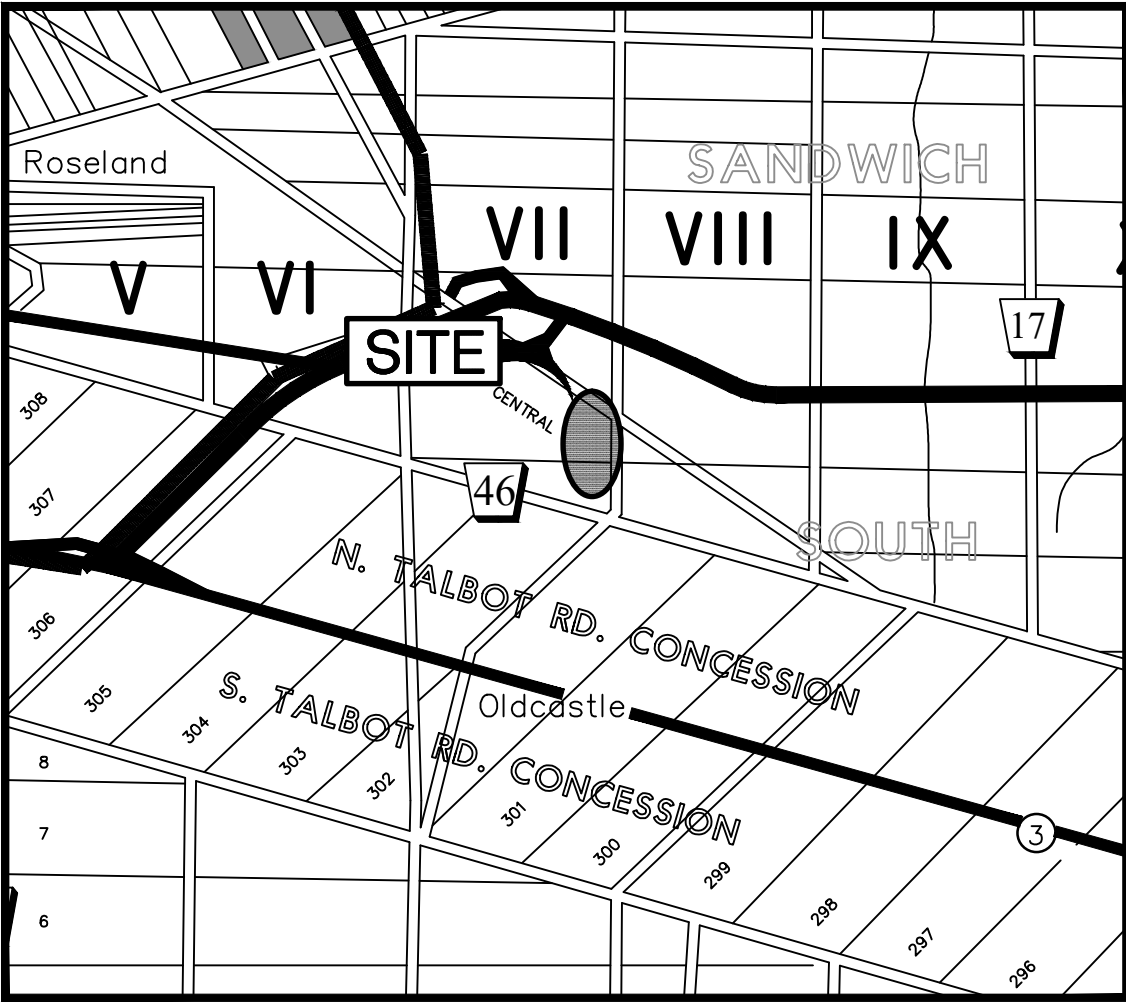
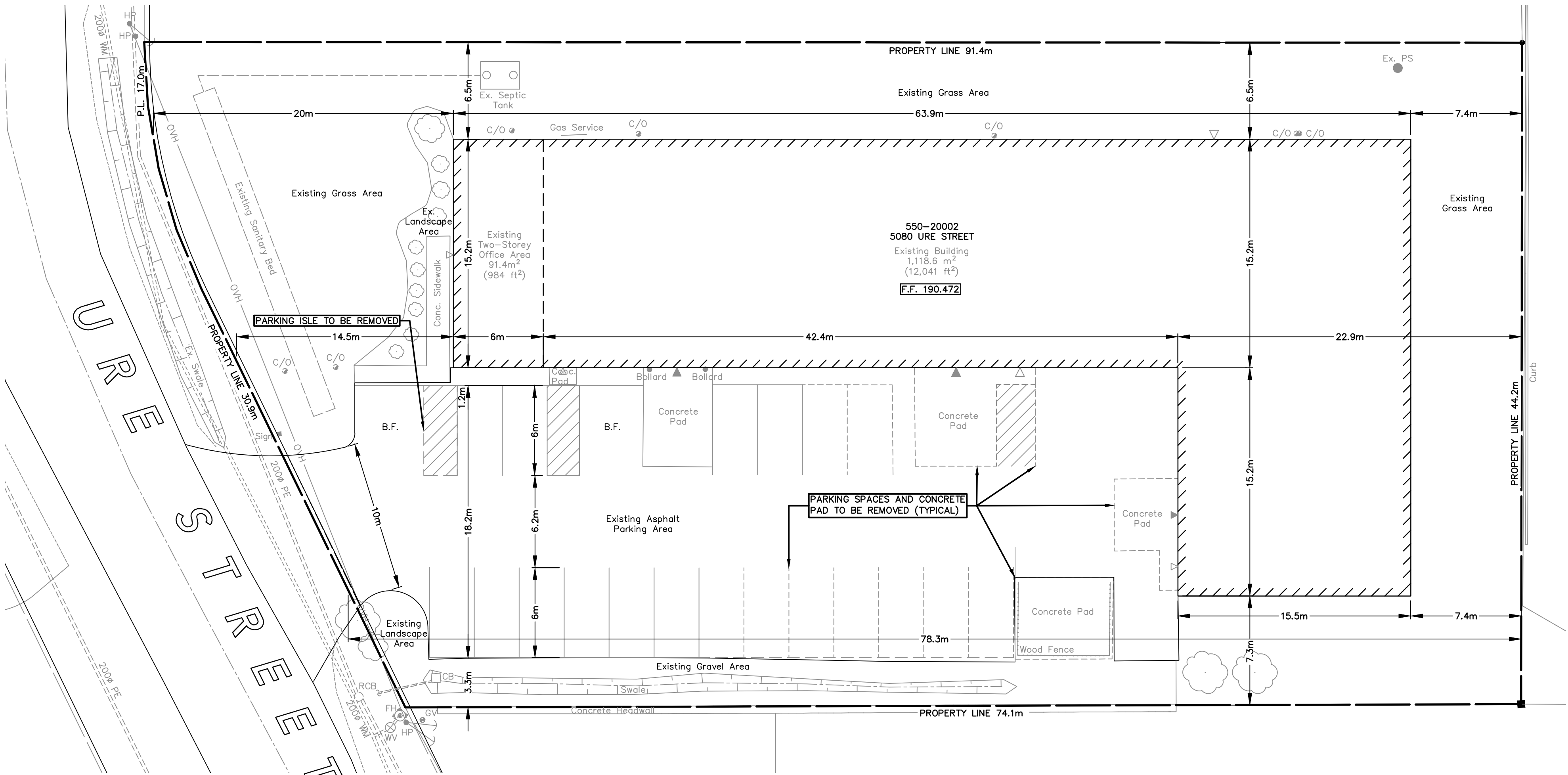




