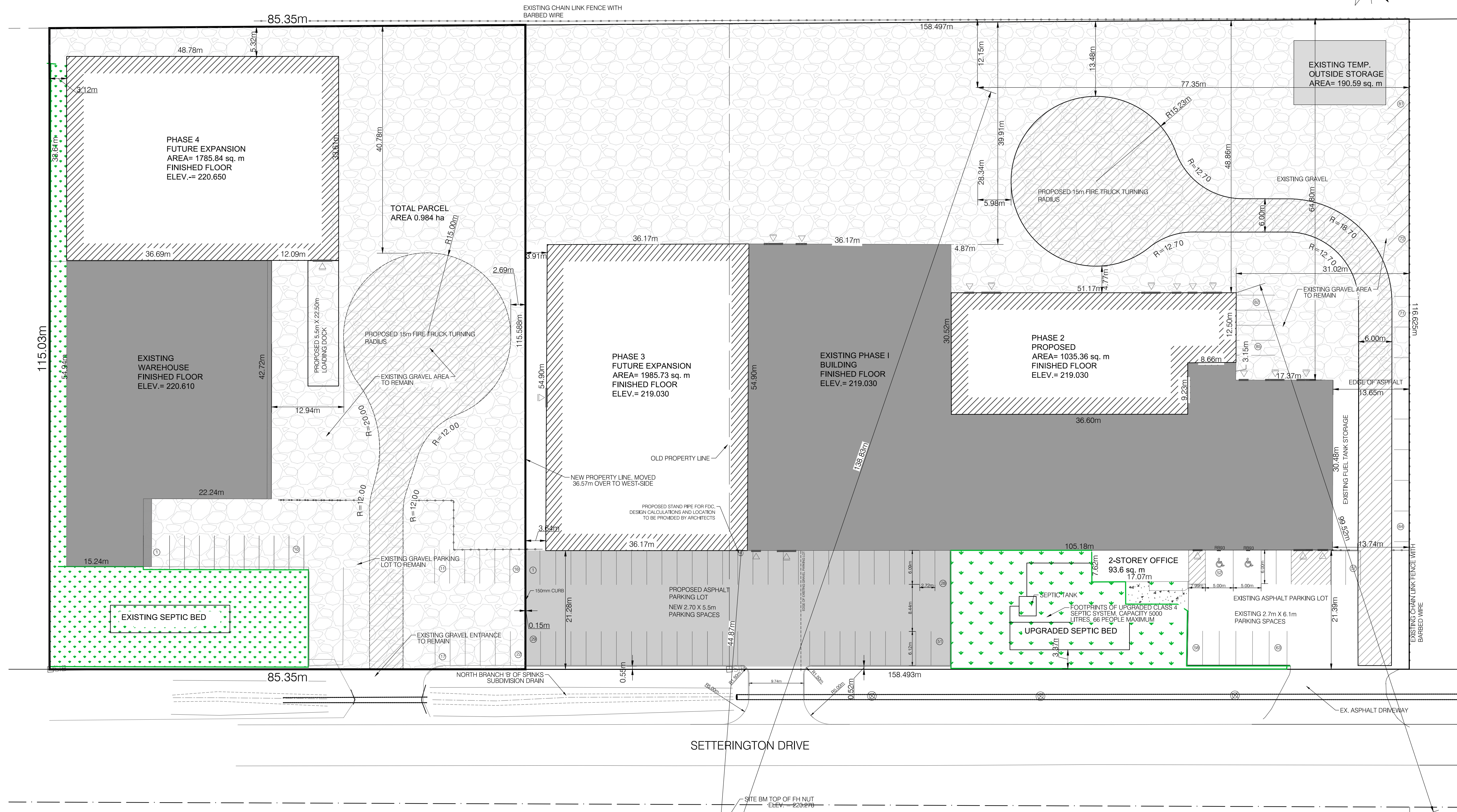


APPENDIX A



| 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 = 1854.4/100 = 18.54 SPACES | |
| WAREHOUSE PARKING SPACE | 1 SPACE PER 200 sq. m EXISTING = 2007.2/200 = 10.04 SPACES PHASE 2 = 2187.28/200 = 10.94 SPACES | PHASE 1 = 1985.73/200 = 9.93 SPACES PHASE 3 = 1985.73/200 = 9.93 SPACES |
| BARRIER FREE PARKING | 2 SPACES FOR 50-100 PARKING SPACES | = 2 SPACES |
| TOTAL PARKING SPACES NEEDED: | | = 64 SPACES |
| TOTAL PARKING SPACES PROVIDED: | | = 85 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

01/20/2021 20:07: UNIVERSAL FABRICATING EXPANSION - EXPANSION - 10/20/2021.DWG

| | | |
|-------------------------|---------------|---------------------------|
| DATE: OCT 21, 2021 | DATE | REVISIONS |
| | DEC 07, 2020 | SUBMITTED FOR SPA |
| | JAN 19, 2021 | REVISED PER TOWN COMMENTS |
| | JUNE 14, 2021 | PHASE 5 ADDITION |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| SHURJEEL TUNIO, P. ENG. | | |

27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8R 2X6

1000 - 267 PELLISSIER STREET,
WINDSOR, ONTARIO
N9B 6K4

PROJECT TITLE:
UNIVERSAL FABRICATING EXPANSION

1956 SETTERINGTON DR, KINGSVILLE, ON

SHEET TITLE:
SITE PLAN

| | |
|-----------------------|------------------------------|
| DATE: OCT 21, 2021 | PROJECT NO: 20-077 |
| SCALE: 1:400 | |
| DRAWN BY: R.S. | SHEET NO: 01 |
| CHECKED BY: S.T. | |