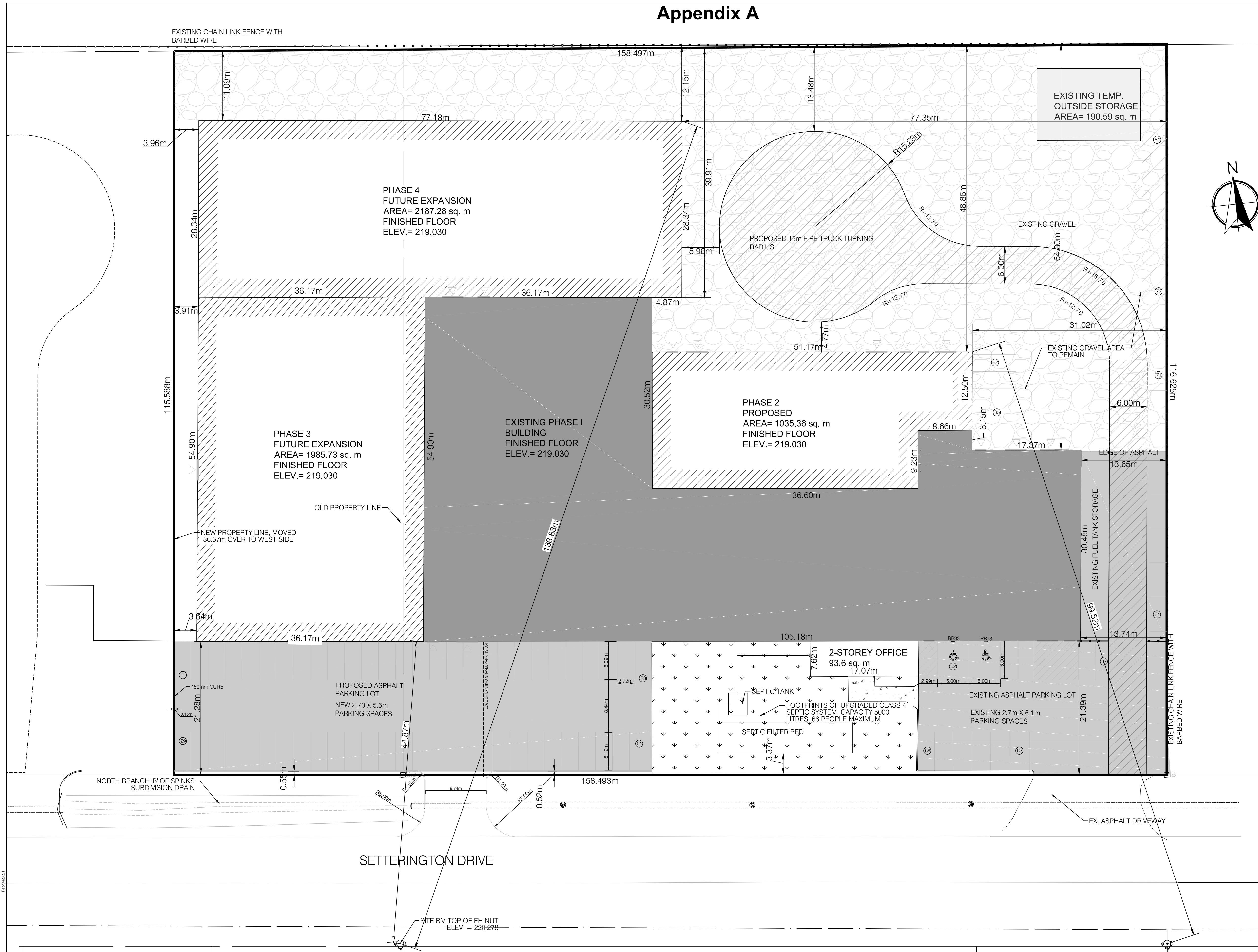


Appendix A



ZONING MATRIX		
SITE ZONING:	M1- LIGHT INDUSTRIAL ZONE	
DESCRIPTION:	REQUIRED:	PROVIDED:
LOT AREA:	1300 m ² (14,000 sq. ft.)	18402.637 m ² (198103.67 sq. ft.)
FRONTAGE:	24.0m (80ft)	158.493m (520ft)
SOUTH YARD SET BACK (FRONT):	7.5m (25.0ft)	15.73m (51.61ft)
NORTH YARD SET BACK (REAR):	7.5m (25.0ft)	11.08m (36.35ft)
WEST YARD SET BACK (SIDE):	3.0m (10ft)	3.64 (11.94)
EAST YARD SET BACK (SIDE):	3.0m (10ft)	13.65m (44.78ft)
LOT COVERAGE:	50% MAX	50%
PARKING REQUIREMENTS		
OFFICE SPACE (ACCESSORY USE):	1 SPACE PER 40 sq. m	=187.20/ 40.0 = 4.68 SPACES
INDUSTRIAL PARKING SPACE:	1 SPACE PER 100 sq. m	EXISTING =1854/100 =19 SPACES
WAREHOUSE PARKING SPACE:	1 SPACE PER 200 sq. m	EXISTING =2007/ 200 =10 SPACES
BARRIER FREE PARKING:	2 SPACES FOR 50-100 PARKING SPACES	=2 SPACES
TOTAL PARKING SPACES NEEDED:		=64 SPACES
TOTAL PARKING SPACES PROVIDED:		=88 SPACES

LEGEND:

- CONCRETE
- LANDSCAPE (GRASS)
- EXISTING FIRE HYDRANT
- OVERHEAD DOOR
- MAN DOOR
- FENCE

BM#1:
TOP NUT OF FIRE HYDRANT AT SETTERINGTON DRIVE.
ELEV. 220.278m

DATE	REVISIONS
DEC 07, 2020	SUBMITTED FOR SPA
JAN 19, 2021	REVISED AS PER TOWN COMMENTS
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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8R 2X8

1000 - 267 PEULISER STREET,
WINDSOR, ONTARIO
N9A 4K4

PROJECT TITLE:
UNIVERSAL FABRICATING EXPANSION

1956 SETTERINGTON DR, KINGSVILLE, ON

SHEET TITLE:
SITE PLAN

DATE: JAN 20, 2021	PROJECT NO: 20-077
SCALE: 1:300	
DRAWN BY: R.S.	SHEET NO: 01
CHECKED BY: S.T.	

3/2021 UNIVERSAL FABRICATING EXPANSION.DWG

DATE: JAN 20, 2021

SHURJEEL TUNJO, P. ENG.