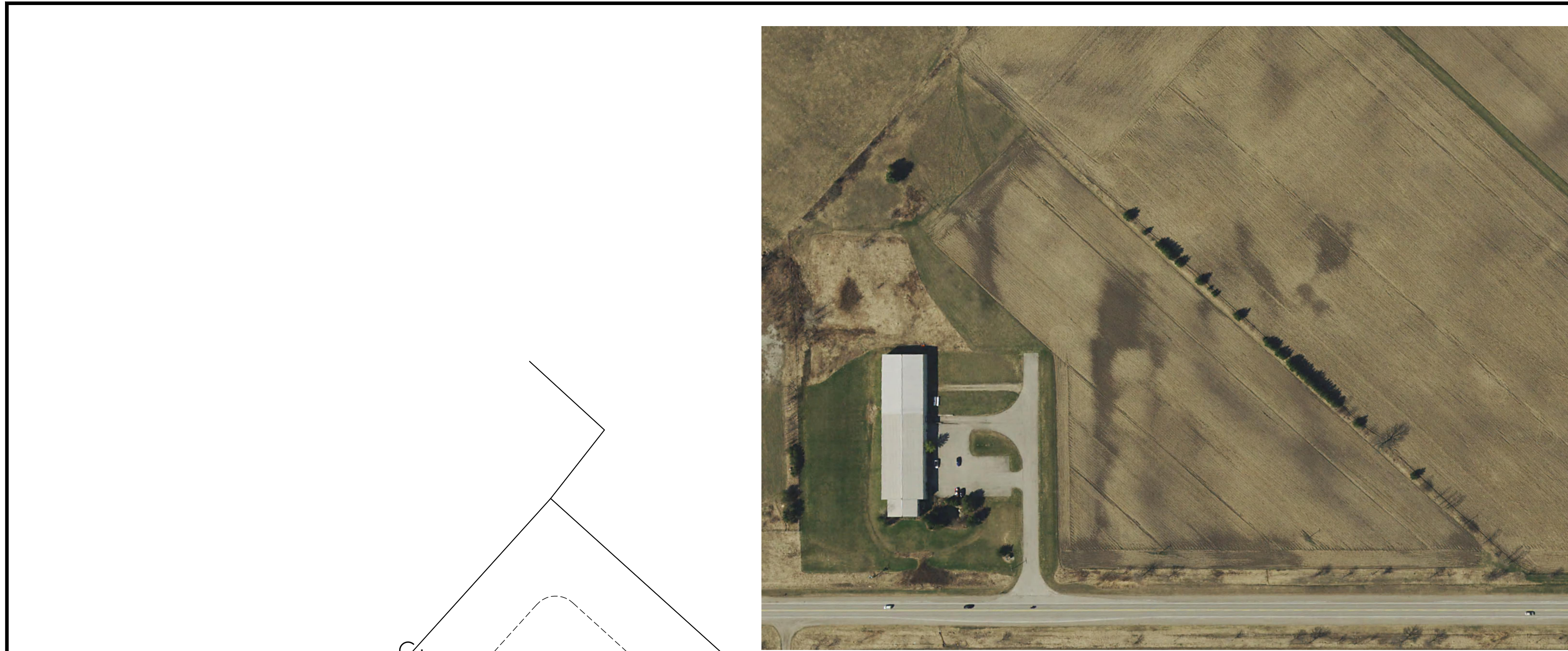
