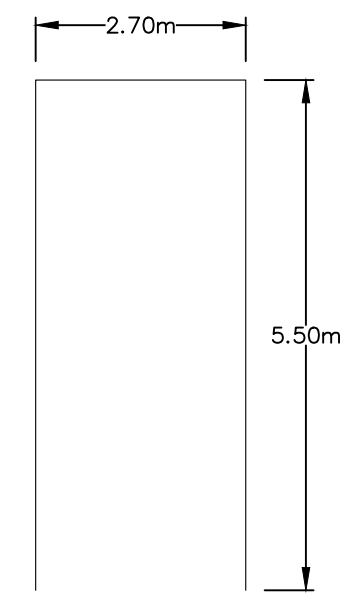


ZONING MATRIX FOR ENTIRE SITE			
ZONE M2	EXISTING	PROPOSED	REQUIREMENT BY ZBL
LOT AREA	15,121.12m ²	15,870.75m ²	1,350m ² (MIN.)
LOT FRONTAGE	93.670m	102.124m	30.0m (MIN.)
LOT DEPTH	136.751m	133.74m	45.0m (MIN.)
FRONT YARD	13.85m EX. RESIDENTIAL 18.52m EX. INDUSTRIAL	10.85m EX. RESIDENTIAL 15.52m EX. INDUSTRIAL	15.0m (MIN.)
INTERIOR SIDE YARD WIDTH	1.86m EX. RESIDENTIAL 0.34m EX. INDUSTRIAL 29.39m EX. INDUSTRIAL	1.86m EX. RESIDENTIAL 7.84m EX. INDUSTRIAL 29.39m EX. INDUSTRIAL	3.0m (MIN.)
REAR YARD DEPTH	42.22m	17.70m	7.5m (MIN.)
BUILDING HEIGHT	15.24m	15.24m	20.0m (MAX.)
BUILDING AREA	4397.38m ²	5924.55m ²	N/A
LOT COVERAGE	29.1%	37.3%	60.0% (MAX.)
LANDSCAPE OPEN SPACE	22.8% (3,441.71m ²)	20.0% (3,178.62m ²) *	20.0% (MIN.)
TOTAL No. OF PARKING SPACES	16	45 SPACES +	FIRST 3000m ² - 1/50m ² =60, 1/100m ² IN EXCESS = 30.48 TOTAL = 91 SPACES
TOTAL No. OF BARRIER FREE PARKING SPACES	1 SPACES	2 SPACES	PARKING SPACES (2-50) REQUIRES 2 DESIGNATED PARKING SPACES

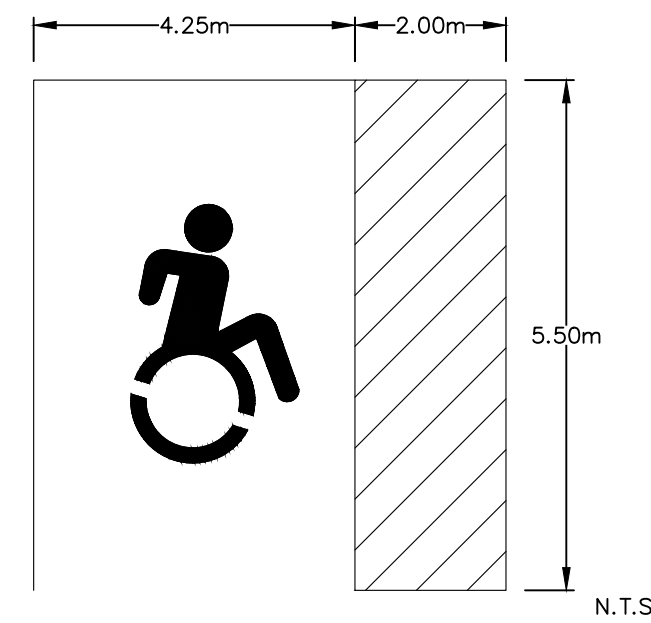
* INDICATES ZONING BY-LAW NOT MET

ZONING MATRIX FOR LEASED LANDS			
ZONE M2	EXISTING	PROPOSED	REQUIREMENT BY ZBL
LOT AREA	1031.75m ²	1031.75m ²	-
LOT FRONTAGE	7.72m	7.72m	-
LOT DEPTH	137.57m	137.57m	-
BUILDING AREA	0.00m ²	0.00m ²	N/A
LOT COVERAGE	0%	0%	60.0% (MAX.)
LANDSCAPE OPEN SPACE	100%	53.0% (547.14m ²)	20.0% (MIN.)

