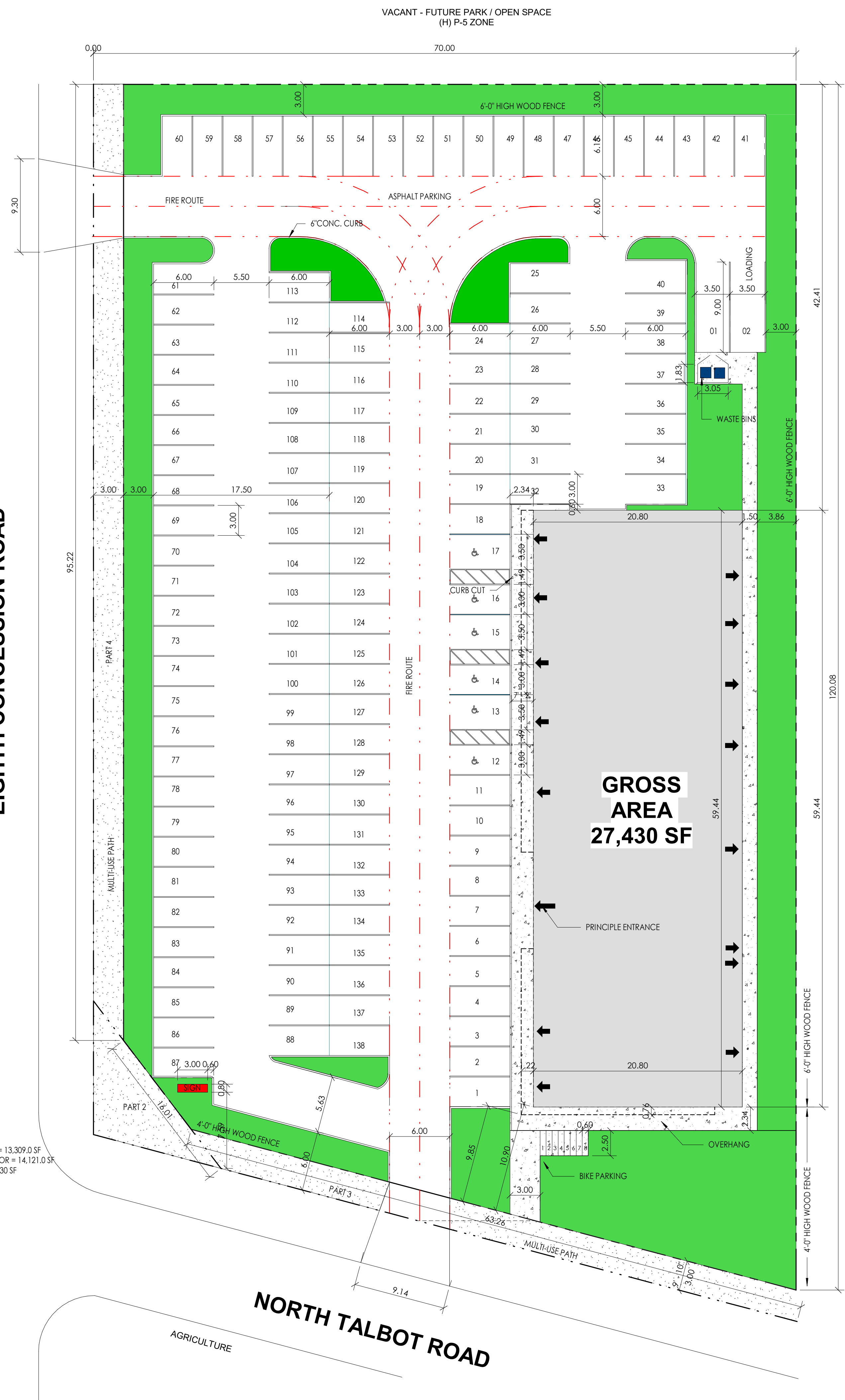


EXISTING