

PROPRIETARY AND CONFIDENTIAL
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CURRENT ZONING
COMMERCIAL DISTRICT 4.3 (CD4.3)
PERMITTED USES
Hotel, Micro-Brewery, Restaurant, Any use accessory to the preceding uses. An Outdoor Storage Yard is prohibited.
PROVISIONS
Building Height – maximum 20.0 m
Landscaped Open Space Yard – minimum 15.0% of lot area

PROPOSED ZONING
COMMERCIAL DISTRICT 4.1 (CD4.1)
PERMITTED USES
Business Office
Food Outlet - Drive-Through Food
Food Outlet - Take-Out
Hotel
Medical Office
Personal Service Shop
Restaurant
Restaurant with Drive-Through
Retail Store
Warehouse
Wholesale Store
The following existing uses: Any use permitted in SectionAny use accessory to the preceding uses.
PROVISIONS
Lot Width minimum 30.0 m
Main Building Height – maximum 20.0 m

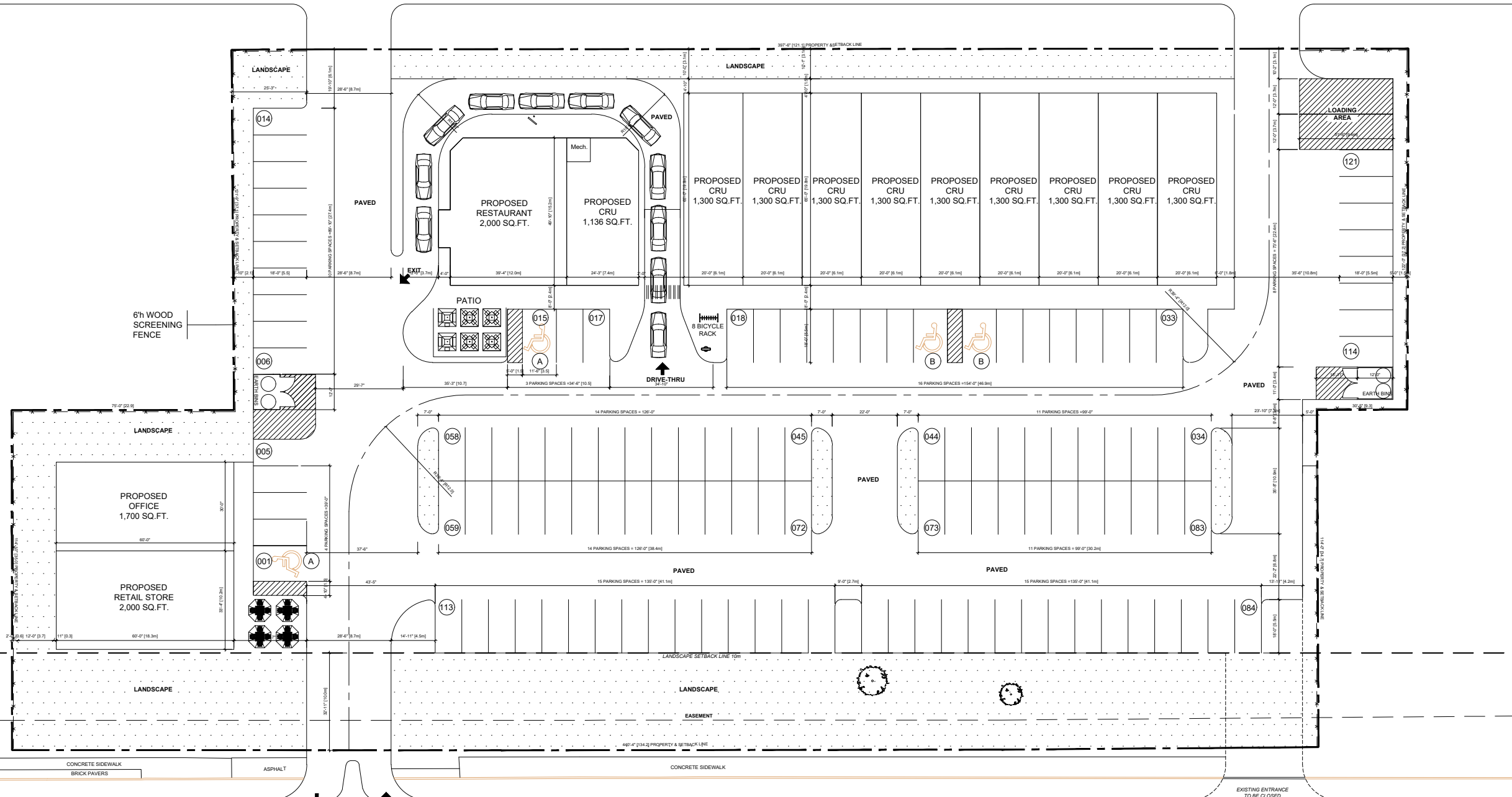
PROPOSED USES STATISTICS

AREA	UNIT # 1	2,000sq.f	TOTAL	2,000sq.f (185.8s.m)
RESTAURANT WITH DRIVE THRU				
PARKING	1 PARKING SPACE / 7.5s.m		24	25
RETAIL STORE				
AREA		14,836sq.f (1,378.3s.m)		
PARKING	1 PARKING SPACE /22.5s.m		61	62
BUSINESS OFFICE				
AREA		1700sq.f (158s.m)		
PARKING	1 PARKING SPACE /45s.m		3	4
TOTAL PARKING			88	91 + (30 FOR FUTURE DEVELOPMENT)

ACCESSIBLE PARKING SPACES

REQUIRED	AVAILABLE
1 PARKING SPACE	6
2 PARKING SPACES	1

DAYTONA AVENUE



HURON CHURCH ROAD

CLIENT

PROJECT TITLE

DEVELOP
1878 HURON CHURCH WINDSOR,
ONTARIO

DRAWING TITLE

PROPOSED SITE PLAN
OPTION #2

NOTE

- KEY PLAN
- GENERAL NOTES:
- DO NOT SCALE DRAWINGS
 - VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
 - COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BCDN.

REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2022-09-14
2	REVISION	2023-01-20
3	REVISION	2023-11-25
4	REVISION	2025-02-05
5	REVISION	2025-12-11

PROJECT NOTE

PROJECT NUMBER	22-003
DATE	2022-09-14
DRAWN BY	S.M
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")
SHEET NUMBER
SP-1R5

SCALE AS NOTED