

PROPOSED BUILDING ADDITION – SITE DATA

SITE ZONING:	MANUFACTURING DISTRICT (M1-2)	
LOT AREA =	133,116 SQ.FT.	(3.05 ACRES)
NOTE: 1. EXISTING 1 STOREY BUILDING WAS CONSTRUCTED APPROXIMATELY 60 YEARS AGO PREDATES ZONING BY-LAW (GRANDFATHERED).  2. EXISTING 3 SHIPPING CONTAINERS ARE TO BE REMOVED/DEMOLISHED UPON COMPLETION OF THE PROPOSED CONSTRUCTION OF THE NEW BUILDING.		
EXISTING OFFICE AREA	1,935 SQ. FT.	
NOTE: EXISTING OFFICE AREA WILL BE CONVERTED TO SHOP SPACE ONCE THE NEW BUILDING IS CONSTRUCTED.		
EXISTING SHOP AREA	1,935 SQ. FT.	
NEW SHOP ADDITION	24,900 SQ. FT.	
NEW OFFICE ADDITION	5,000 SQ. FT.	
TOTAL BUILDING AREA	33,770 SQ. FT.	
BUILDING FOOTPRINT (LOT COVERAGE) = 33,950 SQ. FT. (25.50%)		
LANDSCAPE AREA REQUIRED 10% =	13,311 SQ. FT.	
LANDSCAPE AREA PROVIDED =	17,046 SQ. FT. = 12.8%	
MINIMUM FRONT YARD DEPTH =	39.40 FT.	
MINIMUM REAR YARD DEPTH =	24.60 FT.	
MINIMUM SIDE YARD WIDTH =	19.68 FT.	

TOWN OF TECUMSEH PARKING REQUIREMENTS

OFFICE = 1 SPACE PER 200 SQ.FT.  
SHOP = 1 SPACE PER 1,077 SQ.FT.

PARKING BREAKDOWN

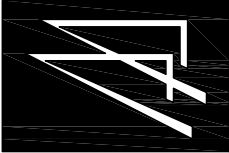
EX. SHOP = 3,870 SQ.FT. = 4 SPACES  
NEW OFFICE = 5,000 SQ.FT. = 25 SPACES  
NEW SHOP = 24,900 SQ.FT. = 24 SPACES  
  
TOTAL PARKING REQUIRED = 53 SPACES  
  
EXISTING PARKING SPACES = 25 SPACES  
NEW PARKING SPACES = 31 SPACES  
TOTAL PARKING PROVIDED = 56 SPACES



PROPOSED OVERALL SITE PLAN  
SCALE: N.T.S.

Minor Variance Application  
A-20-23  
5085 Walker Road

ALEO ASSOCIATES INC.  
CONSULTING ENGINEERS



325 DEVONSHIRE RD., SUITE 500, WINDSOR, ONTARIO, CANADA N8Y 2L3  
TELEPHONE (519) 254-7926 FACSIMILE (519) 254-0895

DATE		AUGUST, 2023			
SCALE		AS SHOWN			
DRAWN BY		OA			
AUTOCAD REF.		SITE_PLAN.dwg			
PROJECT TITLE	PROPOSED MANUFACTURING BUILDING ADDITION				
	5085 WALKER ROAD				
	TOWN OF TECUMSEH, ONTARIO				
	PROPOSED OVERALL SITE PLAN				
SHEET TITLE					
DATE	No.	ISSUED FOR			
NOV.16,2023	1	MINOR VARIANCE -- FRONT YARD PARKING			
PROJECT No.		SHEET No.			
8510		SK1 of 1			