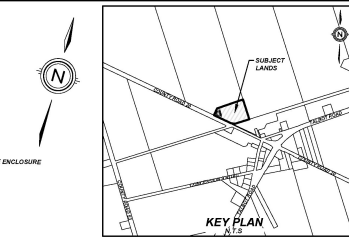
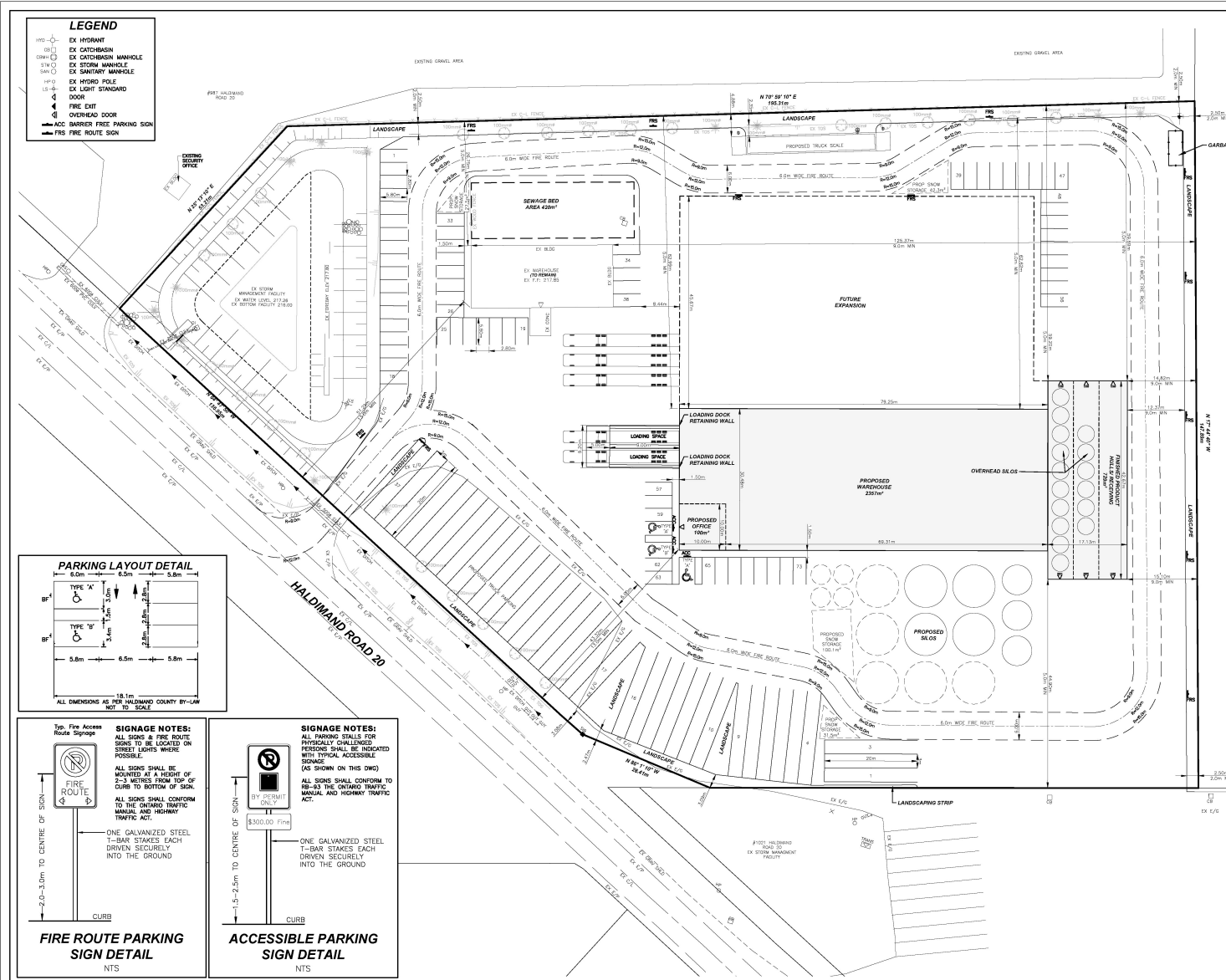


