

SITE STATISTICS:			
ZONING	INDUSTRIAL 'M1' (BY-LAW 85-18)		
DESIGNATED LAND USE	INDUSTRIAL		
14.1 ZONE REGULATIONS			
	REQUIRED:	PROVIDED:	
MIN. LOT AREA	2,000 m ²	78,652 m ²	
MIN. LOT FRONTAGE	61m	192.5	
MAX. LOT COVERAGE	40%	21.0%	
MIN. LANDSCAPE OPEN SPACE	10%	12.7%	
MAX. BUILDING HEIGHT	10.5m	<10.5	
MIN. FRONT YARD DEPTH	12m	21.8	
MIN. REAR YARD DEPTH	15m	14.4	
MIN. INTERIOR SIDE YARD ABUTTING RESIDENTIAL	15m	15m	
MIN. EXTERIOR SIDE YARD	0m	6m	
MIN. PARKING BUFFER	7.5m	10m	
MIN. BUFFER STRIP ABUTTING RESIDENTIAL (14.1.11)	7.5m	7.5m	
SITE DATA			
TOTAL SITE AREA	= 78,652 m ²		
BUILDING AREAS			
EX. BUILDING 100	= 4,183 m ²		
EX. BUILDING 200	= 1,095 m ²		
EX. BUILDING 300	= 2,285 m ²		
EX. BUILDING 400	= 2,080 m ²		
EX. BUILDING 500	= 4,974 m ²		
PROPOSED POWER GENERATION PLANT	= 1,875 m ²		
TOTAL BUILDING AREA	= 16,492 m ² (21.0%)		
PAVEMENT			
GRAVEL	= 28,114 m ² (35.7%)		
LANDSCAPED	= 24,032 m ² (30.6%)		
LINEAR CURBING	= 10,014 m ² (12.7%)		
	= - m		

5.33 PARKING REQUIREMENTS		REQUIRED:	PROVIDED:
PARKING SPACES REQUIRED : (3.0m x 6.0m WITH MIN. 5.5m ASLE WIDTH)			
FOR PROPOSED ADDITION ONLY (REMAINING SITE TO REMAIN)			
POWER GENERATION PLANT (INDUSTRIAL) :			
1 PER 93m ² GFA			
(1875sm/93)			
TOTAL PARKING REQUIRED		10 SPACES	10 SPACES
5.33a BARRIER FREE PARKING REQUIRED :			
10 TO 25	1 SPACE	1 SPACE	
5.31 LOADING SPACES :		(3.5m x 9.0m x 4.5m HIGH)	
ONE SPACE PER 1,858sm	1 SPACE	1 SPACE	

d.c. mccloskey engineering ltd.
200-5745 warden street east, windsor, ontario n6a 1m6 tel (519) 977 6800

M.E. McCloskey
PROFESSIONAL ENGINEER
MAY 14 2023
12345
PROVINCE OF ONTARIO

general notes:

- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
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- THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

DETAIL NUMBER

LOCATION SHEET

DETAIL SHEET

DATE (dd/mm/yy)	ISSUED FOR
13/11/23	PRE-CONSULTATION
28/04/25	REVISED FOR STAGE 1
14/05/25	ZONING BYLAW AMENDMENT

PROJECT

BUILDING ADDITIONS AT EXISTING INDUSTRIAL DEVELOPMENT

4325-4445 COUNTY ROAD 42
WINDSOR, ONTARIO

CLIENT






EPIC PROPERTIES LIMITED PARTNERSHIP

DRAWING TITLE

OVERALL SITE PLAN

DATE :	OCT 2023
SCALE :	AS NOTED
DRAWN BY :	JLD
CHECKED BY :	MEM
PROJECT FILE NO.	M23-259
DRAWING NO.	C1.2

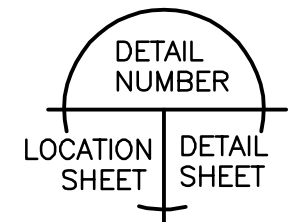


- | | |
|---|--|
|  | WALL / CLG. MOUNTED EXIT SIGN W/
BATTERY BACK UP EMERGENCY LIGHTS |
|  | WALL / CLG. MOUNTED EXIT SIGN W/
BATTERY BACK UP EMERGENCY LIGHTS
& DIRECTIONAL ARROWS |
|  | WALL / CLG. MOUNTED EMERGENCY
LIGHTS C/W BATTERY BACK UP |
|  | WALL / CLG. MOUNTED EMERGENCY
LIGHTS REMOTE HEAD LOCATION |
|  | FIRE EXTINGUISHER |

* SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIFE SAFETY REQUIREMENTS

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DATE (dd/mm/yy)	ISSUED FOR
14/05/25	ZONING BYLAW AMENDMENT

