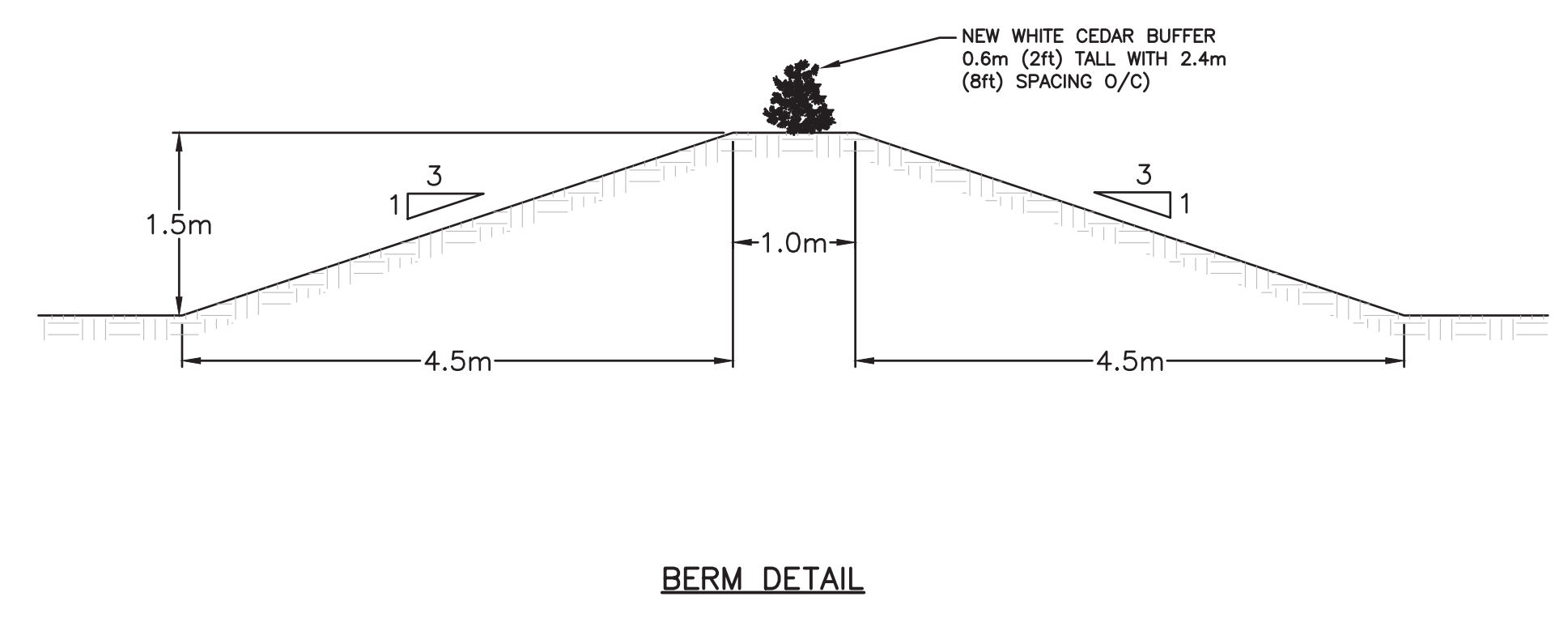


SITE DATA FOR 120 MERSEA RD. 5		
PROVISION	HOBBY FARM (A3)	120 MERSEA RD 5
PERMITTED USES	AGRICULTURE	ALL (A3) PERMITTED USE AGRICULTURE RELATED CONTRACTORS' YARD
MIN. LOT AREA	1 HA FOR CROPLAND	1 HA (ACTUAL=3.4 HA)
MAX. LOT COVERAGE	25% FOR CROPLAND 80% FOR GREENHOUSE	30% (ACTUAL=24.8%)
MAX. BUILDING HEIGHT	10 m	10 m
FRONT YARD SETBACK	15 m	RESIDENCE EXISTING NEW BUILDINGS - 20.1m
MIN. INTERIOR SIDE YARD SETBACK	1.5 m	5 m
MIN. REAR YARD SETBACK	6 m	6 m
MIN. PARKING REQUIREMENTS	1 SPACE/93m ² 20 SPACES PLUS ADDITIONAL SHOWN ON PLAN	15 STANDARD AND 2 BARRIER FREE SPACES AS SHOWN ON SITE PLAN (FOR VISIT/PERSONNEL PARKING)

LEGEND:

- DENOTES MAN DOOR
- DENOTES OVERHEAD DOOR
- DENOTES NEW 6FT PRIVACY/NOISE MITIGATION FENCE
- DENOTES NEW 6FT CHAIN-LINK FENCE
- DENOTES EXISTING FENCE
- DENOTES NEW ASPHALT
- DENOTES NEW GRAVEL
- DENOTES NEW CONCRETE



