SCHEDULE "A" - DRAWING A

PROPOSED FEATURES

PROPOSED BUILDING

EXISTING FEATURES

SITE BOUNDARY

PROPERTY LINE (OTHER)

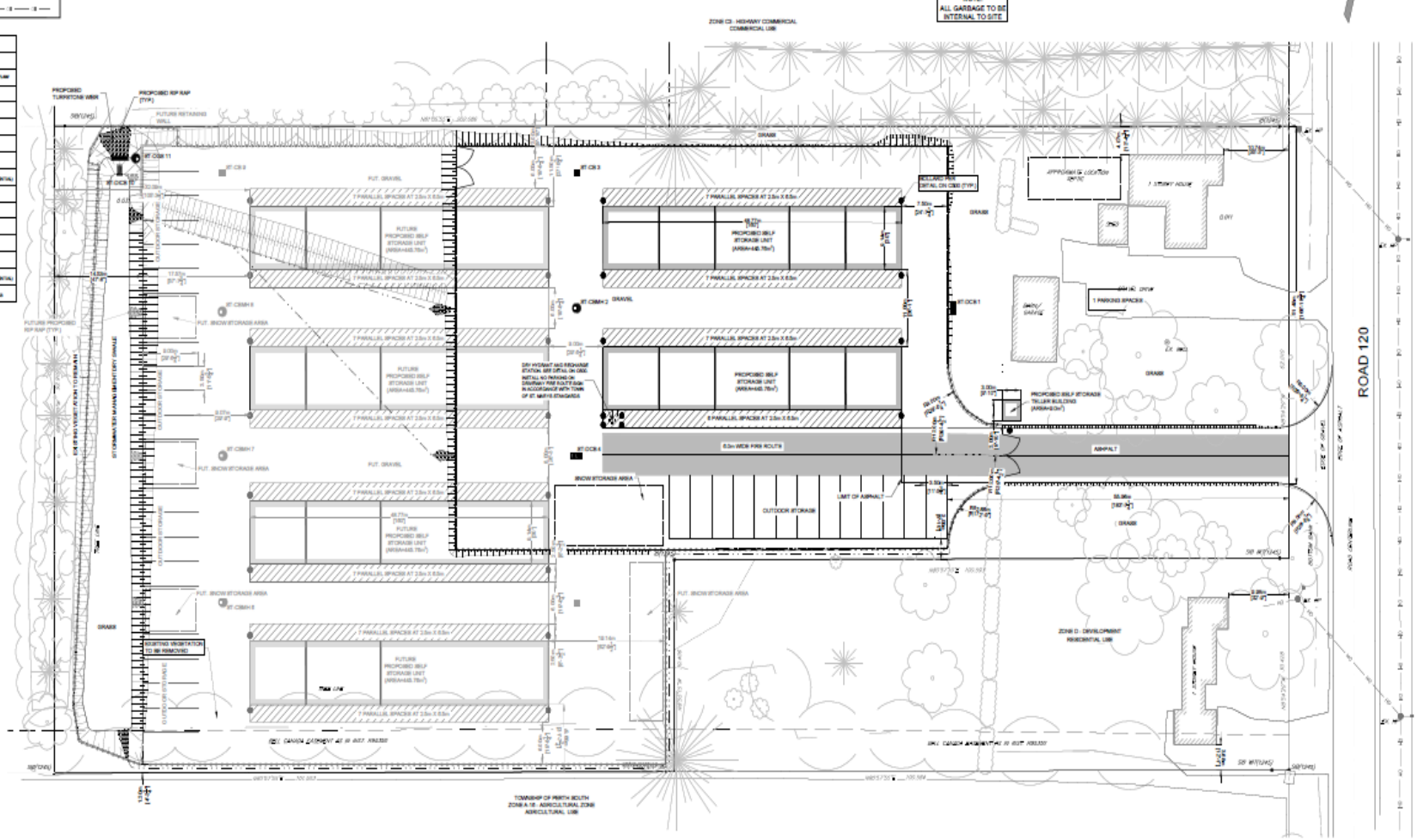
EASEMENT

EX. BUILDING

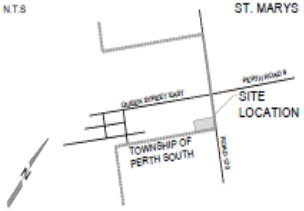
EX. HYDRO (OVERHEAD)

ZONING INFORMATION:

ZONING TYPE:	LIGHT INDUSTRIAL		
ZONE:	M-1(L)		
	EXISTING	PROPOSED	REQUIRED BY ZONING BYLAW
LOT AREA	15,996.3m²	15,996.3m²	1,393m² (MIN.)
LOT FRONTAGE	50.01m	50.01m	30.0m (MIN.)
LOT DEPTH	302.88m	302.88m	67.0m (MIN.)
FRONT YARD	12.3m	12.3m	7.5m (MIN.)
REAR YARD	52.0m	52.0m	9.0m (MIN.)
EXTERIOR SIDE YARD	4.27m	4.27m	9.0m (MIN.) 6.0m (FOR A TWO RESIDENTIAL)
INTERIOR SIDE YARD	4.27m	4.27m	7.5m (MIN.)
LOT COVERAGE	2.07% (332.0m²)	13.98% (2,192.7m²)	50.0% (MAX.)
LANDSCAPED OPEN SPACE	36.0% (5,753.1m²)	20.17% (3,167.1m²)	20.0% (MIN.)
OUTDOOR STORAGE LOT COVERAGE	N/A	5.23% (820.1m²)	10% MAX
OUTDOOR STORAGE REAR YARD	N/A	14.0m	9.0m (MIN.)
OUTDOOR STORAGE EXTERIOR SIDE YARD	N/A	9.0m	9.0m (MIN.) 6.0m (FOR A TWO RESIDENTIAL)
TOTAL PARKING SPACES	1 STALLS	48 STALLS	1 SPACE PER 400 M² (1/167.1m²) 48 SPACES



KEY PLAN
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 DIMENSIONAL PURPOSES.

BENCHMARK

ELEVATIONS ARE RELATED TO TOP SPINDLE OF FIRE HYDRANT ON THE NORTH SIDE OF QUEEN STREET AT THE CORNER OF QUEEN AND 120 ROAD.

ELEVATION: 235.88m

No.	ISSUED DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	2021-11-12
2	ISSUED FOR SITE PLAN APPROVAL	2021-11-18
3	REVISED PER MUNICIPAL COMMENTS	2021-12-20
4		
5		

GRIT ENGINEERING

LICENSED PROFESSIONAL ENGINEER
M. C. WILSON
100136472
PROVINCE OF ONTARIO

ROAD 120
SELF STORAGE UNITS

PROJECT INFORMATION: 80 ROAD 120, ST. MARYS, ONTARIO

C & C MANAGEMENT

CLIENT INFORMATION

DRAWING NAME: SITE PLAN

PROJECT No: GE021-21

SCALE: 1:300

DRAWING No: C200

SHEET SET No: 1 OF 4