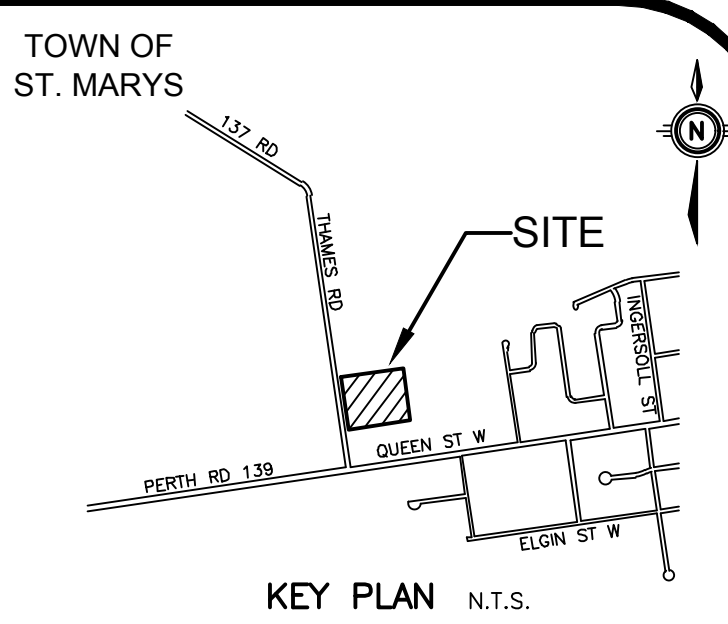
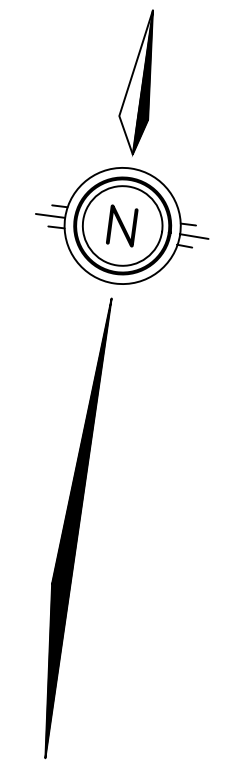
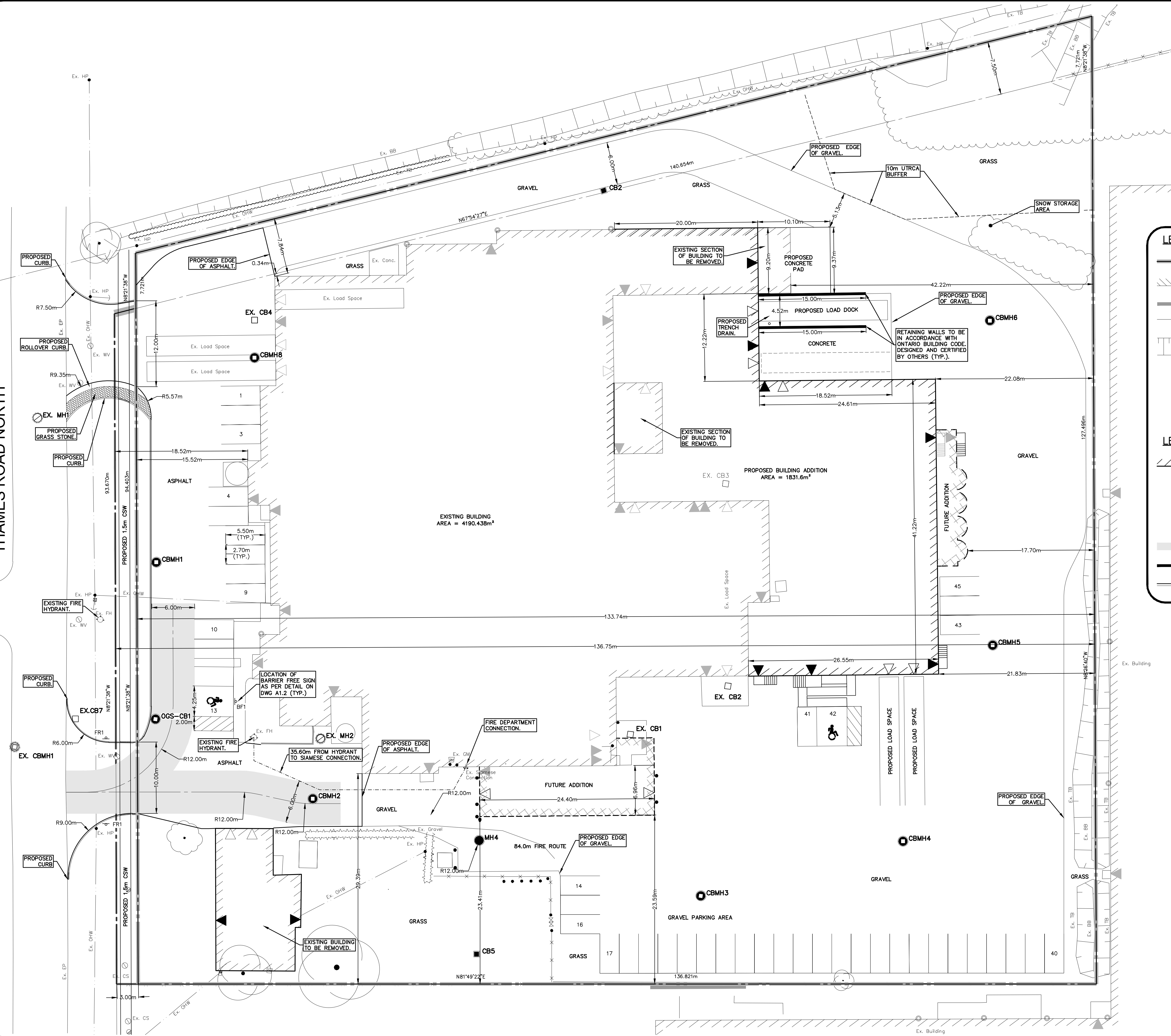


