ZONING DATA CHART

GROSS A3 SITE AREA:	420,010.0 m²	BUILDING AREA:	11,650.0 m²
TO BE ZONED A3:	340,716.0 m²	ASPHALT AREA:	4,542.0 m²
TO BE ZONED M3:	79,294.0 m²	GRAVEL AREA:	23,340.0 m²
OPEN STORAGE:	26,334.0 m²	LANDSCAPED AREA:	39,762.0 m²

ITEM	FARM INDUSTRIAL (M3) ZONE	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	• INDUSTRIAL (AG) ** • OFFICE • OPEN STORAGE
2	LOT AREA (m² MIN)	3,000	±79,294.0 (7.93ha)
3	LOT FRONTAGE (m MIN)	25.0	±375.1
4	FRONT YARD SETBACK (m MIN)	15.0 *	±27.2 ±16.9 from P.L.
5	EXTERIOR YARD SETBACK (m MIN)	20.0	N/A
6	INTERIOR YARD SETBACK (m MIN)	6.0	±48.9
7	REAR YARD SETBACK (m MIN)	12.0	±85.5
8	LOT COVERAGE (%) MAX	35.0	±14.7
9	HEIGHT MAXIMUM (m) MAX	12.0	±9.0
10	OPEN STORAGE (20.2.2) (%) MAX	75.0	33.2

* 4.16 (III) TOWNSHIP CONCESSION ROAD 15.0 METRES (49 FT) FROM THE STREETLINE
** ZONING DEFICIENCY

PARKING DATA CHART

OFF-STREET VEHICLE PARKING

No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	OFFICE	1/40m² (279m²)	7 SPACES	50 SPACES* (42 EMPLOYEE + 8 CUSTOMER SPACES)
2	INDUSTRIAL (AG.)	1/100m² (11,371m²)	117 SPACES	
	TOTAL		124 SPACES	
3	B.F. PARKING	26-50 PARKING SPACES (2 SPACES)	2 SPACES	2 SPACES (3.7 X 5.5) INCLUDED IN TOTAL

LOADING SPACES

No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	LOADING SPACES	> 4,000 m² (GROSS FLOOR AREA) = 2 PLUS 1 ADDITIONAL SPACE FOR EACH 10,000m² PART THEREOF IN EXCESS OF 4,000 m²	3 SPACES	3 SPACES (2.7 x 7.5)

* ZONING DEFICIENCY

PERMITTED USES

FARM INDUSTRIAL (M3 ZONE) (2005-005):

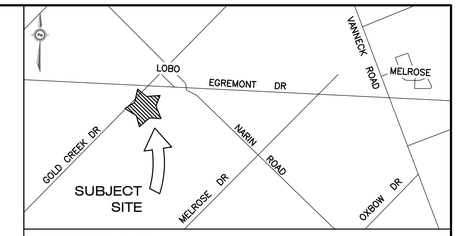
- ACCESSORY USE
- ABATTOIR
- ANIMAL HOSPITAL
- AGRICULTURAL PROCESSING ESTABLISHMENT
- AGRICULTURAL SALES ESTABLISHMENT
- DOG KENNEL
- GRAIN HANDLING FACILITY
- FARM EQUIPMENT SALES AND SERVICE
- LIVESTOCK SALES AND MARKETING YARD
- MARKET GARDEN
- OFFICE AS AN ACCESSORY USE
- OPEN STORAGE AS AN ACCESSORY USE
- RETAIL STORE AS AN ACCESSORY USE
- TILE DRAINAGE CONTRACTOR

REFERENCE DOCUMENTS:

1. MIDDLESEX COUNTY ONLINE MAPPING.

LEGEND:

- FR-2 — PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m ℄ RADIUS)
- PROPOSED SNOW STORAGE
- PROPOSED RAMP (SEE DETAIL ON SP2)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- OVERHEAD DOOR

