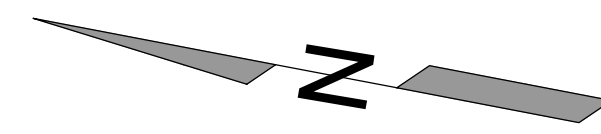
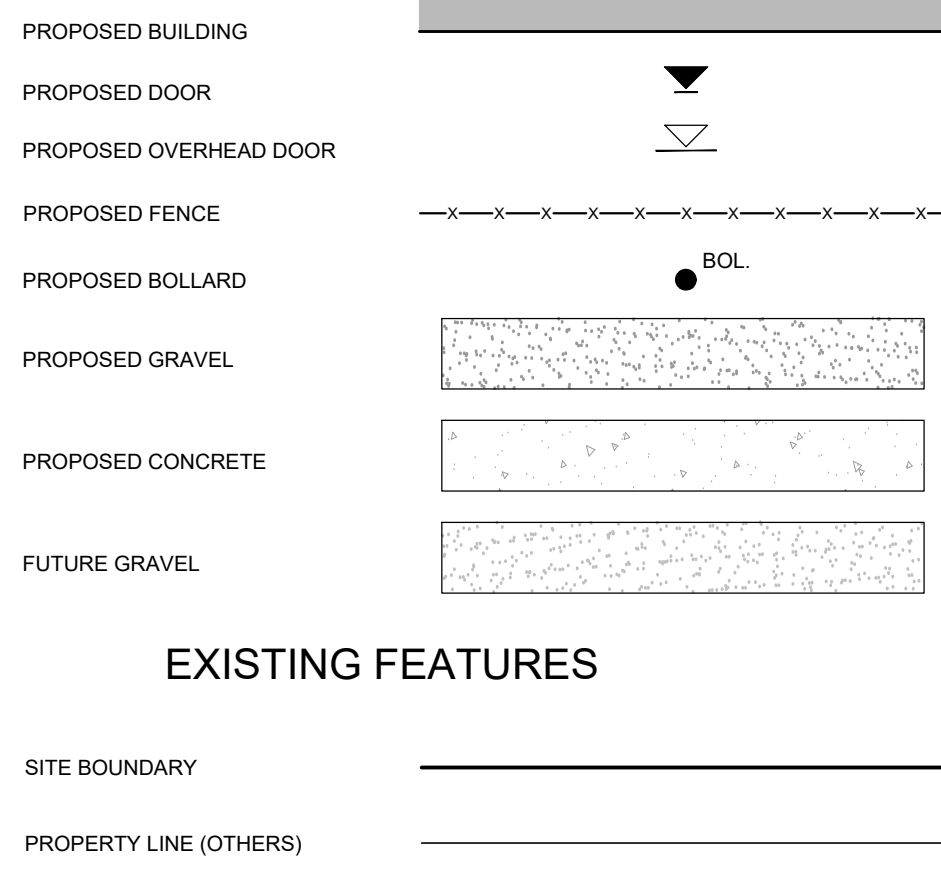