BERM DETAIL

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Windsor: 100 University Ave. W., Windsor, ON N9A 5R9
Leamington: 18 Talbot St. W., Leamington, ON N8H 1M4
Chatham-Kent: 49 Raleigh St., Chatham, ON N7M 2M6

Professional Engineers
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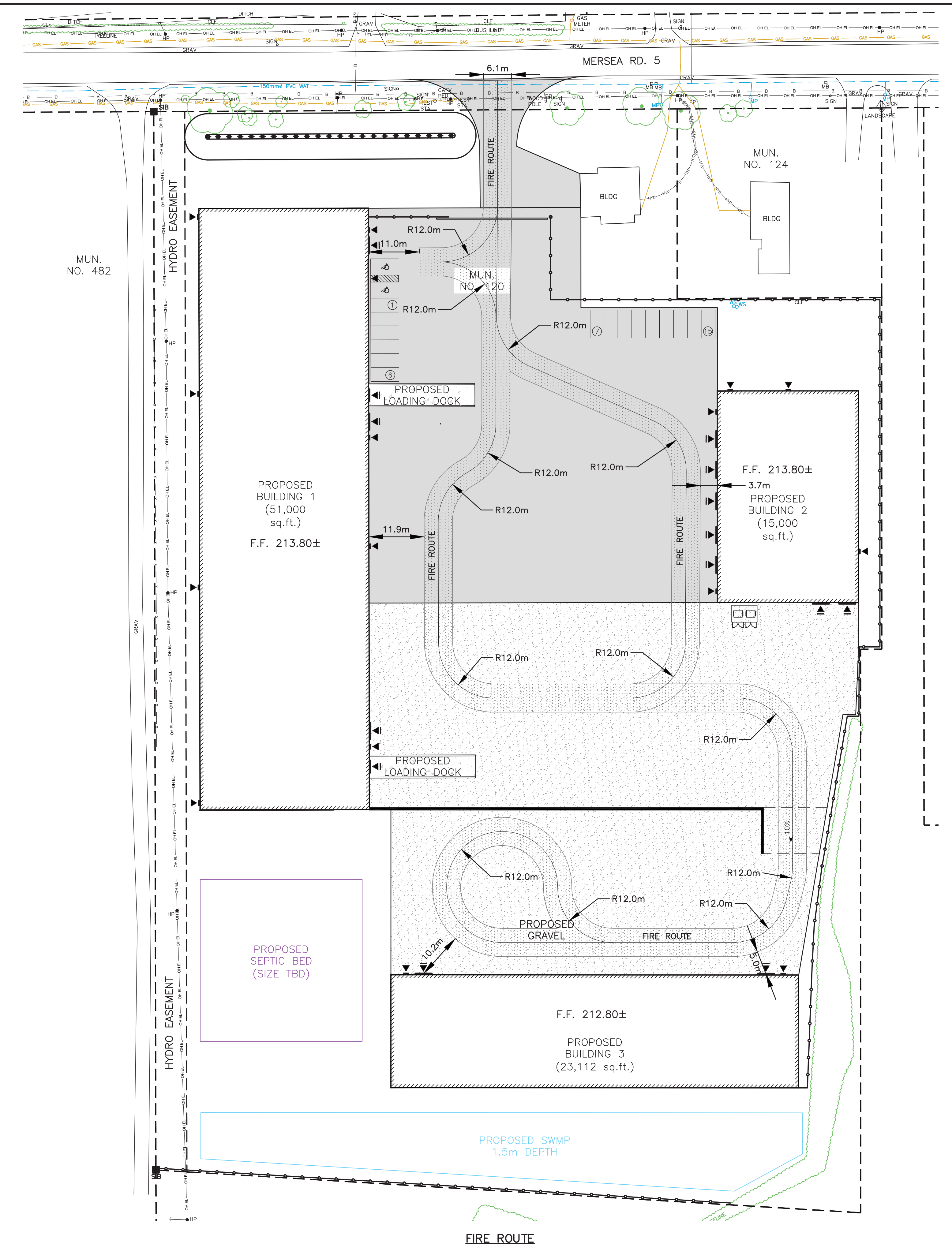
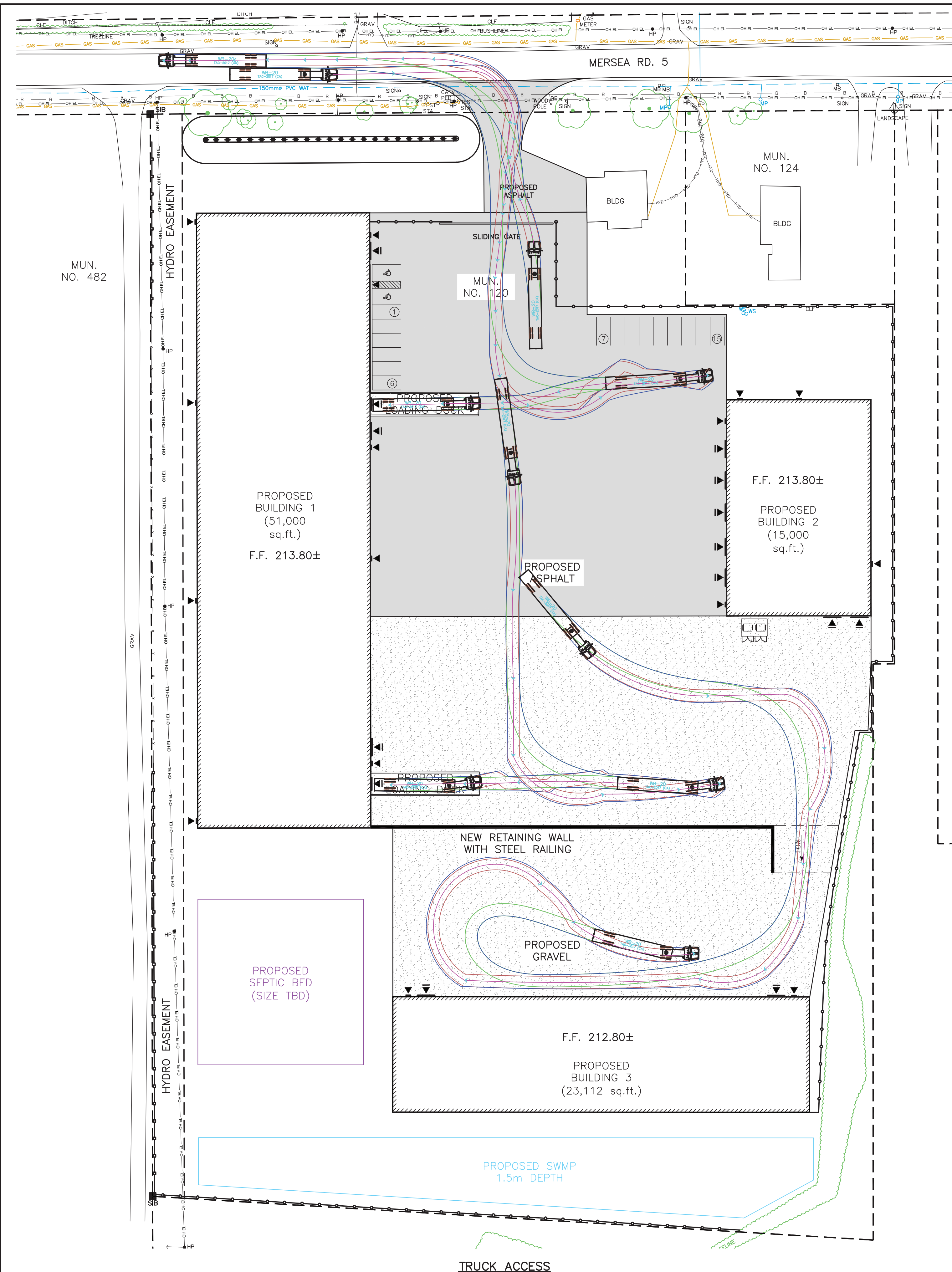
NO.	REVISION	DATE	BY	APP.