THAMES ROAD NORTH



GEODETIC 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.

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- ▨ EXISTING BUILDING
- ▨ EXISTING RETAINING WALL
- EXISTING FENCE
- (TOP) --- EXISTING EMBANKMENT (SLOPE AS NOTED)
- (BOTTOM) --- EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING DOWNSPOUT
- EXISTING BOLLARD
- △ EXISTING OVERHEAD DOOR
- ▲ EXISTING MAN DOOR

LEGEND OF PROPOSED FEATURES

- ▨ PROPOSED BUILDING
- △ OVERHEAD DOOR
- ▲ MAN DOOR
- ← TRAFFIC DIRECTION
- ⊥ SIGN
- FIRE ROUTE
- ▨ RETAINING WALL
- PROPOSED CURB (DROP CURB)

NOTE TO CONTRACTOR :
 DO NOT SCALE DRAWINGS.
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

8.		
7.		
6.		
5.	ISSUED FOR MINOR VARIANCE APPLICATION	MEW 2023-01-03
4.	ISSUED FOR CLIENT REVIEW	MEW 2022-11-22
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



519-271-7952

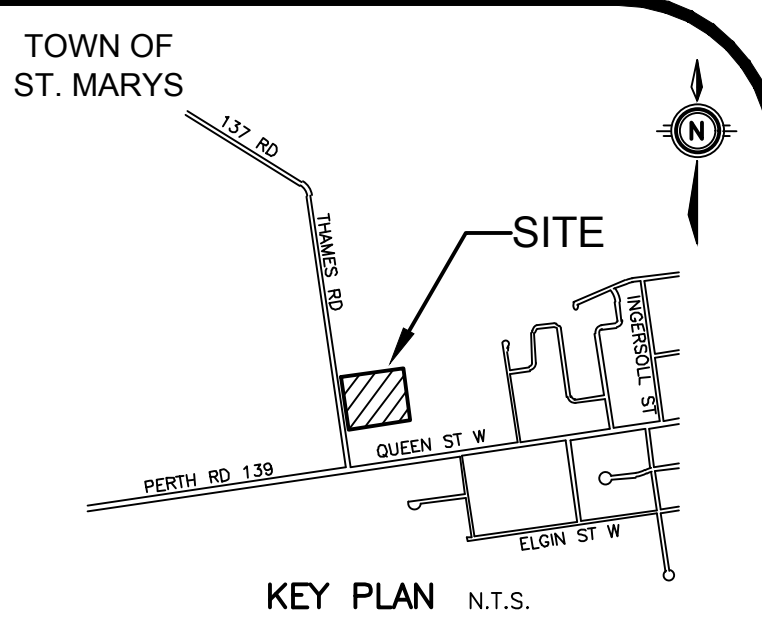
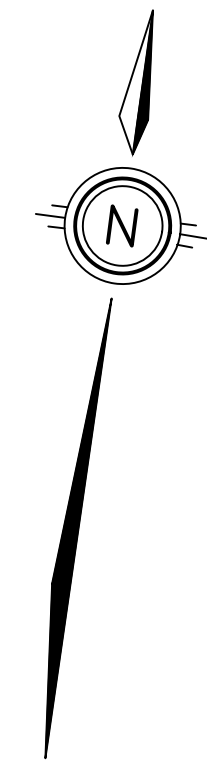
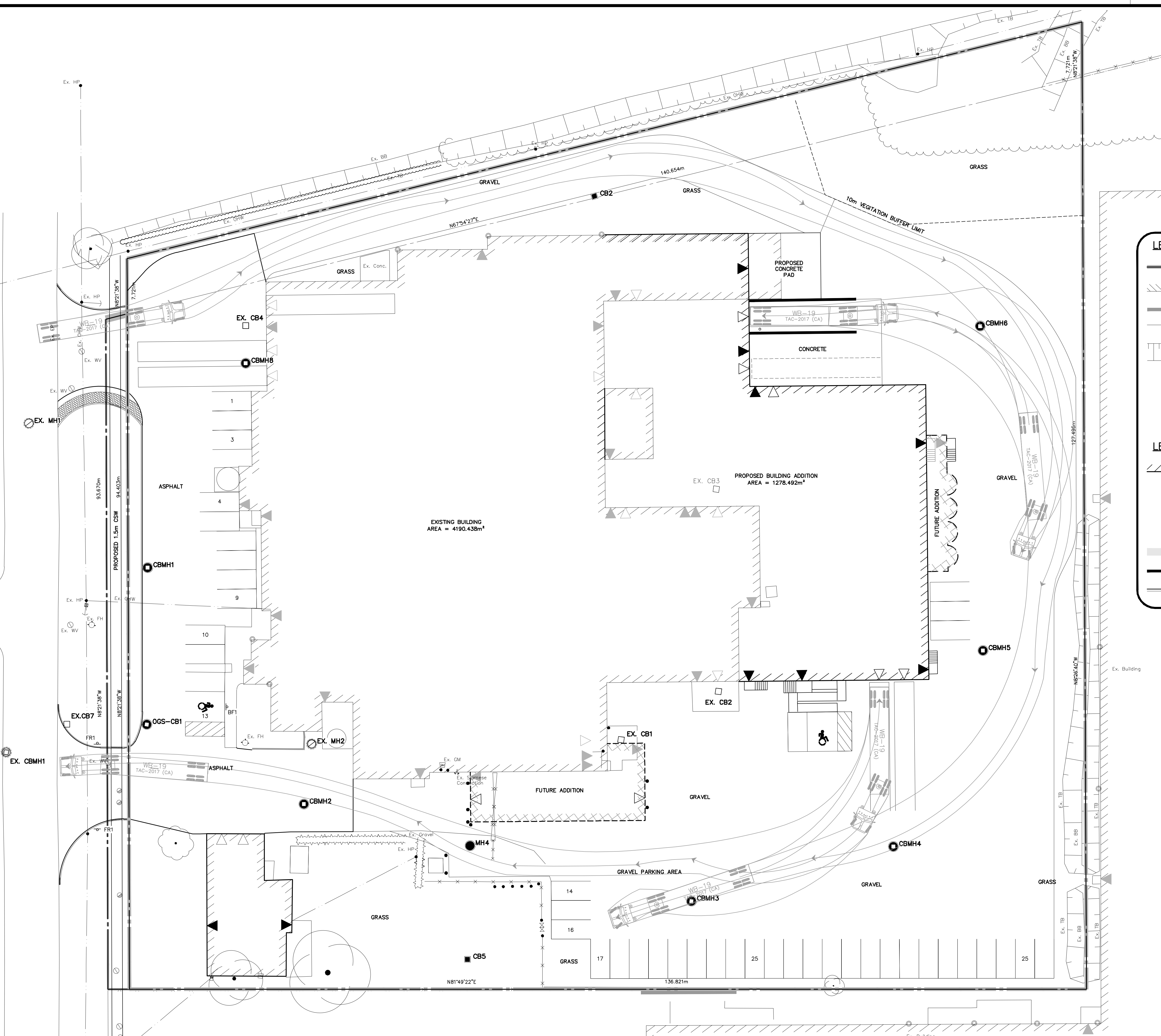
OWNER
PERTH COUNTY INGREDIENTS
 20 THAMES ROAD ST. MARYS, ONTARIO