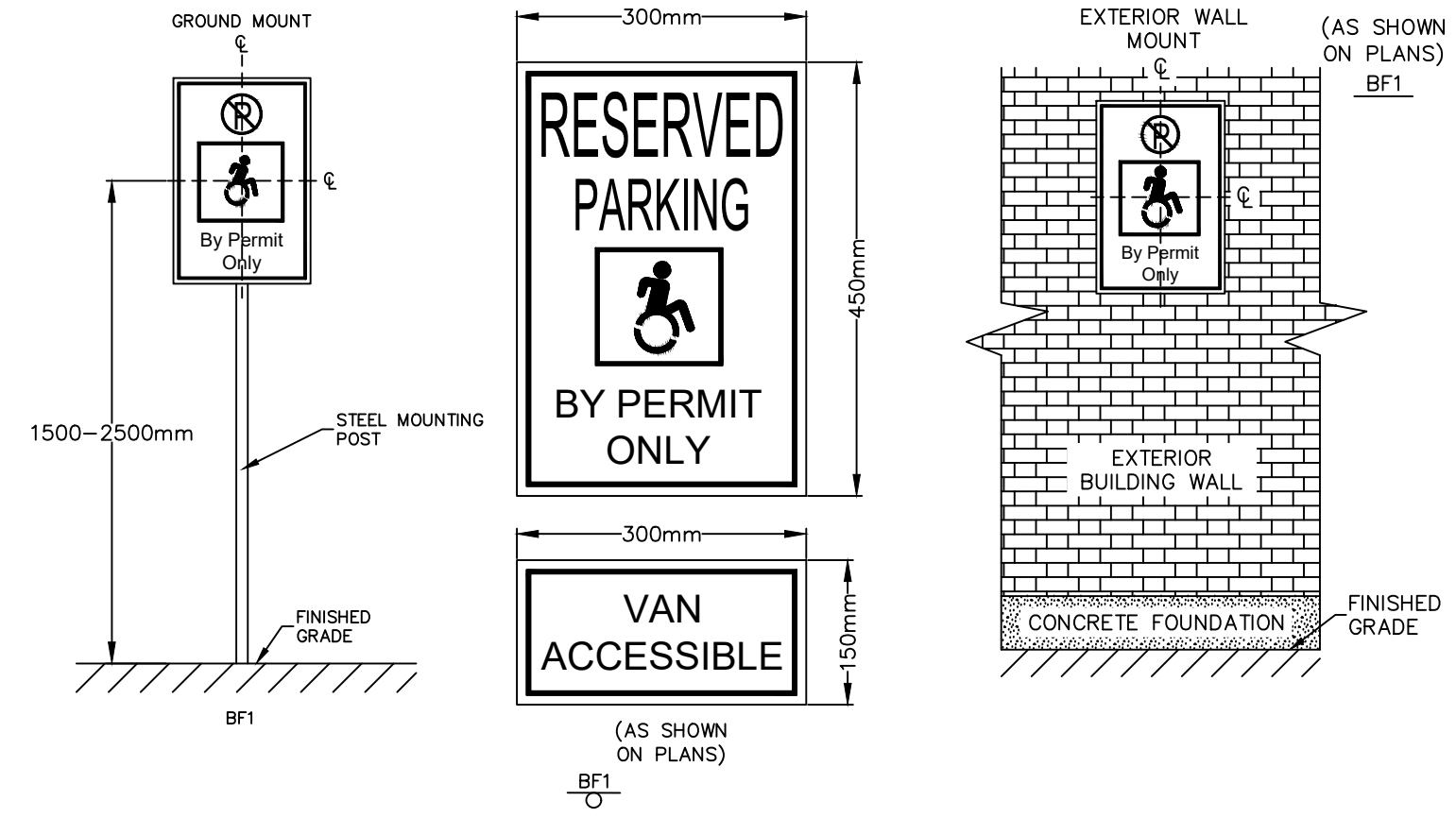
ZONING MATRIX FOR EXISTING LANDS			
ZONE M2	EXISTING	PROPOSED	REQUIREMENT BY ZBL
LOT AREA	15,121.12m ²	14,839.00m ²	1,350m ² (MIN.)
LOT FRONTAGE	93.670m	94.40m	30.0m (MIN.)
LOT DEPTH	136.751m	133.74m	45.0m (MIN.)
FRONT YARD	13.85m RESIDENTIAL 18.52m INDUSTRIAL	10.85m EX. RESIDENTIAL 15.52m EX. INDUSTRIAL	15.0m (MIN.)
INTERIOR SIDE YARD WIDTH	1.79m RESIDENTIAL 0.34m INDUSTRIAL 29.39m INDUSTRIAL	1.79m RESIDENTIAL 7.84m INDUSTRIAL 23.41m INDUSTRIAL	3.0m (MIN.)
REAR YARD DEPTH	42.22m	17.70m	7.5m (MIN.)
BUILDING HEIGHT	15.24m	15.24m	20.0m (MAX.)
BUILDING AREA	4397.38m ²	5924.55m ²	N/A
LOT COVERAGE	29.1%	39.9%	60.0% (MAX.)
LANDSCAPE OPEN SPACE	22.8% (3441.71m ²)	17.7% (2,631.49m ²)	20.0% (MIN.)
TOTAL No. OF PARKING SPACES	16	45 SPACES	FIRST 3000m ² - 1/50m ² =60, 1/100m ² IN EXCESS = 30.48 TOTAL = 91 SPACES
TOTAL No. OF BARRIER FREE PARKING SPACES	1 SPACES	2 SPACES	PARKING SPACES (1-25) REQUIRES 1 DESIGNATED PARKING SPACES