KEY PLAN
Scale = N.T.S.

LEGEND

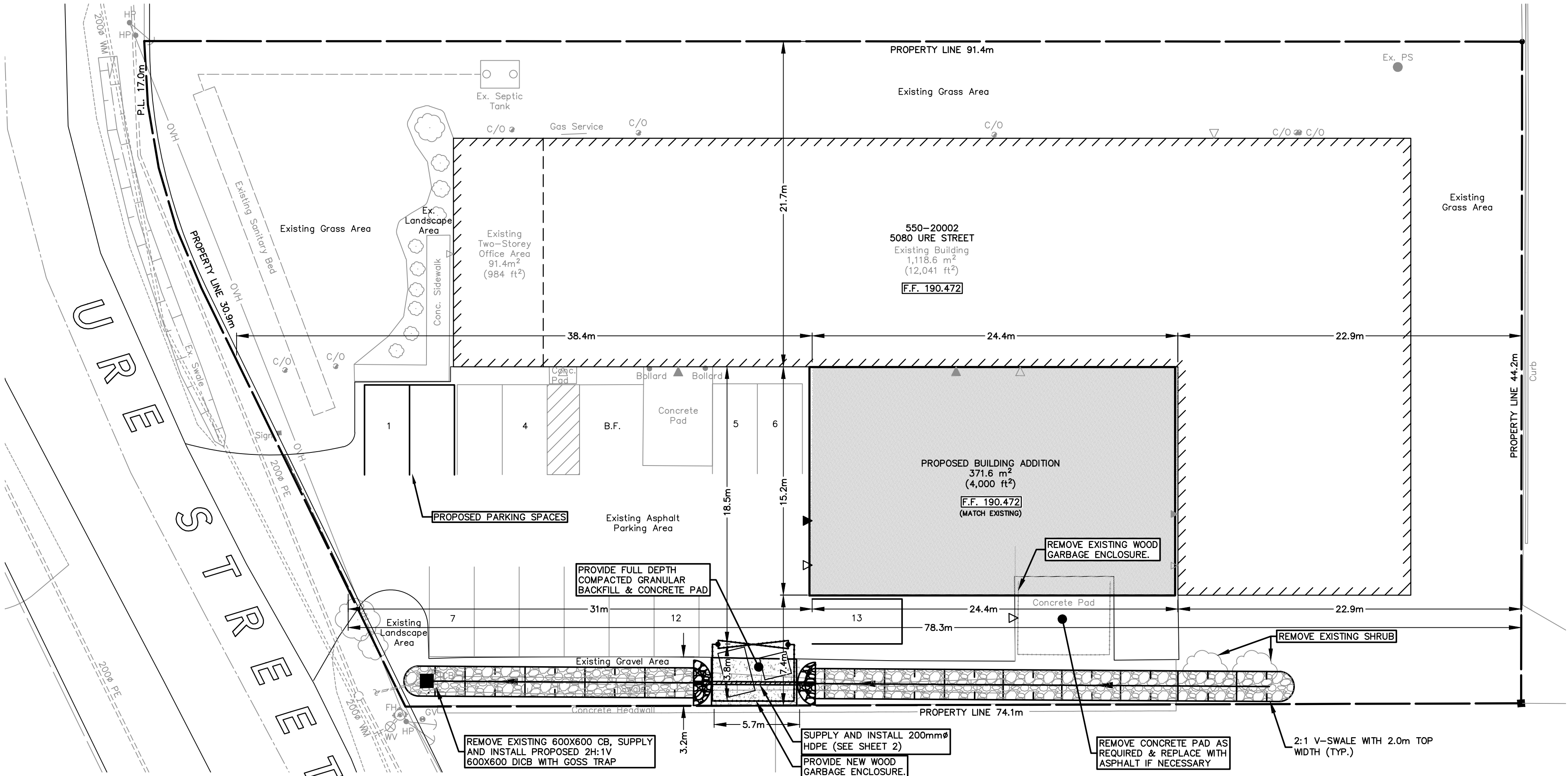
- △ MANDOOK
- ▲ OVERHEAD DOOR
- △ EXISTING
- ▲ EXISTING