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

DRAWING
SITE & LANDSCAPE PLAN

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.	A1.1
Date	Jan.03/23		
Scale	1:250	Sheet 1 of 5	

THAMES ROAD NORTH



GEODETIC 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
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LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING BUILDING
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING DOWNSPOUT
- EXISTING BOLLARD
- EXISTING OVERHEAD DOOR
- EXISTING MAN DOOR

LEGEND OF PROPOSED FEATURES

- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- TRAFFIC DIRECTION
- SIGN
- FIRE ROUTE
- RETAINING WALL
- PROPOSED CURB (DROP CURB)

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No.	REVISION	BY YYYY-MM-DD



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

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

DRAWING
TRUCK TURNING MOVEMENTS

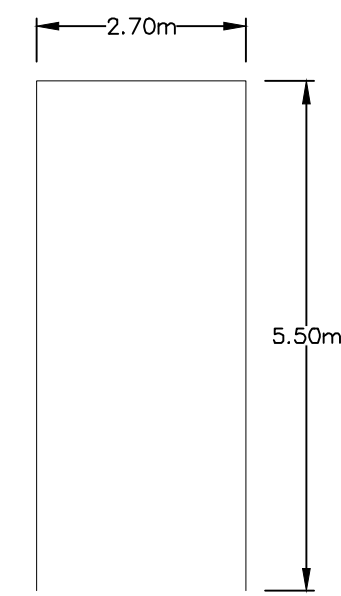
Project Manager	M.WHITTEMORE	Project No.	44357-112
Design By	SXP	Checked By	JMD
Drawn By	MRB	Checked By	MEW
Surveyed By	MTE OLS	Drawing No.	A1.2
Date	Jan.03/23		
Scale	1:250	Sheet	2 of 5

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 (1-25) REQUIRES 1 DESIGNATED PARKING SPACES

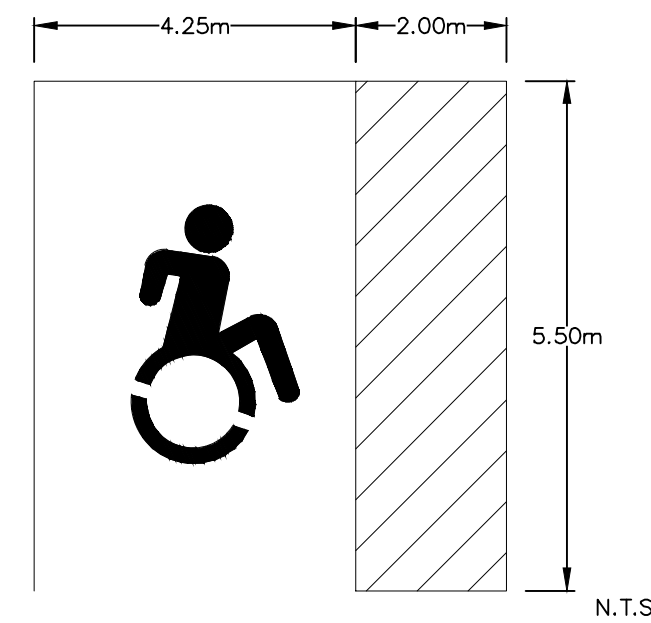
* INDICATES ZONING BY-LAW NOT MET

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.)

