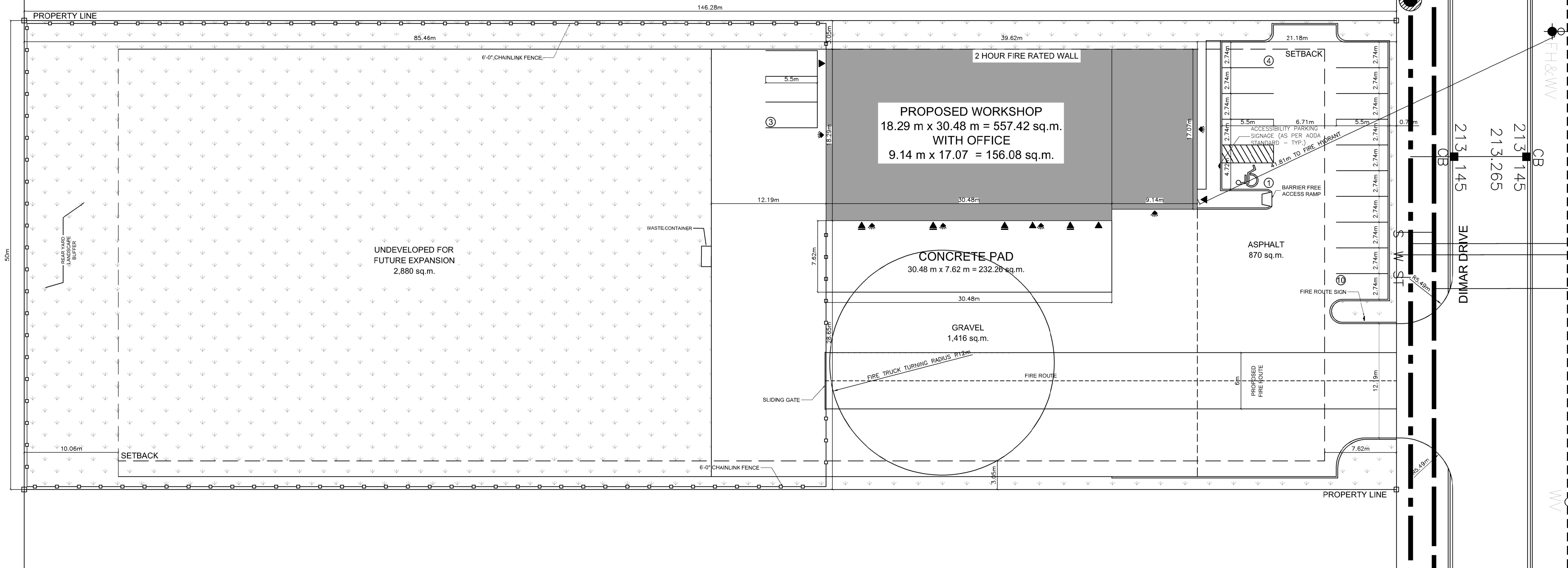


# Appendix J

VACANT LOT ZONED - M1-1

3



VACANT LOT ZONED - M1-1

5

**SITE DATA FOR LOT 4 (15 DIMAR DRIVE), KINGSVILLE (MARCOVECCHIO INDUSTRIAL COMPLEX) ZONING: LIGHT INDUSTRIAL ZONE M1-1**

PROPOSED USE	REQUIREMENTS	PROPOSED
LOT FRONTAGE	50 m (164.04 ft)	50 m (164.04 ft)
MIN. LOT AREA	4000 sq.m. (43055.64 sq.ft.)	7312.54 sq.m. (78711.50 sq.ft.)
MAX. BUILDING HEIGHT	10.5 m (34.45 ft.)	8.10 m (20.00 ft)
MAX. LOT COVERAGE	50%	10.0%
MIN. LANDSCAPED SPACE	15%	54.8%
FRONT YARD SETBACK	7.5 m (24.61ft)	21.18 m (69.50 ft)
INTERIOR SIDE YARD	3.0 m (9.84 ft)	3.05 m (10.00 ft)
INTERIOR SIDE YARD	3.0 m (9.84 ft)	28.65 m (94.00 ft)
REAR YARD SETBACK	7.5 m (24.61 ft)	85.46 m (280.40 ft)
REAR YARD LANDSCAPED BUFFER	10 m (32.81 ft)	10.06 m (33.00 ft)

**PARKING REQUIREMENTS**

OFFICE (ACCESSORY USE): 140 sq.m. of GFA  
 PARKING SPACES REQUIRED: 156.08 / 40 = 3.90  
 WORKSHOP: 145 sq.m. of GFA  
 PARKING SPACES REQUIRED: 557.42 / 45 = 12.39  
 SUBTOTAL PARKING SPACES REQUIRED: 4 + 13 = 17  
 BARRIER FREE PARKING SPACES REQUIRED: 1

TOTAL PARKING SPACES REQUIRED: 17 + 1 BARRIER FREE    PARKING SPACES PROVIDED: 17 + 1 BARRIER FREE

TYPICAL PARKING SPACE = 2.7 m x 5.5 m MIN.  
 TYPICAL ACCESSIBLE PARKING SPACE = 4.7 m x 5.5 m MIN.

## 2710781 ONTARIO LIMITED SITE PLAN

SCALE: 1 : 400

**DOOR SCHEDULE**  
 ▲ - MANDOOR  
 ▲ - OVERHEAD DOOR

**LIGHTING NOTES:**  
 - ALL EXTERIOR LIGHTING FULL CUT-OFF AND "DARK SKY" COMPLIANT

**LIGHTING SPECS.:**  
 ◀ - FLO1-100 LED FIXTURE - 60'-0" - 2'c  
 -18'-0" MOUNTING HEIGHT -70'-0" CUTOFF

CONTRACTOR:



**MARCOVECCHIO CONSTRUCTION**  
 GENERAL CONTRACTORS

PHONE 326-5965  
 FAX 326-1413

ENGINEER:

GENERAL NOTES:

DRAWN FOR:

**2710781 ONTARIO LIMITED**

15 DIMAR DRIVE, KINGSVILLE

DRAWING TITLE:

**2710781 ONTARIO LIMITED SITE PLAN**

DRAWN BY:

**N. LAMOUREUX**

SCALE:

**1 : 400**

DATE:

**AUGUST 26, 2019**

TIME: 11:00 AM

DRAWING NO.:

**SP-1**

OF XX

