



building class for this building is F3  
 truck traffic is expected to be minimal  
 2 or 3 trucks daily and not semis  
 current business is farm equipment repair  
 and runs from 7am to 7pm on week days  
 closed Sundays and Statutory Holidays

### ZONING TABLE

APPLICATION	PERMIT/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	2% of 25 acres* 2000 m2 rezone area	2000 m2 proposed
BUILDING TOTAL TO A MAX OF 20% OF 2% OFDU	capped at 400 outdoor storage area must be within the 2%	400m2 shop 150m2 storage area proposed
PARKING SPACES 3,048 X 6.1 METERS	2 park spaces	2 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll *	420709.000504901	
Legal Description CON 2 SWTSR PT LOT 221 PT:LOT 222		
<b>Norman H Martin- Dunside inc.</b> <b>752395 IDA STREET</b> <b>Southgate On.</b>  CON 2 SWTSR PT LOT 221 PT:LOT 222		
Monday, February 3, 2025		
Drawing Scale 0.020" = 1'-0"	Drawn by: SMM	
<b>site plan</b>		