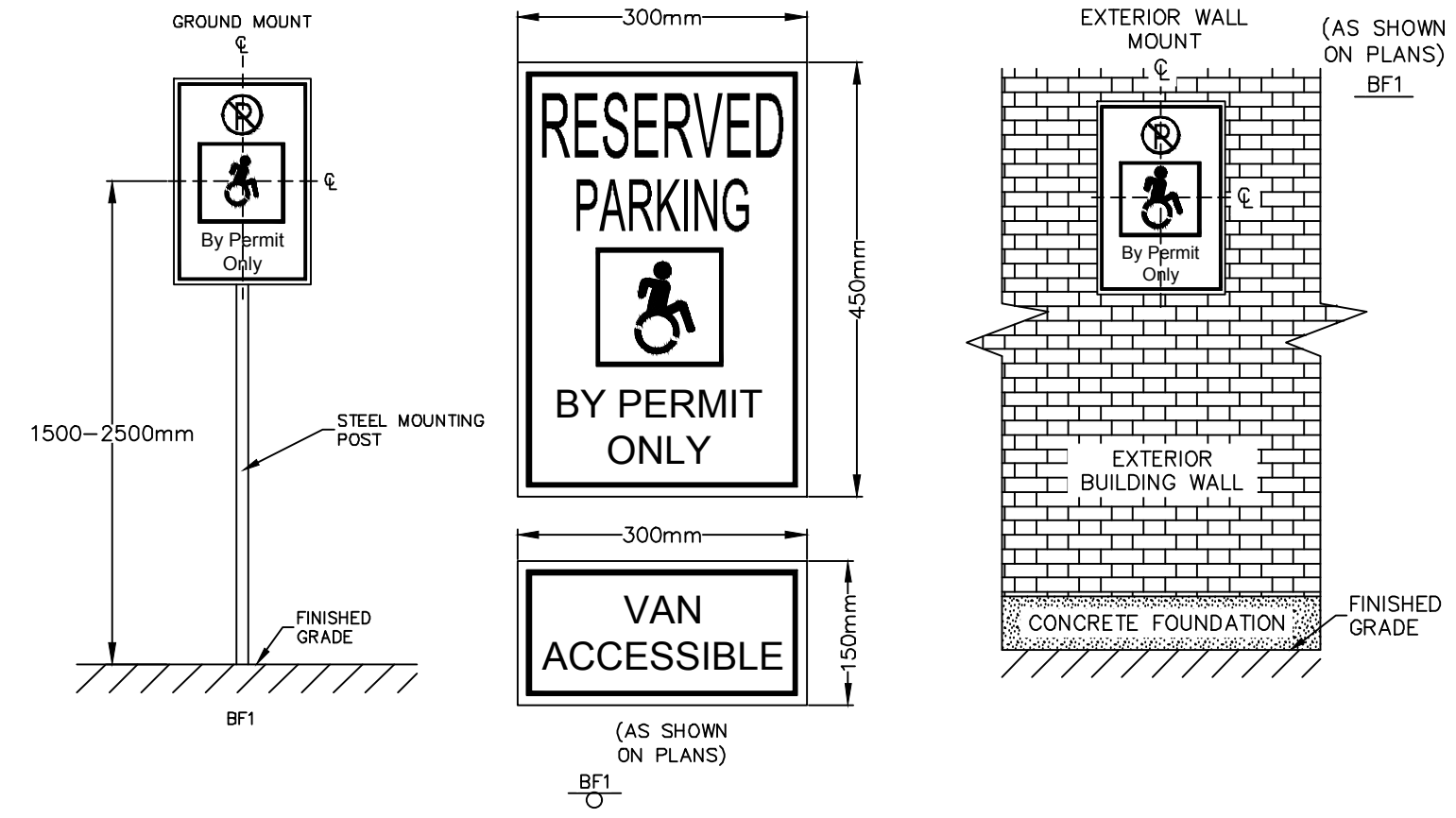
ZONING MATRIX FOR EXISTING LANDS			
ZONE M2	EXISTING	PROPOSED	REQUIREMENT BY ZBL
LOT AREA	15,121.12m ²	14,839.00m ²	1,350m ² (MIN.)
LOT FRONTAGE	93.670m	94.40m	30.0m (MIN.)
LOT DEPTH	136.751m	133.74m	45.0m (MIN.)
FRONT YARD	13.85m EX. RESIDENTIAL 18.52m EX. INDUSTRIAL	10.85m EX. RESIDENTIAL 15.52m EX. INDUSTRIAL	15.0m (MIN.)
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REAR YARD DEPTH	42.22m	17.70m	7.5m (MIN.)
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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



