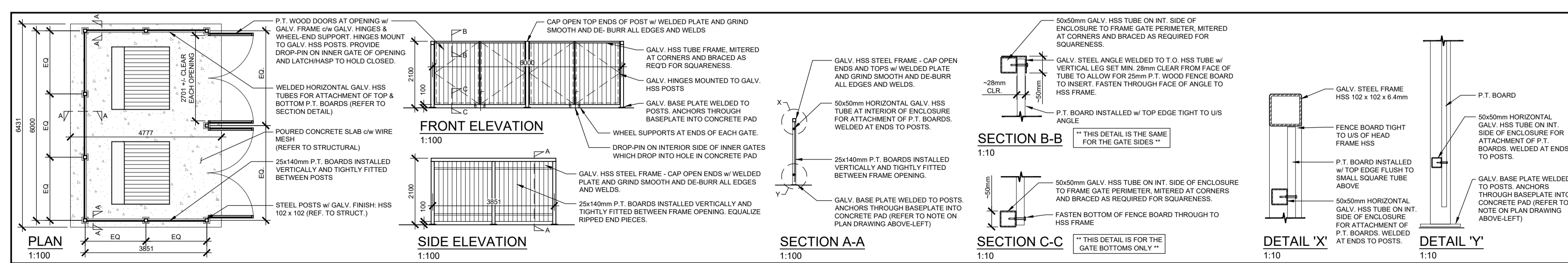
GROUND FLOOR WAREHOUSE	1,496.9 m²
OFFICE AREA	172.3 m²
SECOND FLOOR OFFICE AREA	63.5 m²

Revisions

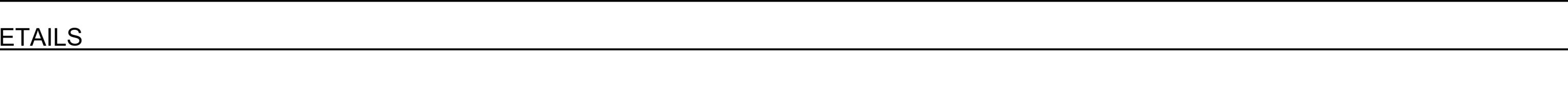
No.	By	Description	Date
08	JM	RE-ISSUED FOR SITE PLAN CONTROL	08 MAR 2024
07	JM	RE-ISSUED FOR SITE PLAN CONTROL	16 JAN 2024
06	AP	ISSUED FOR COORDINATION	21 DEC 2023
05	JM	ISSUED FOR COORDINATION	14 NOV 2023
04	JF	ISSUED FOR SITE PLAN CONTROL	05 OCT 2023
03	JF	ISSUED FOR CONSULTANT COORDINATION	06 SEP 2023
02	JF	REVISED FOR CLIENT REVIEW	05 SEP 2023
01	JF	ISSUED FOR CLIENT REVIEW	01 SEP 2023



04 PROPOSED SITE PLAN
SP-A01 SCALE: 1:500



02 WASTE ENCLOSURE DETAILS
SP-A01 SCALE: AS NOTED



01 GENERAL INFO
SP-A01 SCALE: N/A

Project
**STREET IMPORTS
NEW WAREHOUSE**

124 WAREHOUSE STREET, VARS, ONTARIO
Drawing
PROPOSED SITE PLAN

Scale AS NOTED
Drawn J.F.
Checked J.F. / C.D.
Project No. 23-135
Date AUGUST 2023

Stamp
Ontario Association of Architects
CHRISTOPHER LEE DEIMLING
LICENCE 8238
Drawing No. SP-A01