PROJECT

BUILDING ADDITIONS AT EXISTING INDUSTRIAL DEVELOPMENT

4325-4445 COUNTY ROAD 42
WINDSOR, ONTARIO

CLIENT

**EPIC PROPERTIES
LIMITED PARTNERSHIP**

DRAWING TITLE

OVERALL FLOOR PLAN

DATE : MAY 2025

SCALE : AS NOTED

DRAWN BY : JLD

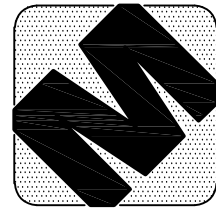
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PROJECT FILE NO. M23-259

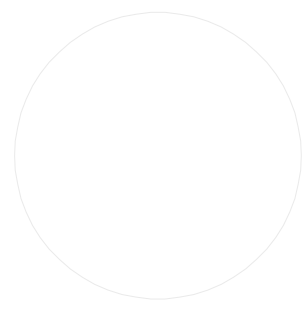
DRAWING NO.

SB-10 ZONE 5 (TABLE 5.5-5) :		
ELEMENT	REQUIRED	PROVIDED
ROOF	R35ci	R35ci
WALLS (STEEL)	R13 + R12ci	R26
FOUNDATION WALLS	R15ci VERT	R15ci VERT
SLAB ON GRADE	R15 x 48" HOR.	R15 x 48" HOR.

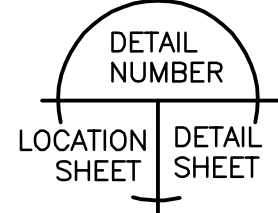
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14/05/25	ZONING BYLAW AMENDMENT

