

DEVELOPMENT STANDARDS:

ZONING:	MH-h
MAX. COVERAGE:	20%
MAX. HEIGHT:	30m
BUILDING SETBACKS:	
FRONT:	12m
SIDE:	7.5m
REAR:	12m
LANDSCAPE SETBACKS:	
FRONT:	3m
EXT. SIDE:	3m
INT. SIDE:	n/a
REAR:	n/a

LANDSCAPE REQ.:

OFF-STREET PARKING:	
STANDARD:	2.75x5.5 m
DRIVE AISLE:	6.7 m

REQ. PARKING RATIO BY USE:

WAREHOUSE:	1/95m ²
MANUF:	1/80m ²
OFFICE:	1/80m ²

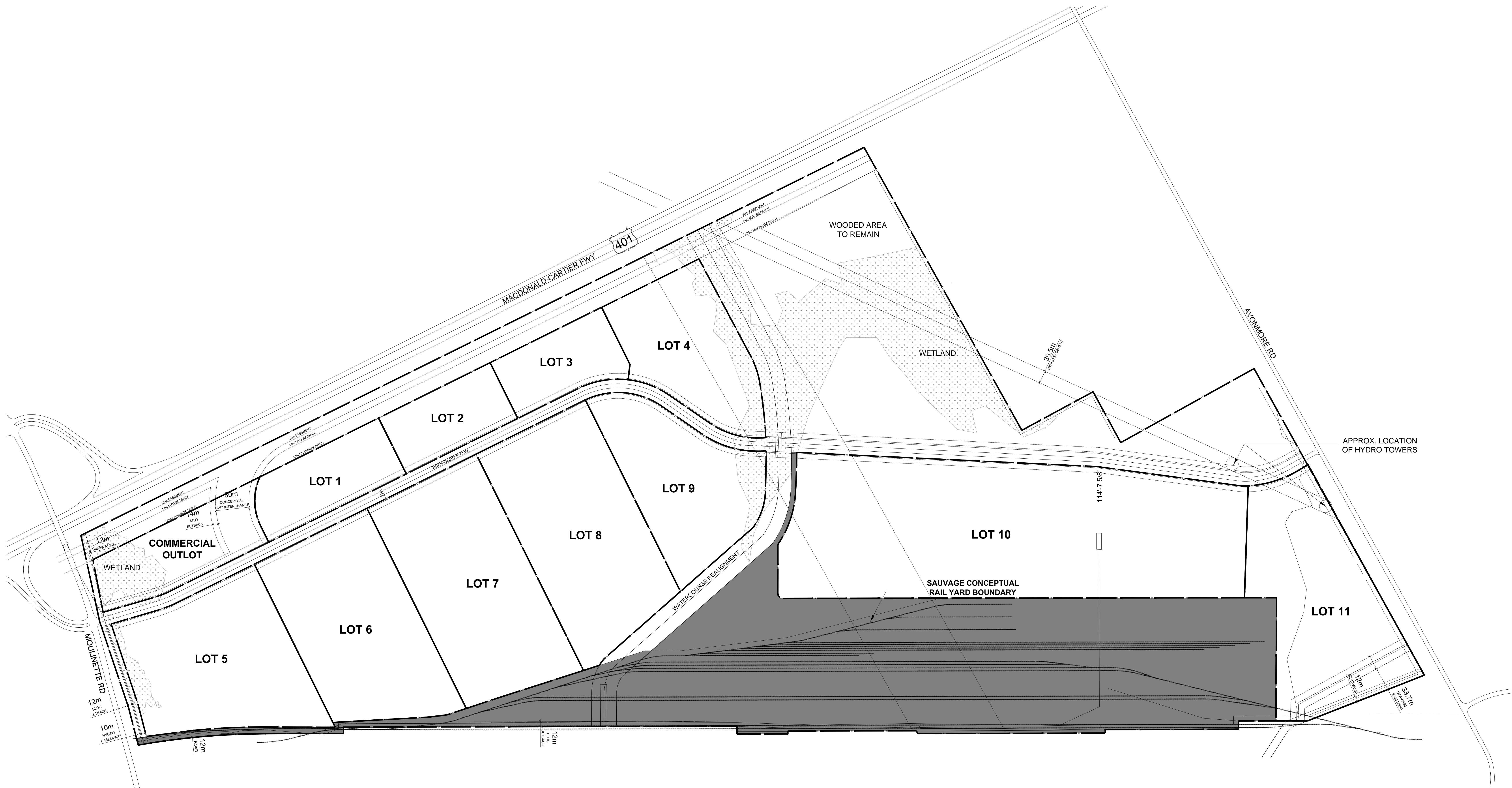
- NOTES:
- 12m for exterior side yard.
 - Development on full services (municipal water and sanitary sewers):
Front - 7.5m
Rear - 7.5m
Exterior Side - 7.5m
Interior Side - 3m
Lot Coverage - 40%
 - 3m landscape required from Residential Zone and adjacent a street.
 - From Provincial Highway:
Building Setback - 14m
Parking Setback - 3m
 - One (1) space per 95 square metres of floor area plus one (1) space for every three (3) employees per shift.
 - Where any road or street crosses a railway at the same grade, no building or structure shall be erected closer to the point of intersection of the centreline of railway and the roadway than 30 metres at signalized crossings and 45 metres at uncontrolled crossings.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