5.	ISSUED FOR REZONING	27 APR. 2026	M.M.H.	R.C.S.	DESIGN	M.R.B.
4.	ISSUED FOR REZONING	09 FEB. 2026	M.M.H.	R.C.S.	CHECKED	M.M.H.
3.	SUBMIT TO OWNER FOR REVIEW	02 FEB. 2026	M.R.B.	M.M.H.	DRAWN	J.B./M.R.B.
2.	SUBMIT SITE PLAN LAYOUT FOR APPROVAL	25 APR. 2025	M.R.B.	M.M.H.	CHECKED	M.M.H.
1.	SITE PLANS FOR REVIEW	14 APR. 2025	M.R.B.	M.M.H.	DATE	APRIL 2025
					SCALE	1:500

RGC INDUSTRIAL SITE
120 MERSEA ROAD 5, LEAMINGTON

**SITE PLAN AND
LANDSCAPING/NOISE MITIGATION**

PROJECT NO. 25-1760
SHEET NO. FIG. 1
OF



TRUCK ACCESS

FIRE ROUTE

RC SPENCER ASSOCIATES INC.
Consulting Engineers

Windsor: 500 University Ave. W., Windsor, ON N9A 5R9
Leamington: 18 Talbot St. W., Leamington, ON N8H 1M4
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Professional Engineers
Ontario

NO.	REVISION	DATE	BY	APP.

NO.	REVISION	DATE	BY	APP.	DESIGN	M.R.B.	
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						SCALE	1:500

RGC INDUSTRIAL SITE
120 MERSEA ROAD 5, LEAMINGTON

TRUCK ACCESS AND
FIRE ROUTE

PROJECT NO.
25-1760

SHEET NO.
FIG.2

OF