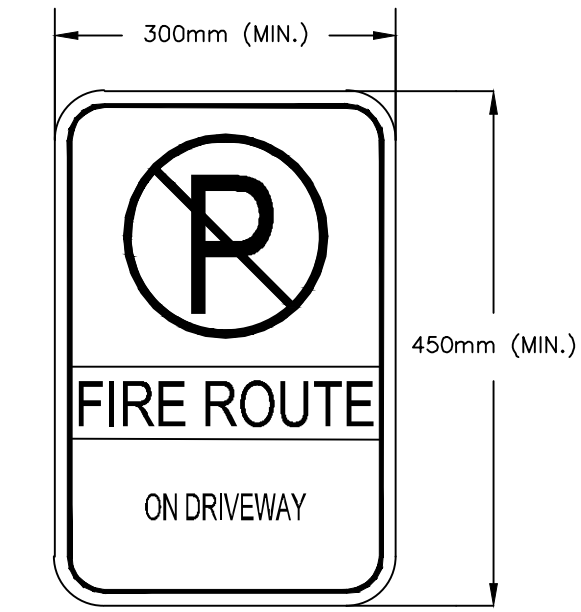
PARKING SPACE DETAIL
N.T.S.



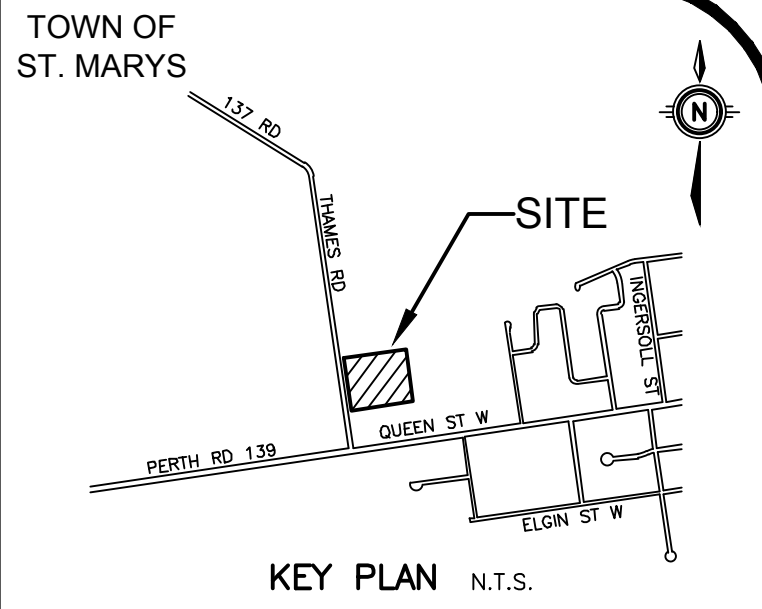
BARRIER FREE PARKING SPACE DETAIL
N.T.S.



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



FR1 SIGN DETAIL
N.T.S.



GEODETC BM ELEV. = 321.731m
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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.03/23	A1.3
Scale AS SHOWN	Sheet 3 of 5