

AGRICULTURAL

RON MCNEIL LINE

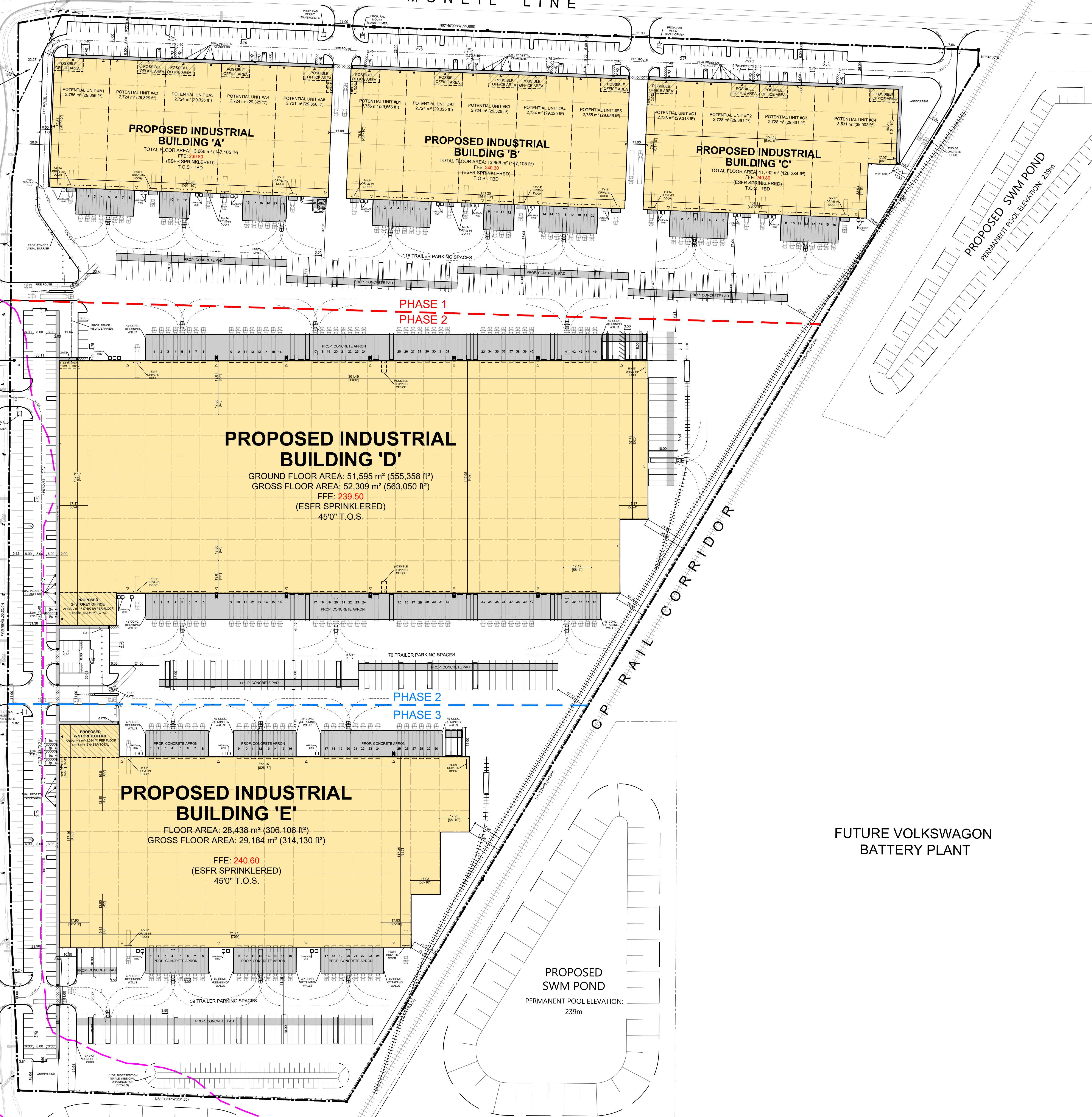
HYDRO EASEMENT

HIGHBURY AVENUE SOUTH

C.P. RAIL CORRIDOR

FUTURE VOLKSWAGON BATTERY PLANT

DENNIS ROAD



SITE SUMMARY		
ITEM	ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	EL-10	EL-10
LOT AREA (ha)	N/A	26.6ha (67.7ac) - AFTER ROAD WIDENING
BUILDING AREA (sq.m.)	N/A	INDUSTRIAL A - 13,666m ² (147,105ft ²) INDUSTRIAL B - 13,666m ² (147,105ft ²) INDUSTRIAL C - 11,309m ² (122,284ft ²) INDUSTRIAL D - 52,309m ² (563,050ft ²) INDUSTRIAL E - 28,438m ² (306,106ft ²) TOTAL GFA - 120,556m ² (1,307,674ft ²)
LOT FRONTAGE (min.)	15.0m	+/- 589.8m
LOT COVERAGE (max.)	N/A	44.7%
FRONT YARD (m)	6.0m	24.5m
REAR YARD (m)	1.0m	88.4m
EX. SIDE YARD (m)	6.0 m minimum	20.6m
INT. SIDE YARD (m)	1m min. total of both sides must be 6.0m minimum combined	9.8m
NUMBER OF REQUIRED PARKING SPACES	271	535
NUMBER OF BARRIER FREE PARKING SPACES	N/A	22
TOTAL PARKING SPACES	271	573
NUMBER OF LOADING SPACES	N/A	502
PARKING STALL DIMENSIONS (m)	2.75 x 5.50	2.75 x 6.00
BARRIER FREE PARKING STALL DIMENSIONS (m)	N/A	3.40 x 6.00
LOADING SPACE DIMENSIONS (m)	N/A	3.50 x 20.00
PERCENTAGE OF LOT LANDSCAPED	N/A	10.7%
BUILDING HEIGHT (m)	N/A	15 m max.

* CALCULATION IS BASED ON:
WAREHOUSE - 1 SPACE PER 200 sq.m. OF FIRST 1,000 sq.m. FLOOR AREA PLUS 1 SPACE PER 450 sq.m. OF REMAINDER OF FLOOR AREA

REVISION		
NO.	DESCRIPTION:	DATE:

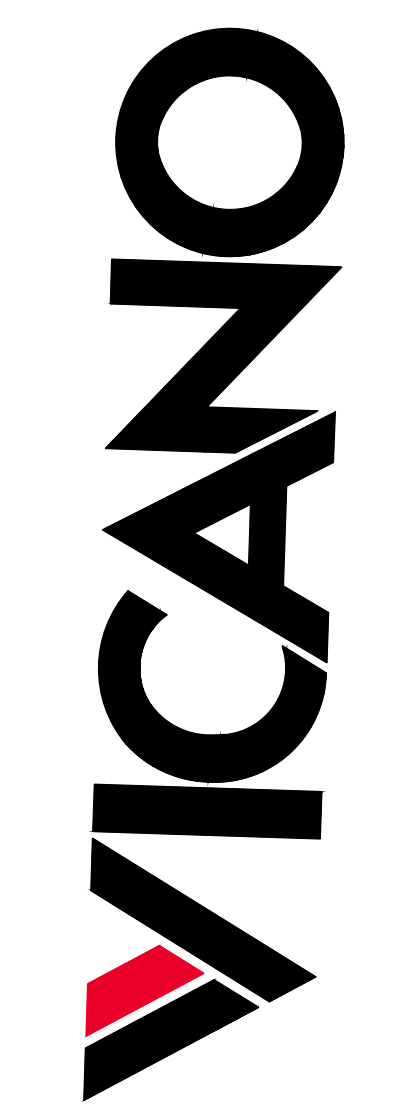
Construction North:

Stamp:

LEGAL DESCRIPTION:
TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT 9 RANGE 1 NORTH OF EDGEWARE ROAD, and part of LOT 8 RANGE 2 NORTH OF EDGEWARE ROAD, (GEOGRAPHIC TOWNSHIP OF YARMOUTH), IN THE CITY OF ST. THOMAS, COUNTY OF ELGIN

LEGEND:
 Proposed Stop Sign
 Proposed Barrier Free Parking Sign
 Proposed Fire Route Sign
 Proposed Man Door
 Proposed Light Standard
 Phasing Limit
 Drop Curb & Tactile Warning plate

NOTES:
 1. All dimensions are in metres unless otherwise noted.
 2. Dimensions from face of curb to face of curb.
 3. Boundary and topographic survey information provided by Galois Design Ontario Land Surveys.
 4. Accessible parking spaces to have appropriate signage, access aisle and call marking.
 5. Landscaped Area calculation includes sidewalks - excludes road, parking, loading areas.



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Project title:
**HIGHBURY BUSINESS PARK
44197 RON MCNEIL LINE,
ST. THOMAS, ONTARIO**

Sheet Title:
SITE PLAN

Design: PV
Drawn: YY
Date: FEBRUARY 18, 2025
Dwg. no.

Scale:
1:1,000

SP1