**PROPOSED FEATURES**



**ZONING INFORMATION:**

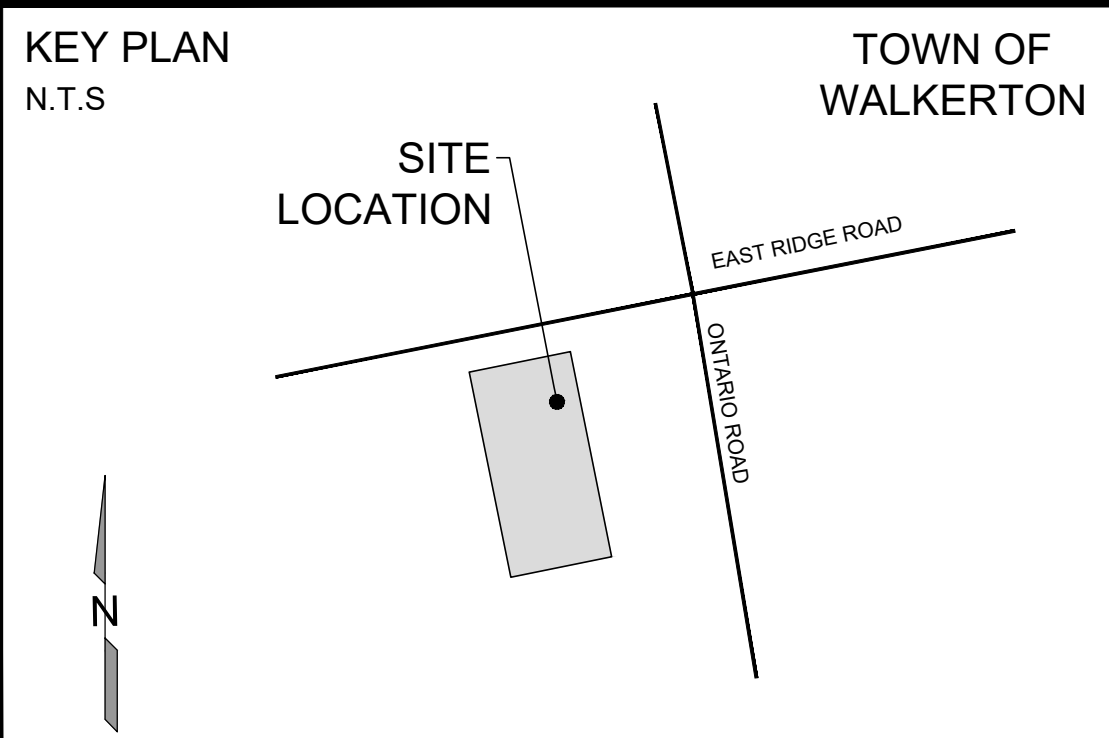
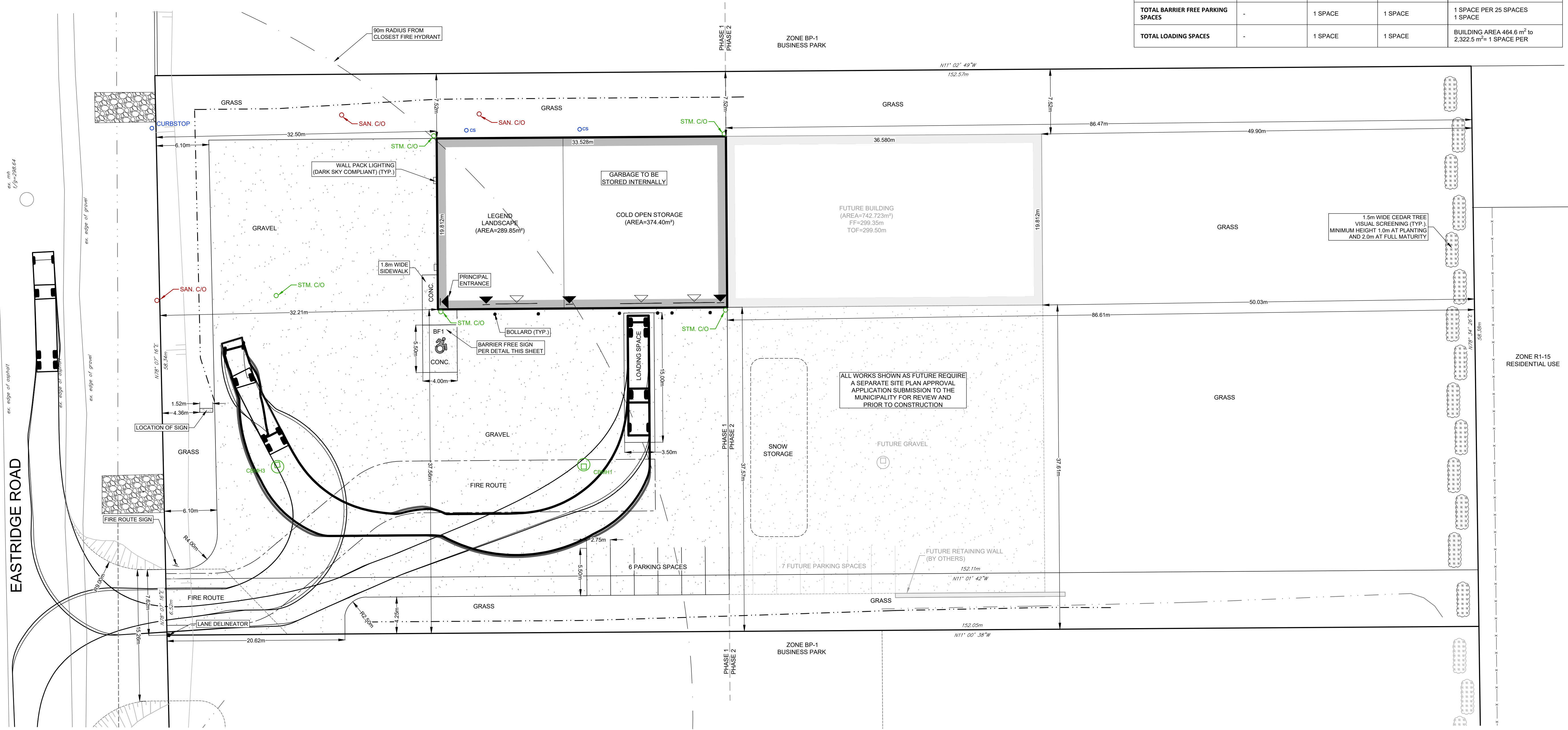
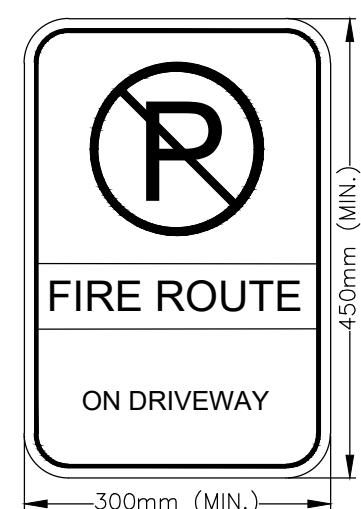
ZONING TYPE:		BUSINESS PARK 1 - LIGHT INDUSTRIAL		
ZONE:		BP1		
	EXISTING	PROPOSED	PROPOSED + FUTURE	REQUIRED BY ZONING BYLAW
LOT AREA	9,884.64m <sup>2</sup>	9,884.64m <sup>2</sup>	9,884.64m <sup>2</sup>	750.0m <sup>2</sup> (MIN.)
LOT FRONTAGE	116.68m	64.86m	64.86m	30.0m (MIN.)
FRONT YARD DEPTH	-	32.21m	32.21m	6.0m (MIN.)
REAR YARD DEPTH	-	86.47m	49.90m	7.5m (MIN.) BUILDING HEIGHT GREATER THAN 12m, INCREASE YARD 0.5m FOR EVERY METER OVER 12m
INTERIOR SIDE YARD DEPTH	-	7.52m	7.52m	4.0m (MIN.) BUILDING HEIGHT GREATER THAN 12m, INCREASE YARD 0.5m FOR EVERY METER OVER 12m
LOT COVERAGE	-	6.7%	14.0%	75.0% (MAX.)
BUILDING HEIGHT	-	-	-	22.0m (MAX.)
LANDSCAPED OPEN SPACE	-	FRONT YARDS 6.1m INT./REAR 4.25m	FRONT YARDS 6.1m INT./REAR 4.25m	FRONT/EXT. YARDS 3.0m (MIN.) INTERIOR/REAR YARDS 2.0m (MIN.)
TOTAL PARKING SPACES	-	664.256 / 100 = 6.6 ▶ 7 SPACES	1388.97 / 100 = 13.8 ▶ 14 SPACES	1 SPACE PER 100m <sup>2</sup>
TOTAL BARRIER FREE PARKING SPACES	-	1 SPACE	1 SPACE	1 SPACE PER 25 SPACES 1 SPACE
TOTAL LOADING SPACES	-	1 SPACE	1 SPACE	BUILDING AREA 464.6 m <sup>2</sup> to 2,322.5 m <sup>2</sup> = 1 SPACE PER