LIGHT INDUSTRIAL USE

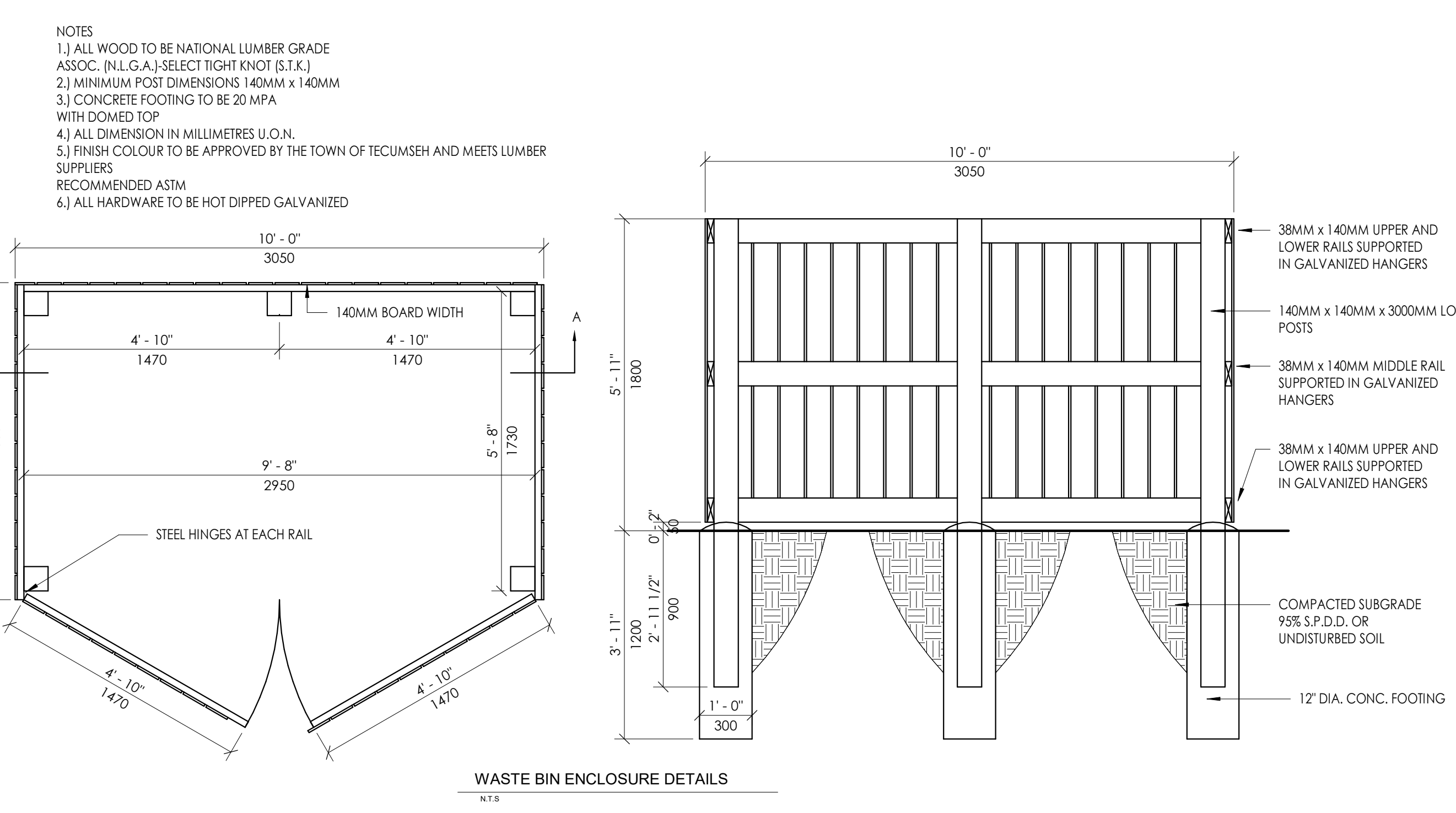