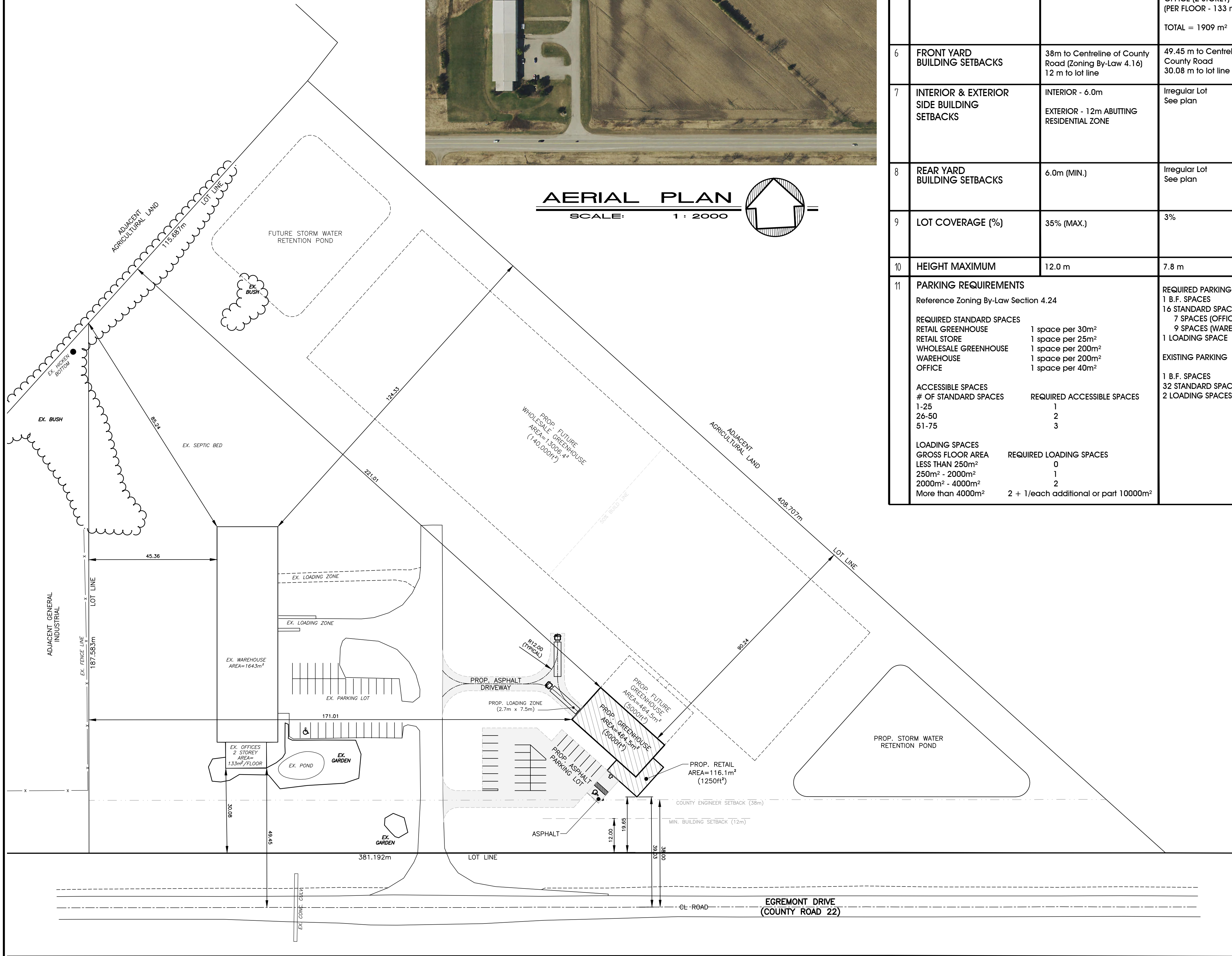