PROJECT

**BUILDING ADDITIONS AT
EXISTING INDUSTRIAL
DEVELOPMENT**

4325-4445 COUNTY ROAD 42
WINDSOR, ONTARIO

CLIENT

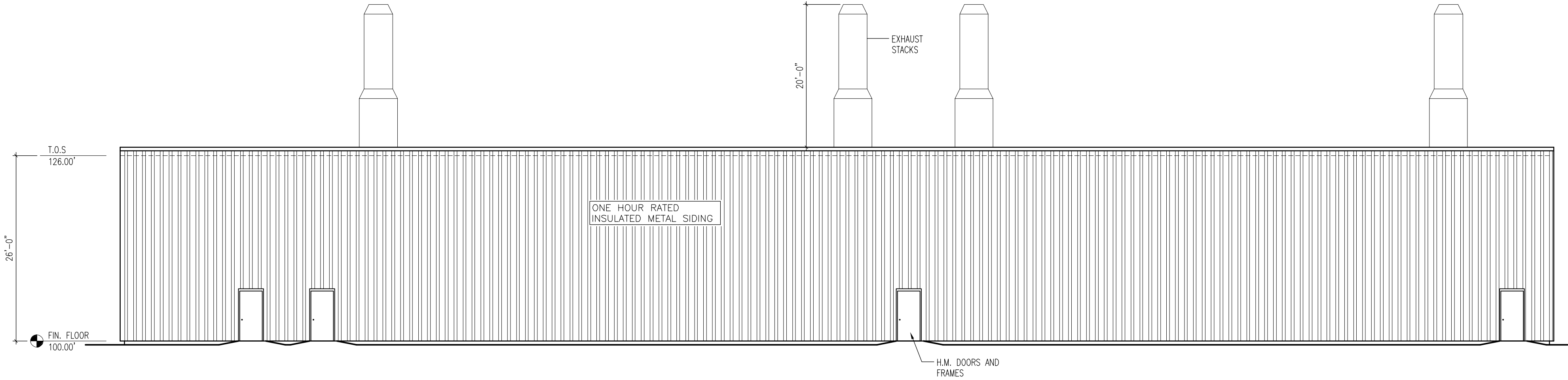
**EPIC PROPERTIES
LIMITED PARTNERSHIP**

DRAWING TITLE

BUILDING ELEVATIONS

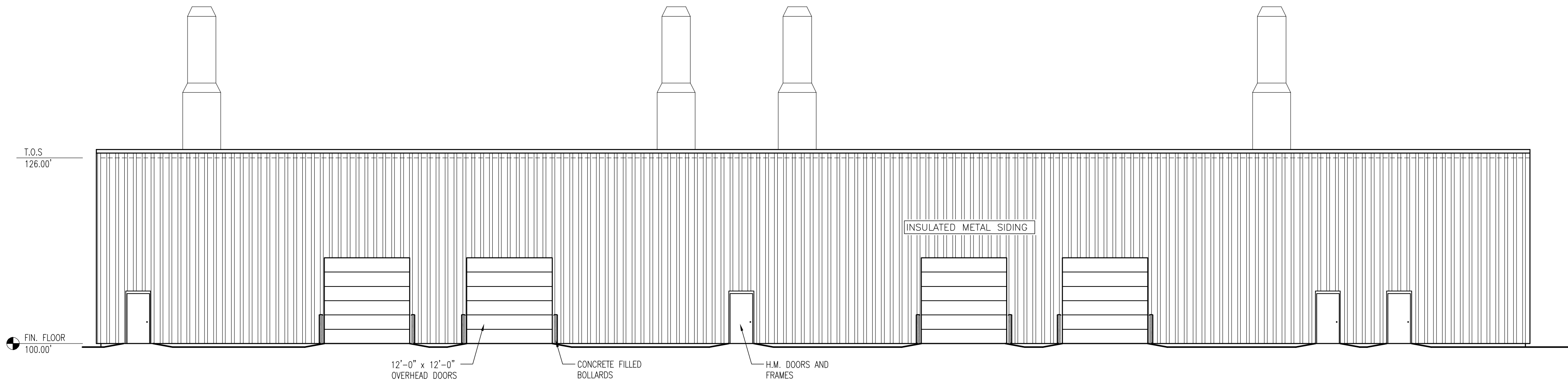
DATE :	MAY 2025
SCALE :	AS NOTED
DRAWN BY :	JLD
CHECKED BY :	MEM
PROJECT FILE NO.	M23-259
DRAWING NO.	

A3.1



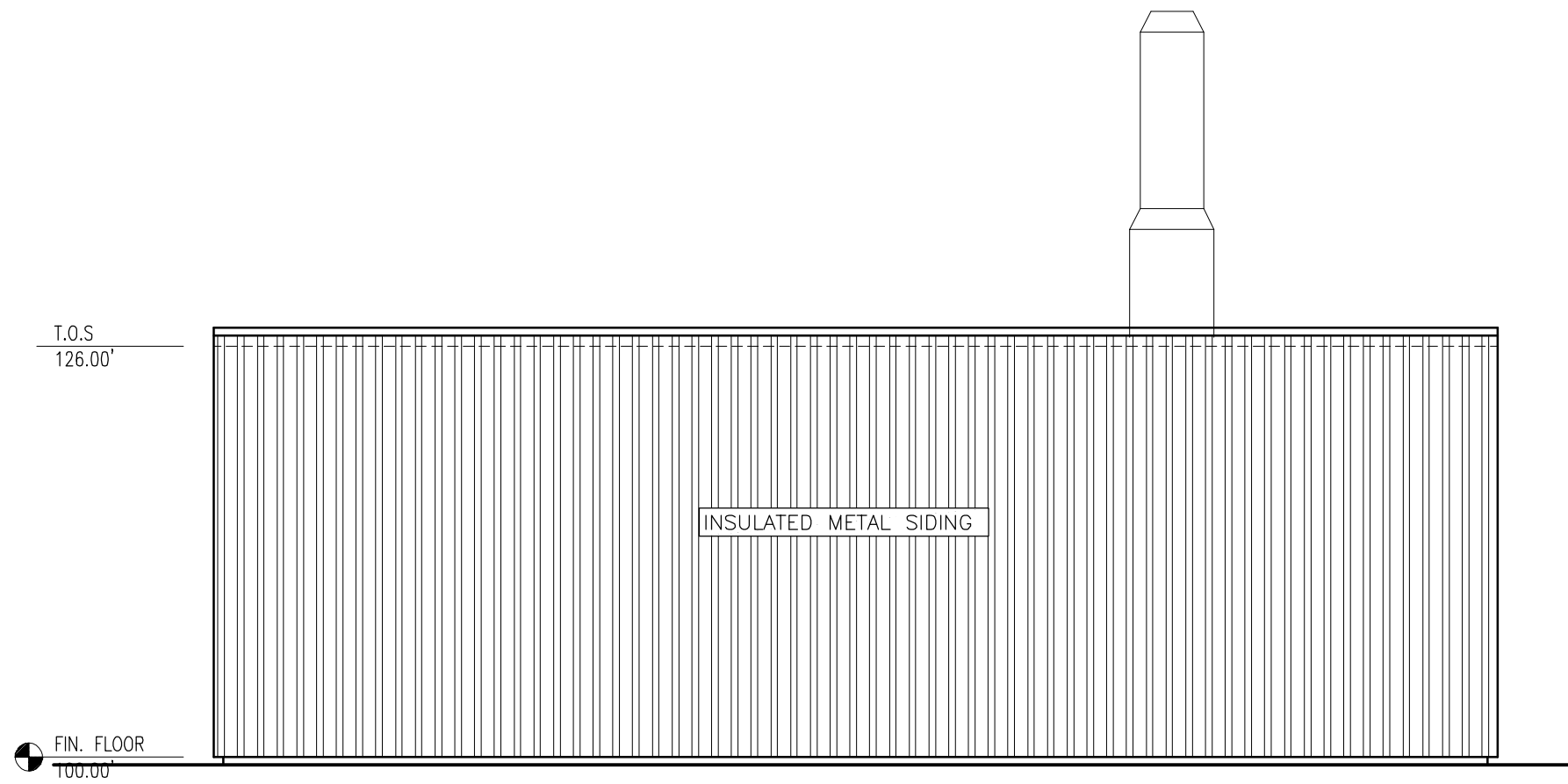
NORTH BUILDING ELEVATION

SCALE : 3/32" = 1'-0"



