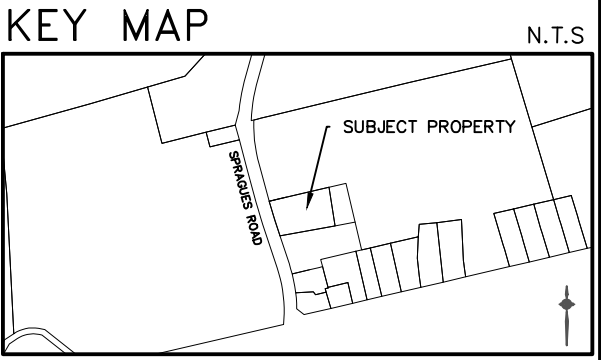
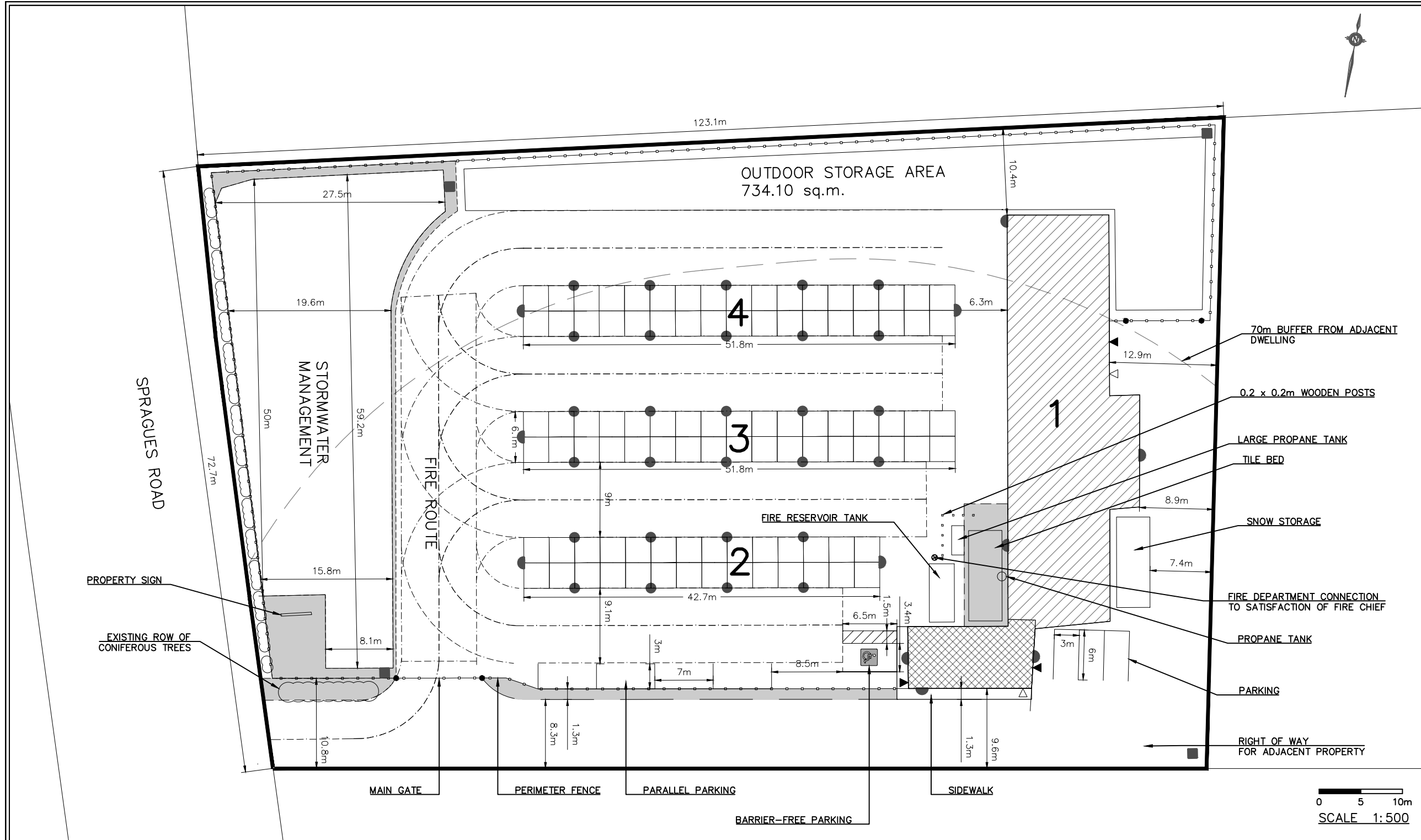




LEGEND

- EXISTING BUILDING
- ADMIN AREA
- GRASSED AREA

NOTE: OUTSIDE OF GRASSED AREA, ASPHALT SHALL MAKE UP THE REMAINDER OF THE SURFACE AREA ON SITE. EXACT LIMITS OF ASPHALT TO BE REFINED AT SITE PLAN STAGE.

- = LIGHT POLES
- = WALL MOUNT LIGHTING
- = MOTION SENSOR LIGHTS

REVISIONS			
NO.	REVISED BY:	REASON:	DATE:
1	ZK	TWP COMMENTS	27/8/2026

JOB NUMBER	DATE	FIGURE
22-304	24 APRIL 2026	1

SELF STORAGE UNITS SITE PLAN

2495 SPRAGUES ROAD
TOWNSHIP OF NORTH DUMFRIES
PART LOTS 24 & 25, CONCESSION 7

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

STORAGE BUILDING AREAS		
BUILDING NUMBER	NUMBER OF UNITS	AREA (m ²)
1	N/A	648.0
2	34	260.1
3	34	315.9
4	28	315.9
TOTAL	96	1539.9

OUTDOOR STORAGE AREA = 734.1 m²

ZONING MATRIX		
ZONING PROVISION	REQUIRED	PROVIDED
LOT AREA (MIN.)	AREA OF EXISTING LOT	8854 m ²
LOT FRONTAGE (MIN.)	FRONTAGE OF EXISTING LOT	72.7m
FRONT YARD SETBACK (MIN.)	45m	30.1m
BUILDING HEIGHT (MAX.)	13.5m	
SIDE YARD (MIN.)	11.6m	9.6m
REAR YARD (MIN.)	7.56m	8.9m
FLOOR AREA (MAX.)	1,858 m ² (SITE-SPECIFIC)	1539.9 m ²
PARKING	N/A	8