EXISTING SITE PLAN

Scale = 1:200

SITE STATISTICS (550-20001)						
ZONING: M-1 - RESTRICTED INDUSTRIAL ZONE						
ZONE CATEGORY	REQUIRED		EXISTING		PROPOSED	
GROSS LOT AREA	N/A	N/A	0.372 ha.	(0.92ac)	N/A	N/A
LOT FRONTAGE (MIN.)	30.00m		44.20m		44.20m	
FRONT YARD SETBACK (MIN.)	12.00m		14.5m		14.5m	
REAR YARD SETBACK (MIN.)	7.50m		7.40m		7.40m	
INTERIOR SIDE YARD SETBACK (MIN.)	6.00m		6.5m		6.5m	
DRIVEWAY SETBACK	N/A		N/A		N/A	
LANDSCAPED OPEN SPACE (MIN.)	10%		34.8%		N/A	
LOT COVERAGE						
REQUIRED	REQUIRED		EXISTING		PROPOSED	
MAIN BUILDING AREA	N/A	N/A	0.121 ha.	(0.299ac)	0.037 ha.	(0.092ac)
TOTAL LOT COVERAGE	MAX. = 40%		32.50%		42.48%	
PARKING						
REQUIRED	REQUIRED		EXISTING		PROPOSED	
REGULAR SPACE SIZE	3m x 6m		3m x 6m		3m x 6m	
BARRIER FREE SPACE SIZE	5m x 6m		5m x 6m		5m x 6m	
PARKING SPACE REQUIREMENT (INDUSTRIAL - 1 SPACE PER 93m²) (OFFICE - 1 SPACE PER 18.5m²)	26		19		-6 (13)	
BARRIER FREE SPACE	-		2		-1 (1)	
BUILDING HEIGHTS						
REQUIRED	REQUIRED		EXISTING		PROPOSED	
MAIN BUILDING (MAX.)	MAX. = 10.50m		7.12m		7.54m	



PROPOSED SITE PLAN

Scale = 1:200

Minor Variance Application
A-18-23
5080 Ure Street

NOTES:

1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N.J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OR LOCATION SHOWN.
2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
3. SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
4. THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION. THE ADEQUACY OF THE STRUCTURES AND THEIR FIELD LAYOUT IS THE RESPONSIBILITY OF THE OWNER AND/OR THEIR REPRESENTATIVE.

OWNER'S REVIEW & APPROVAL	H.C.M.	2023-11-20
OWNER'S REVIEW & APPROVAL	H.C.M.	2023-10-31
ISSUED FOR:	BY:	YTTY/MM/DD

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CRAIG MCNEIL

**GLIDER GUARD
BUILDING EXPANSION**

**5080 URE STREET,
TECUMSEH, ONTARIO**

SITE PLAN

DESIGNED BY:	H.C.M.	DATE:	OCT. 31, 2023
DRAWN BY:	M.A.	SCALE:	AS SHOWN
SHEET:	1	OF:	2
PROJECT No.:	E23-049		