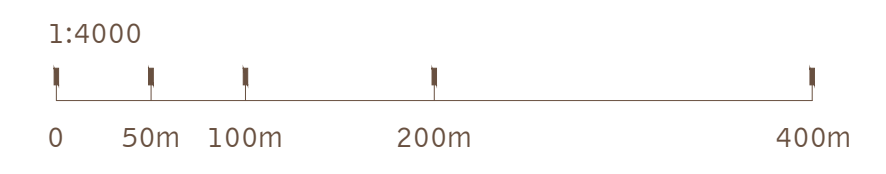
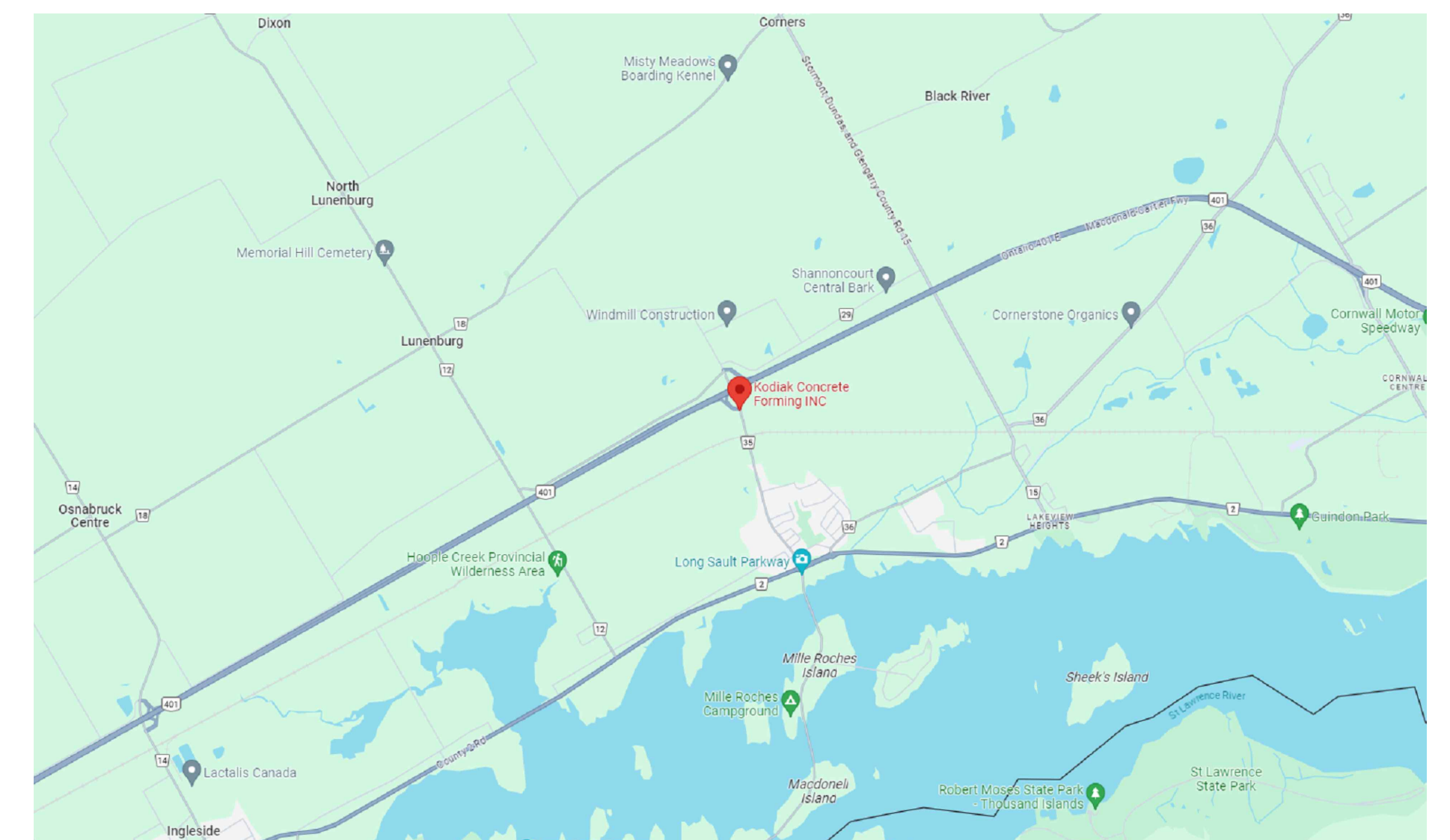
Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: CIVIL CAD FILE



PROJECT DATA:

SITE			
LOT	SITE AREA (SF)	SITE AREA (ACRE)	
1	576,520	13.24	
2	480,670	11.03	
3	498,785	11.45	
4	1,011,675	23.22	
5	1,579,922	36.27	
6	1,564,725	35.92	
7	1,755,305	40.30	
8	1,738,478	39.91	
9	1,157,365	26.57	
10	3,787,846	86.96	
11	1,619,528	37.18	
COMMERCIAL OUTLOT	668,908	15.36	
TOTAL	16,439,728	238	



scheme: 06

Conceptual Site Plan

Avenue 31 Camino
Moulinette Rd, Long Sault, ON, Canada

WARE MALCOMB

0TW23-0022-00
2024.08.30
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