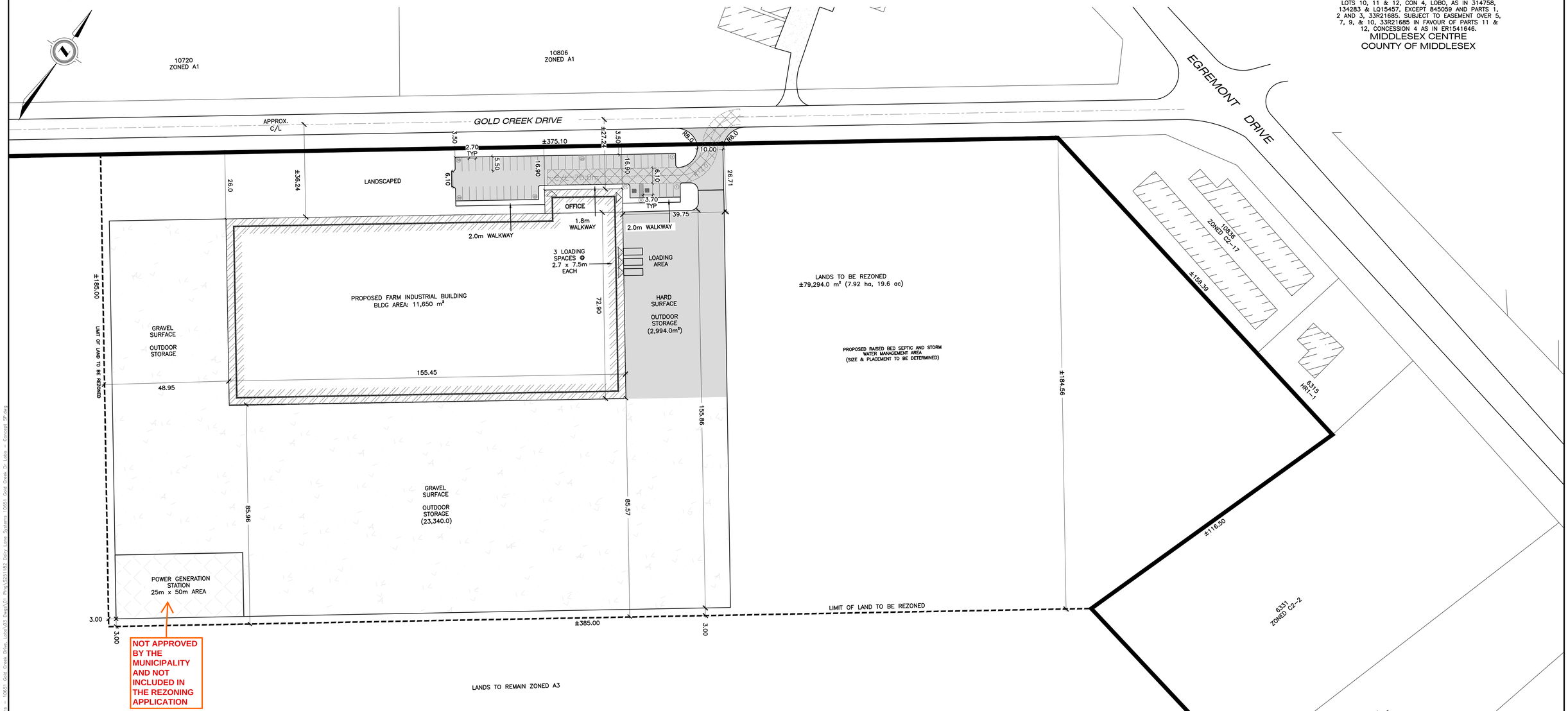


KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOTS 10, 11 & 12, CON 4, LOBO, AS IN 314758, 134283 & LQ15457, EXCEPT 845059 AND PARTS 1, 2 AND 3, 33R21685. SUBJECT TO EASEMENT OVER 5, 7, 9, & 10, 33R21685 IN FAVOUR OF PARTS 11 & 12, CONCESSION 4 AS IN ER1541646.
MIDDLESEX CENTRE
COUNTY OF MIDDLESEX



AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	SC
DRAWN	SC
CHECKED	ND
APPROVED	ND
DATE	04/11/2025
CAD	S251182

No.	REVISIONS	D/M/Y	BY
1	FOR CLIENT REVIEW	28/07/25	SC
2	REVISED FOR REVIEW	03/11/25	SC

CONSULTANT

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ENGINEER'S STAMP

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

CLIENT

2797123 ONTARIO INC.

SCALE

SCALE – 1:750
7.5 0 15.0m

TITLE

CONCEPT SITE PLAN AND ZONING CHART

AGRICULTURAL RELATED OPERATIONS

10651 GOLD CREEK DRIVE
LOBO, ON.

PROJECT No. S251182

SHEET No. SP1

PLAN FILE No. –