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REFER TO DRAWING W02 FOR GENERAL
NOTES, SCHEDULES AND RELATED
APPLICABLE ITEMS

ALL DIMENSIONS IN BRACKETS
ARE IN MILLIMETERS

PROPOSED SITE PLAN
30 BICKLEYCOUNTRY DR.
HUNTSVILLE, ON P1H 1Y4
Version R2

STAMP

24038

DRAWN BY: RDH
DATE: 05/09/24
CHKD BY: JLD
PLOT DATE: MAY, 2024

A0-4

NOTES

1. NO OUTDOOR LIGHTING EXCEPT AS REQUIRED BY OBC TO BE PROVIDED AT THE BUILDING PERMIT STAGE, IF REQUIRED.
2. ALL EXTERIOR LIGHTING TO BE DARK-SKY COMPLIANT IN COMPLIANCE WITH BY-LAW 2016-3
3. EXISTING VEGETATION TO BE MAINTAINED IN A NATURALLY VEGETATED STATE.
4. CONIFEROUS TREES TO BE RETAINED OUTSIDE OF NEW DEVELOPEMENT EXCEPT FOR THOSE THAT ARE DEAD DECAYING OR POSE A SAFETY HAZARD

PRECINCT INFO

PRECINCT = UBE - URBAN BUSINESS EMPLOYMENT
MAX LOT COVERAGE = 50%
SETBACKS:
LOT FRONT = 6m
EXT SIDE = 6m
INT SIDE = 5m
REAR YARD = 6m
MAX HEIGHTS:
MAIN DWELLING = 11m
** WHOLE LOT IN NATURAL CONSTRAINTS 2 AREA

PARKING INFO

EXISTING MOTOR VEHICLE SERVICE = 2 SPACES FOR EACH SERVICE BAY
TOTAL EXISTING REQUIRED = 16 SPACE
PROPOSED WAREHOUSING OR OTHER INDUSTRIAL BUILDING, CONTRACTOR'S ESTABLISHMENT = 1 SPACE FOR EACH 100 M2 OF GROSS FLOOR AREA
TOTAL PROPOSED REQUIRED = 6 SPACE
TOTAL REQUIRED = 22 SPACE
OF PARKING SPACES PROPOSED = 27SPACE

PARKING REQUIREMENTS:
ENTRANCE MINIMUM = 6.7M
AISLE MIN WIDTH = 6.7M
MIN. # OF ACCESSIBLE PARKING = 1 SPACE
LOADING SPACE REQUIRMENTS = 1 SPACE

PARKING SPACE SIZE REQUIREMENTS:
PARKING SPACE = WIDTH 2.6M, LENGTH 6M
20% OF PARKING SPACE = WIDTH 3M, LENGTH 6M
ACCESSIBLE PARKING SPACE = 4.5M WIDTH W/ 1.5M WIDE AISLE, 6M LENGTH
LOADING SPACE = WIDTH 4M, LENGTH 15M

SITE STATISTICS

TOTAL LOT AREA = 75,197.7 SQ.FT. (6,986.1 M.SQ.)
MAX LOT COVERAGE 50% = 37,598.9 SQ.FT. (3,493.05 M.SQ.)
EXISTING SHOP FOOTPRINT = 4,050 SQ.FT. (376.3 M.SQ.)
EXISTING SEA CAN STORAGE AREA FOOTPRINT = 2,780 SQ.FT. (258.3 M.SQ.)
TOTAL EXISTING LOT COVERAGE = 6,830 SQ.FT.(634.5 M.SQ.) OR 9.08%
PROPOSED TOTAL NEW STRUCTURE = 6,000 SQ.FT. (557.4M.SQ.)
TOTAL PROPOSED LOT COVERAGE = 12,830 SQ.FT. (1,191.9M.SQ.) OR 17.06%

SITE PLAN LEGEND

PROPERTY BOUNDARY	OBJECT REMOVAL/ DEMO	PRINCIPAL ENTRANCE
EASEMENT	PATIO COVERAGE	LOT LINE CORNERS
EXISTING STRUCTURE	LANDSCAPED AREA	CONIFEROUS TREE
PROPOSED STRUCTURE	EXPOSED ROCK	DECIDUOUS TREE
BODY OF WATER	SILT FENCING	TREELINE
PROPOSED DRIVEWAY	EROSION CONTROL	
ROAD		

1 Site Plan - PROPOSED
1 : 200