Owner's Sketch FILE #PLZ-HA-2024-100 APPLICANT: Armstrong Milling

PDD-23-2024, Attachment 2



Haldimand County

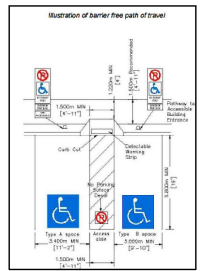
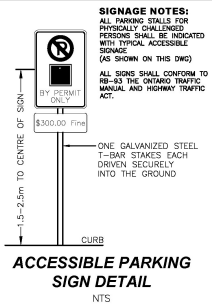
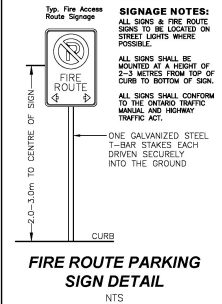
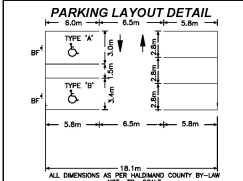


ZONING MATRIX COMPREHENSIVE BY LAW HC1-2020		
PROVISION	EXISTING ZONING (MR)	PROVIDED
PERMITTED USES	(E) INDUSTRIAL USES, CONTRACTORS SHOP, CONTRACTOR SUPPLY AND STORAGE SHED, MANUFACTURING LIGHT, PUBLIC UTILITY WARE, WAREHOUSE	WAREHOUSE
LOT AREA (MN.)	1855m ²	26,930.97m ²
LOT FRONTAGE (MN.)	30.0m	136.95m
FRONT YARD SETBACK (MN.)	13.0m	43.32m
SIDE YARD EXTERIOR (MN.)	13.0m	N/A
SIDE YARD INTERIOR (MN.)	5.0m	14.82m
REAR YARD (MN.)	9.0m	17.02m
MIN LANDSCAPED OPEN SPACE	10.0%	27.35%
MAX LOT COVERAGE	N/A	N/A
BUILDING HEIGHT (MAX)	11.0m	38m
MIN SETBACK FROM EXISTING BUILDING TO ADJACENT LOT	30.0m	N/A

LAND USE SCHEDULE			
LAND USE	AREA(sq. m.)	AREA(a)	AREA(%)
EX BUILDING	408.52	0.6409	1.52
EX PARKING	5888.01	9.3143	11.67
PROP BUILDING	3143.84	5.0443	18.87
PROP PARKING	18610.22	1.6010	59.45
LANDSCAPE	7368.30	0.7368	27.39
TOTAL SITE AREA	26,930.97	2.6930	100.00

PARKING STATISTICS:	
WAREHOUSE:	
NUMBER OF REQUIRED SPACES:	48 SPACES REQUIRED
1 SPACE PER 600 ² GROSS FLOOR AREA	68 SPACES PROVIDED
OFFICE:	
NUMBER OF REQUIRED SPACES:	4 SPACES REQUIRED
1 SPACE PER 300 ²	4 SPACES PROVIDED
LOADING SPACES:	3 SPACES REQUIRED
	37 SPACES PROVIDED
TOTAL SPACES	73 SPACES REQUIRED
	73 SPACES PROVIDED

BARRIER FREE PARKING STATISTICS:	
WAREHOUSE:	
NUMBER OF REQUIRED SPACES:	3 SPACES REQUIRED
1 SPACE PER 4% OF TOTAL SPACES	3 SPACES PROVIDED



NO.	REVISION	DATE	INT.
0	ISSUED FOR REVIEW		Z.C.
1	REVISION		J.S.

DATE	BY	CHECKED BY	APPROVED BY
	Z.C.	J.S.	J.S.

ARMSTRONG MILLING
1021 COUNTY ROAD 20
HAGGERSVILLE, ON
N0A 1H0

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

ARMSTRONG MILLING
HALDIMAND COUNTY
SITE PLAN

CONSULTANT FILE NO: 1122
DATE: 2024-04-22
PRINTED: 2024-04-22
SCALE: 1:4000 m
REF. No.
DWG. No. **1122-SP** REV. **0**