

ZONING MATRIX	RURAL COMMERCIAL/EMPLOYMENT CR-49	
	REQUIRED	PROVIDED
LOT AREA	1858m ²	28,395.9m ²
LOT FRONTAGE	30m	211.44m
LOT COVERAGE	30%	10.5%
LANDSCAPE OPEN AREA	20%	64%
BUILDING HEIGHT	10.5m	AS NOTED
FRONT YARD	7.5m	23.01m
INTERIOR YARD	4.5m	8.39m (MIN)
EXTERIOR YARD	6m	N/A
REAR YARD	7.5m	67.7m
PARKING SPACES	1 PARKING SPACE PER 140 SQ.M. UP TO 2,000 SQ.M. OF GROSS FLOOR AREA, PLUS 1 PARKING SPACES PER 450 SQ.M. OF GROSS FLOOR AREA OVER 2,000 SQ.M.	20 PARKING SPACES

CONSTRUCTION NOTES:

GENERAL

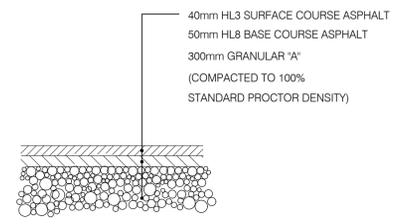
- SITE PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY BAIRD AE.
- FINAL UTILITY LOCATIONS ARE TO BE PROVIDED BY CONTRACTOR, AND VERIFIED ON SITE PRIOR THE START OF ANY WORK.
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT CSA STANDARDS AND SPECIFICATIONS, AND THE MINISTRY OF THE ENVIRONMENT GUIDELINES AND APPROVALS (LATEST EDITIONS).
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE AND VALID UTILITY LOCATES AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND THROUGHOUT THE ENTIRETY OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- ALL DELETERIOUS MATERIALS ARE TO BE REMOVED FROM SITE AS PER OPSS 180

- IT IS THE CONTRACTORS RESPONSIBILITY TO BE FAMILIAR WITH ALL RELEVANT OPSS DETAILS AND ALL APPLICABLE OPSS STANDARD DOCUMENTS REQUIRED TO PROPERLY COMPLETE THE WORK SHOWN.

- FAILURE TO MEET OPSS AND OPSS STANDARDS DURING CONSTRUCTION THAT RESULT IN ADDITIONAL WORK/CHANGES WILL BE DONE SO AT THE CONTRACTORS TIME AND EXPENSE.

- SHOULD THERE BE A CONFLICT BETWEEN ANY OPSS AND THE QUOTED SPECIFICATION, THE MORE STRINGENT SHALL BE APPLIED.

- ALL GARBAGE TO BE STORED INDOORS UNTIL WASTE COLLECTION/DISPOSAL OFF SITE OCCURS. NO OUTDOOR WASTE COLLECTION SHALL OCCUR ON SITE.



LEGEND

GRASS	
ASPHALT	
NEW FENCE	
WATER SERVICE	



DATE: _____

 MATT BAIRD, P. ENG.

DATE	REVISIONS	DATE	REVISIONS
10/ 18 /2019	REV. 6 - REVISIONS AS PER LAKESHORE		
08/ 16 /2019	REV. 5 - NEW FUTURE STORAGE FACILITY AND EXPANDED PARKING		
06/ 03 /2019	REV. 4 - NEW UNIT ADDITION AND PARKING ADJUSTMENTS		
02/ 01 /2018	REV. 3 - LOADING SPACE AND HYDRO ONE CHANGES AS PER LAKESHORE		
12/ 14 /2017	REV. 2 - PARKING LOT CHANGES AS PER LAKESHORE		
11 / 21 /2017	REV. 1 - PARKING LOT CHANGES AS PER LAKESHORE		
09 / 21 /2017	FINAL	11 / 15 / 2019	REV. 7 - REVISIONS AS PER LAKESHORE



PROJECT TITLE:
WAREHOUSE EXPANSION
 1925 COUNTY ROAD 42
 BELLE RIVER, ON NOR 1A0

SHEET TITLE:
SITE PLAN

DATE:
 13/11/2019

SCALE:
 1:400

DRAWN BY:
 L.P.

CHECKED BY:
 W.E.

PROJECT NO:
17-143

SHEET NO:
1