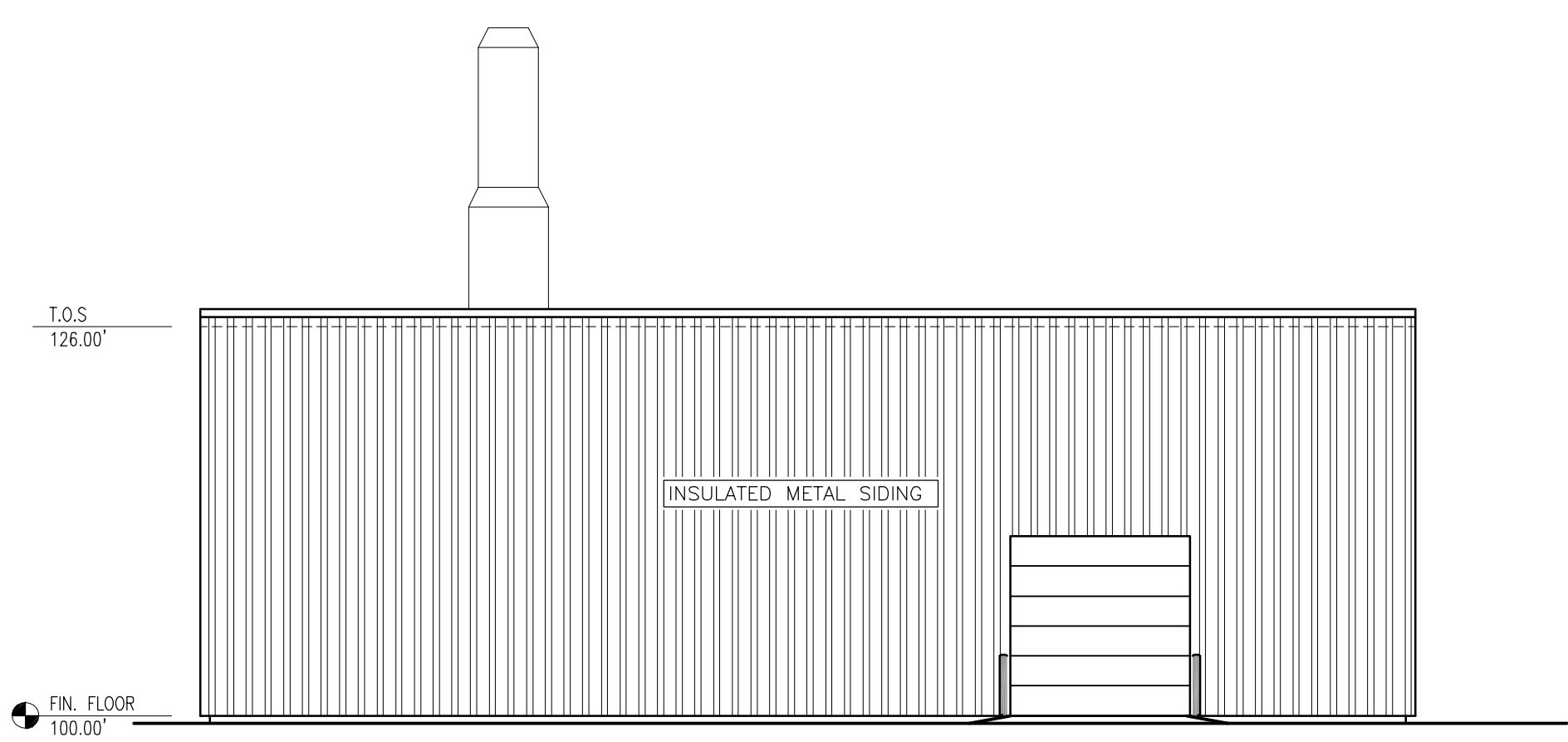
SOUTH BUILDING ELEVATION

SCALE : 3/32" = 1'-0"



EAST BUILDING ELEVATION

SCALE : 3/32" = 1'-0"



WEST BUILDING ELEVATION

SCALE : 3/32" = 1'-0"