**BARRIER FREE (BF1) PARKING SIGN DETAIL**



NOTE: SIGN TO BE MOUNTED ON A U-CHANNEL POST, BUILDING OR APPROVED EQUIVALENT AND INSTALLED AT A HEIGHT BETWEEN 1.50m AND 2.50m FROM GRADE TO CENTER OF SIGN.

**FIRE ROUTE (FR1) SIGN DETAIL**  
N.T.S.



**CONTRACTOR NOTES:**  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.  
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES.  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED. BEARING AND DISTANCES SHOWN WERE DERIVED FROM ---

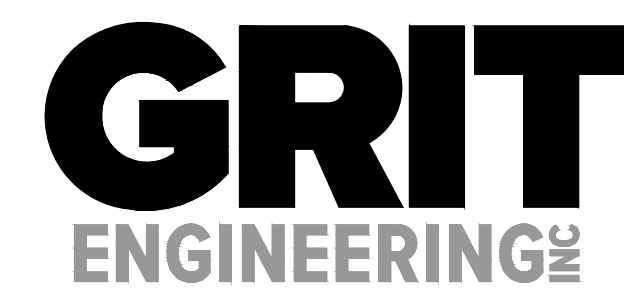
**BENCHMARK (GEODETIC)**

**ELEVATION:**

**BENCHMARK (SITE)**  
BENCHMARK IS DESCRIBED AS THE TOP OF LID OF THE EXISTING MANHOLE ON THE WESTERN SIDE OF SITE ON EASTRIDGE ROAD AS LOCATED ON GRIT DRAWING C300

**ELEVATION: 297.98**

No.	ISSUED DESCRIPTION	DATE (YYYY-MM-DD)
1	ISSUED FOR REVIEW	2023-11-21
2	REISSUED FOR REVIEW	2023-12-01
3	ISSUED FOR APPROVAL	2023-12-08
4	ISSUED FOR APPROVAL	2024-02-07
5	REISSUED FOR APPROVAL	2024-02-15
6	REISSUED FOR APPROVAL	2024-02-16
7	REVISED PER UTILITIES CONFLICT	2024-04-26
8	REVISED PER SIGNAGE	2024-05-02
9		



**MATCRETE INDUSTRIAL BUILDING**

PROJECT INFORMATION: EASTRIDGE ROAD, WALKERTON, ONTARIO

**JOHN ERNEWEIN LIMITED**

CLIENT INFORMATION:

DRAWING NAME: **SITE PLAN**

PROJECT No: **GE23-0680-1**

DRAWING No: **C200**

SCALE: 1 : 250 METRIC

SHEET SET No: 1 of 3