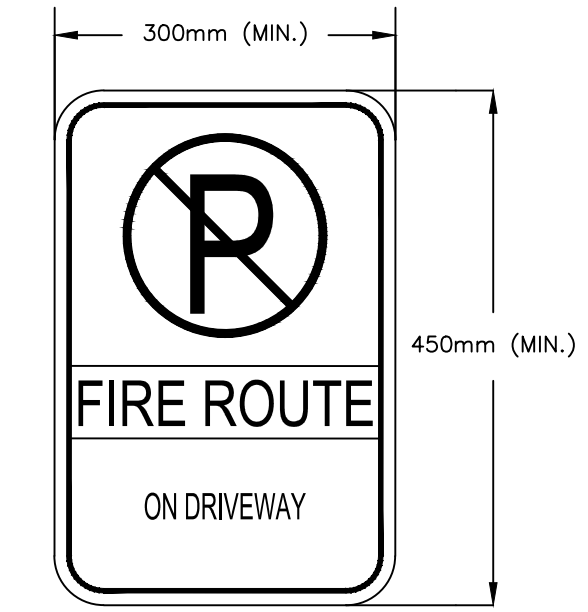
PARKING SPACE DETAIL
N.T.S.



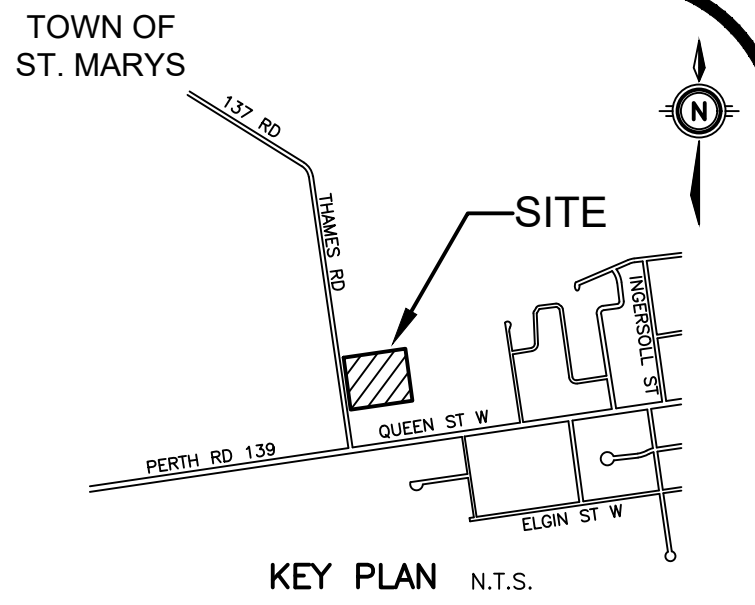
BARRIER FREE PARKING SPACE DETAIL
N.T.S.



BARRIER FREE PARKING SIGN BF1 DETAIL
N.T.S.



FR1 SIGN DETAIL
N.T.S.



GEODETC BM ELEV. = 321.731m
 BM 01019890457, BC IN CURB, FLUSH WITH GRADE.
 MONUMENT ON QUEEN STREET WEST, 40.0M EAST OF
 CENTRELINE OF WILLIAM STREET NORTH, 4.7M SOUTH OF THE
 CENTRELINE OF QUEEN STREET, IN THE TOWN OF ST. MARYS.

SITE BENCHMARK ELEV. = 323.007m
 FIRE HYDRANT TOP OF NUT ON THE WEST SIDE OF THE SITE.
 LOCATED BETWEEN BOTH ENTRANCES ONTO THE PROPERTY,
 PERPENDICULAR TO THE THAMES ROAD TRAILER PARK
 ENTRANCE.

8.		
7.		
6.		
5.	ISSUED FOR APPROVAL	MEW 2023-01-11
4.	ISSUED FOR MINOR VARIANCE APPLICATION	MEW 2023-01-03
3.	ISSUED FOR CLIENT REVIEW	MEW 2022-05-06
2.	ISSUED FOR CONSULTATION	MEW 2022-03-11
1.	ISSUED FOR CLIENT REVIEW	MEW 2022-03-09
No.	REVISION	BY YYYY-MM-DD



Engineers, Scientists, Surveyors

519-271-7952



OWNER
PERTH COUNTY INGREDIENTS
 20 THAMES ROAD ST. MARYS, ONTARIO

PROJECT
2022 BUILDING ADDITIONS
 20 THAMES ROAD ST. MARYS, ONTARIO

DRAWING
SITE & LANDSCAPE PLAN DETAILS

Project Manager M.WHITTEMORE	Project No. 44357-112
Design By SXP	Checked By JMD
Drawn By MRB	Checked By MEW
Surveyed By MTE OLS	Drawing No.
Date Jan.12/23	A1.3
Scale AS SHOWN	Sheet 3 of 5