AERIAL PLAN
SCALE: 1 : 2000



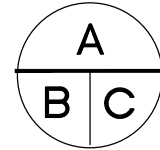
SITE PLAN
SCALE: 1 : 750

ZONING BY-LAW REGULATIONS					
Horta-Craft Limited, 4836 Egremont Drive, Strathroy, ON					
Reference: Municipality of Middlesex Centre Comprehensive Zoning By-Law No. 2005-005					
LINE					
1	ZONE	Requirements M2 - GENERAL INDUSTRIAL	Existing Conditions M2 - GENERAL INDUSTRIAL	Requirements A1 - AGRICULTURAL	Proposed M2 - GENERAL INDUSTRIAL / A1 - AGRICULTURAL Phase 1
2	PERMITTED USES	See Zoning By-Law Section 19.1.1		See Zoning By-Law Section 5.1.1	
3	LOT AREA (m ²)	3,000 sq m ² (MIN.)	5.93 ha.	40 ha. (MIN.)	5.93 ha.
4	LOT FRONTAGE	25.0m (MIN.)	381.192m	300m (MIN.)	381.192m
5	MINIMUM FLOOR AREA	N/A	EXISTING FLOOR AREA WAREHOUSE - 1643 m ² OFFICE (2 STOREY) - 266 m ² (PER FLOOR - 133 m ²) TOTAL = 1909 m ²	90m ² (MIN.)	EXISTING FLOOR AREA WAREHOUSE - 1643 m ² OFFICE (2 STOREY) - 266 m ² (PER FLOOR - 133 m ²) TOTAL = 1909 m ² PROPOSED FLOOR AREA RETAIL GREENHOUSE - 465 m ² RETAIL - 116 m ² TOTAL = 581 m ²
6	FRONT YARD BUILDING SETBACKS	38m to Centreline of County Road (Zoning By-Law 4.16) 12 m to lot line	49.45 m to Centreline of County Road 30.08 m to lot line	38m to Centreline of County Road (Zoning By-Law 4.16) 12 m to lot line	49.45 m to Centreline of County Road 30.08 m to lot line 39 m to Centreline of County Road 19.64 m to lot line
7	INTERIOR & EXTERIOR SIDE BUILDING SETBACKS	INTERIOR - 6.0m EXTERIOR - 12m ABUTTING RESIDENTIAL ZONE	Irregular Lot See plan	INTERIOR - EQUAL TO ONE-HALF BUILDING HEIGHT BUT NOT LESS THEN 4.5m EXTERIOR - 15m	Irregular Lot See plan Irregular Lot See plan
8	REAR YARD BUILDING SETBACKS	6.0m (MIN.)	Irregular Lot See plan	8.0m (MIN.)	Irregular Lot See plan Irregular Lot See plan
9	LOT COVERAGE (%)	35% (MAX.)	3%	20% (MAX.)	3% 1% Total Coverage 4%
10	HEIGHT MAXIMUM	12.0 m	7.8 m	12.0m	7.8 m 6 m
11	PARKING REQUIREMENTS	Reference Zoning By-Law Section 4.24 REQUIRED STANDARD SPACES RETAIL GREENHOUSE 1 space per 30m ² RETAIL STORE 1 space per 25m ² WHOLESALE GREENHOUSE 1 space per 200m ² WAREHOUSE 1 space per 200m ² OFFICE 1 space per 40m ² ACCESSIBLE SPACES # OF STANDARD SPACES 1-25 1 26-50 2 51-75 3 LOADING SPACES GROSS FLOOR AREA LESS THAN 250m ² 0 250m ² - 2000m ² 1 2000m ² - 4000m ² 2 More than 4000m ² 2 + 1/each additional or part 10000m ²	REQUIRED PARKING 1 B.F. SPACES 16 STANDARD SPACES 7 SPACES (OFFICE) 9 SPACES (WAREHOUSE) 1 LOADING SPACE EXISTING PARKING 1 B.F. SPACES 32 STANDARD SPACES 2 LOADING SPACES	REQUIRED PARKING 1 B.F. SPACE 16 STANDARD SPACES 7 SPACES (OFFICE) 9 SPACES (WAREHOUSE) 1 LOADING SPACE EXISTING PARKING 1 B.F. SPACE 32 STANDARD SPACES 2 LOADING SPACES	REQUIRED PARKING 1 B.F. SPACE 21 STANDARD SPACES 16 SPACES (GREENHOUSE) 5 SPACES (RETAIL) 1 LOADING SPACE PROVIDED NEW PARKING 1 B.F. SPACE 26 STANDARD SPACES 1 LOADING SPACE

issued for zoning amendment	July 28/22	△
revisions/issue	date	no.

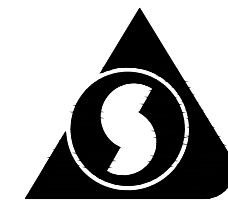
CONTRACTORS MUST CHECK AND
VERIFY ALL DIMENSIONS AND REPORT
ANY DISCREPANCY TO THIS FIRM
BEFORE PROCEEDING WITH THE WORK

A - detail no.
B - location sheet
C - detail sheet



**PRELIMINARY
NOT FOR
CONSTRUCTION**

**SPRIET
ASSOCIATES**



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**HORTA-CRAFT
GREENHOUSE**

4836 Egremont Drive, Strathroy

Paul Lofgren

drawing title :

ZONING PLAN

date : JUNE 28, 2022

scale : AS NOTED

drawn by : AH

project no. :

222165

drawing no. :

SP1