

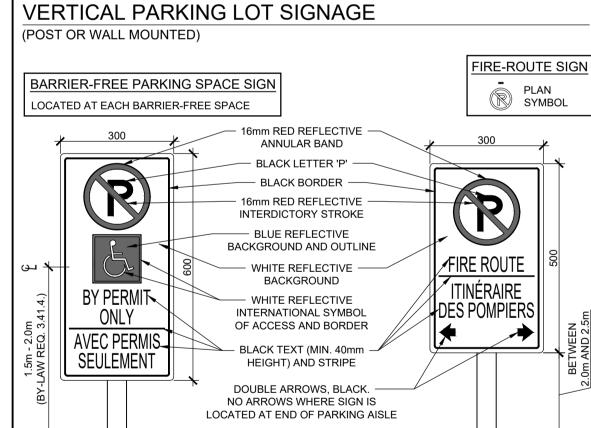
## THE TOWNSHIP OF RUSSELL - JULY 2018 LEGAL DESCRIPTION: PARKING: PART 2, PLAN 50R-11139 **REQUIREMENTS (SECTION 3.41.):** PART OF LOT 22, CONCESSION 4 WAREHOUSE REQUIRES 0.8 PARKING SPACES PER GEOGRAPHIC TOWNSHIP OF ABINGER, 100m<sup>2</sup> OF GROSS FLOOR AREA. PARKING SPACES TOWNSHIP OF RUSSELL, COUNTY OF RUSSELL UNDER THIS SECTION RECOGNIZE ONLY THOSE WHICH ARE WITHIN THE PROPERTY BOUNDARY. NEW <u>1,639</u> m² [ <u>17,640</u> ft²] TWO STOREY STRUCTURE. REQUIRED: 12 SPACES **ZONING:** OFFICE USE REQUIRES 4 PARKING SPACES PER 100m OF GROSS FLOOR AREA. PARKING SPACES UNDER **DESIGNATION: (MP2) INDUSTRIAL PARK ZONE** THIS SECTION RECOGNIZE ONLY THOSE WHICH ARE (SECTION 7) WITHIN THE PROPERTY BOUNDARY. ZONING PROVISIONS (PER TABLE 7.4.2.): REQUIRED: \_7\_ SPACES • LOT AREA (MIN.) = 4000 m<sup>2</sup> ACTUAL LOT AREA = 32,377 m<sup>2</sup> TOTAL REQUIRED: 19 SPACES • LOT FRONTAGE (MIN.) = 35 m TOTAL PROVIDED: 19 SPACES ACTUAL FRONTAGE = 195.8 m • SETBACKS (MIN.): - FRONT = 10.0 m

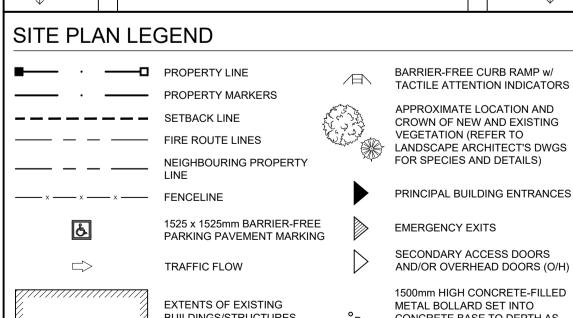
- INT. SIDE = 3.0 m **BARRIER-FREE PARKING (3.41.4):** RESERVED BARRIER-FREE PARKING SPACES IN LANDSCAPED OPEN SPACE = 10% MIN. ACCORDANCE WITH TABLE 10: ACTUAL LANDSCAPE OPEN SPACE = 82.7% (<u>26,761</u> m²) • LOT COVERAGE = 50% MAX. PROVIDED: ACTUAL LOT COVERAGE = 5.1% (1,639 m<sup>2</sup>) • MAX. BUILDING HEIGHT = 15 m PAVEMENT MARKINGS AND SIGNAGE FOR ACTUAL HEIGHT = 8.4 m BARRIER-FREE PARKING SHALL COMPLY WITH LOADING REQUIREMENTS:

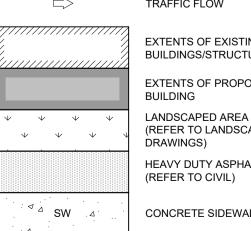
(PER TABLE 6 UNDER 3.30.1.) BASED ON THE GROSS FLOOR AREA OF THE BUILDING,

**GROSS FLOOR AREAS BY USE** (for the purpose of parking calculations)

1,496.9 m<sup>2</sup> OFFICE AREA 172.3 m<sup>2</sup>







**BUILDINGS/STRUCTURES EXTENTS OF PROPOSED** LANDSCAPED AREA (REFER TO LANDSCAPE HEAVY DUTY ASPHALT CONCRETE SIDEWALK

PRINCIPAL BUILDING ENTRANCES **EMERGENCY EXITS** SECONDARY ACCESS DOORS AND/OR OVERHEAD DOORS (O/H) 1500mm HIGH CONCRETE-FILLED METAL BOLLARD SET INTO CONCRETE BASE TO DEPTH AS SPECIFIED BY STRUCTURAL ENGINEER. PAINTED HI-VIS YELLOW.

1 SPACES
1 SPACES

SECTION 3.41.4 OF THE ZONING BY-LAW 2018-094.

REQUIRED:

FIRE ROUTE/NO PARKING SIGNAGE INSTALLED MAX. 25m ALONG ROUTE (SEE DETAIL THIS SHEET) EXTERIOR WALL MOUNTED LIGHT PACKS (REFER TO ARCHITECTURAL ELEVATIONS AND ELECTRICAL ENGINEER'S DRAWINGS) DOWNSPOUT LOCATION DS⊸

BARRIER-FREE CURB RAMP w/

APPROXIMATE LOCATION AND

CROWN OF NEW AND EXISTING VEGETATION (REFER TO

FOR SPECIES AND DETAILS)

TACTILE ATTENTION INDICATORS

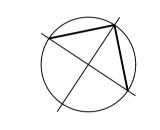
Date

**GENERAL INFO** SP-A01 SCALE: N/A



THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S SKETCH TO ILLUSTRATE TOPOGRAPHY PREPARED BY MCINTOSH PERRY SURVEYING INC.

North



No.	Ву	Description	Date
04	JF	ISSUED FOR SITE PLAN CONTROL	05 OCT
03	JF	ISSUED FOR CONSULTANT COORDINATION	06 SEP
02	JF	REVISED FOR CLIENT REVIEW	05 SEP
01	JF	ISSUED FOR CLIENT REVIEW	01 SEP

Project

## STREET IMPORTS **NEW WAREHOUSE**

124 WAREHOUSE STREET, VARS, ONTARIO

## PROPOSED SITE PLAN



Project No. 23-135

Drawing No.

AUGUST 2023