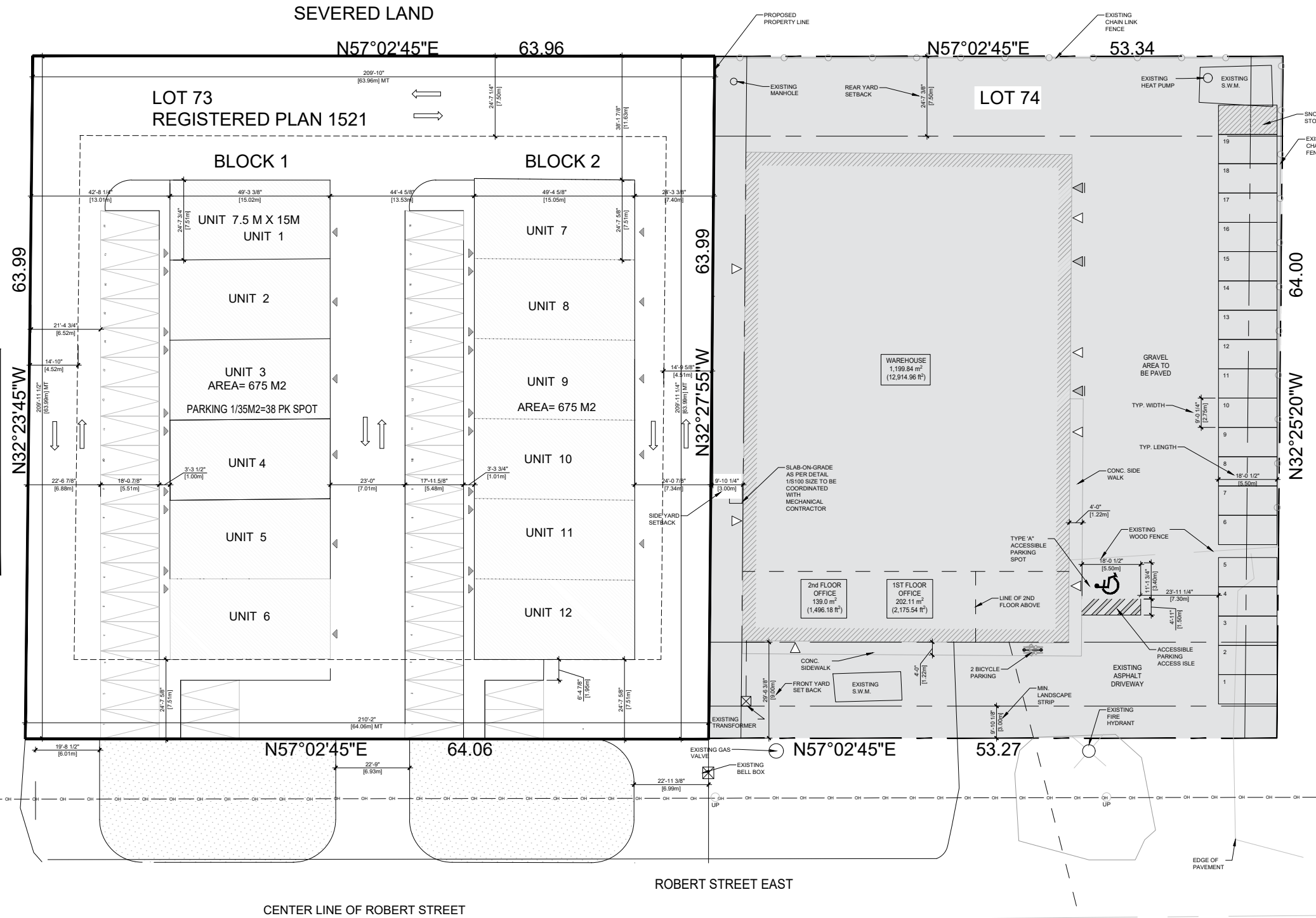


1 KEY PLAN
SCALE: 1:300

ZONING			
LOT 73 - 173-177 Robert St E Penetanguishene, Ont. M1 Industrial - Zoning By-Law No. 2022-17			
Zoning Regulation Description	Zoning Regulation	Proposed	
Lot Area	-	4093 SQM	
Building Area - Block 1	-	(7.5m x 15m) x 6units = 675 sqm	
Building Area - Block 2	-	(7.5m x 15m) x 6units = 675 sqm	
Min. Front Yard	7.5m	7.5m	
Min. Rear Yard	7.5m	11.4m	
Min. Side Yard	4.5m	6.8m	
Max. Building Height	18m	11m	
Max. Lot Coverage	50%	33%	
Parking		Required	Proposed
STORAGE BUILDING	1/35m ²	3 Per Units	38
Snow Storage	5% of Parking		

NOTES:
1) SURVEY INFORMATION GATHERED FROM SURVEY CREATED BY PETER T. RAIKES ONTARIO LAND SURVEYOR DATED FEB 27, 2018. PART OF LOTS 73 & 74 REGISTERED PLAN 1521. TOWN OF PENETANGUISHENE. COUNTY OF SIMCOE.



2 SITE PLAN
SCALE: 1:450

JUAN FERNANDO POLANCO ARCHITECT
MISSISSAUGA, ONTARIO
www.polancoarchitect.com

WAREHOUSE
SITE PLAN, KEY PLAN & ZONING STATS

173-177 ROBERT ST E PENETANGUISHENE, ONT

DATE: 03/28/2024 DRAWN BY: J.P. APPROVED BY: J.P. REVISION: SCALE: AS NOTED STD No.:



REVISION		
LTR:	DATE:	DESCRIPTION:
01	04/21/2024	ISSUED FOR SEVERANCE