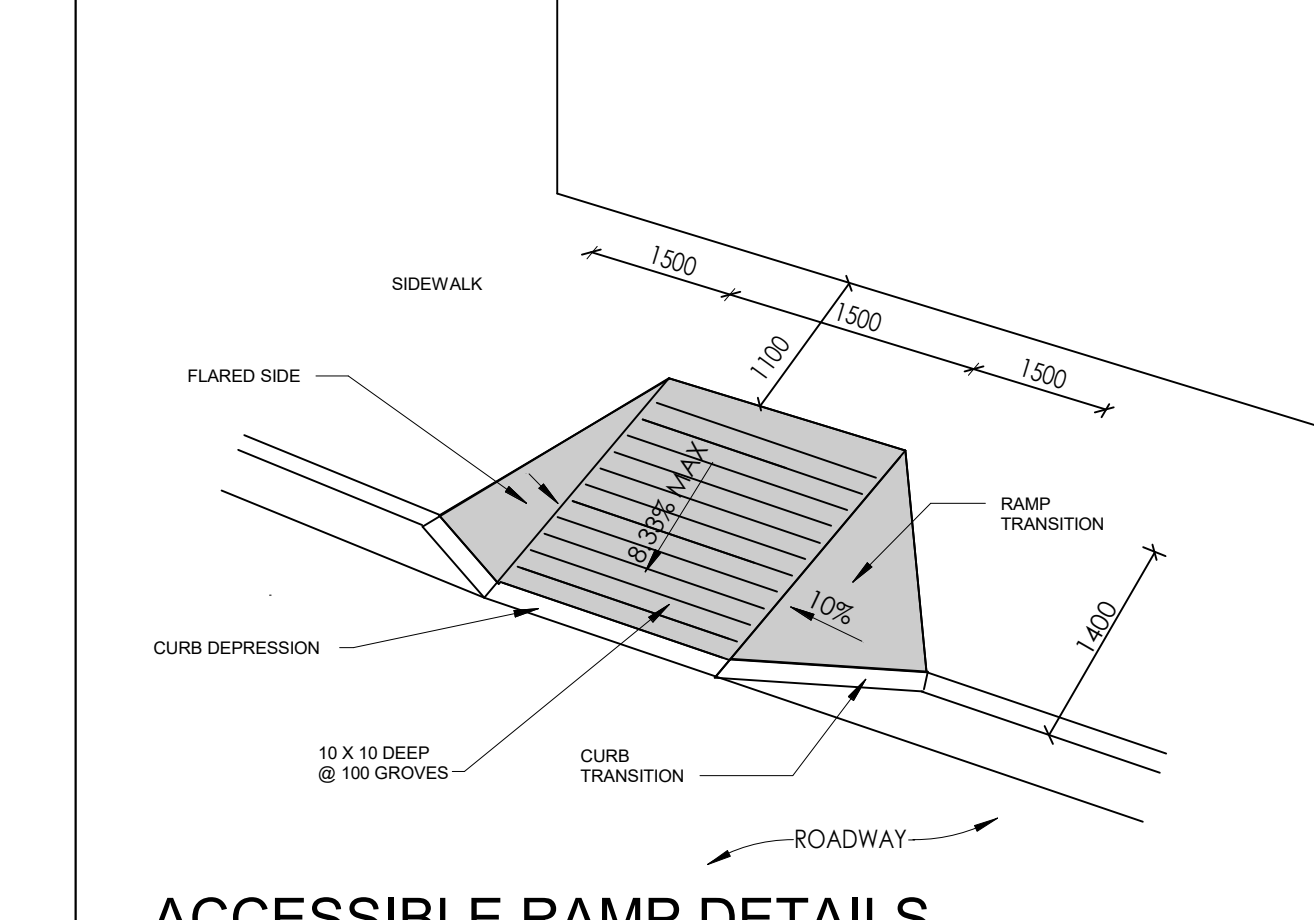
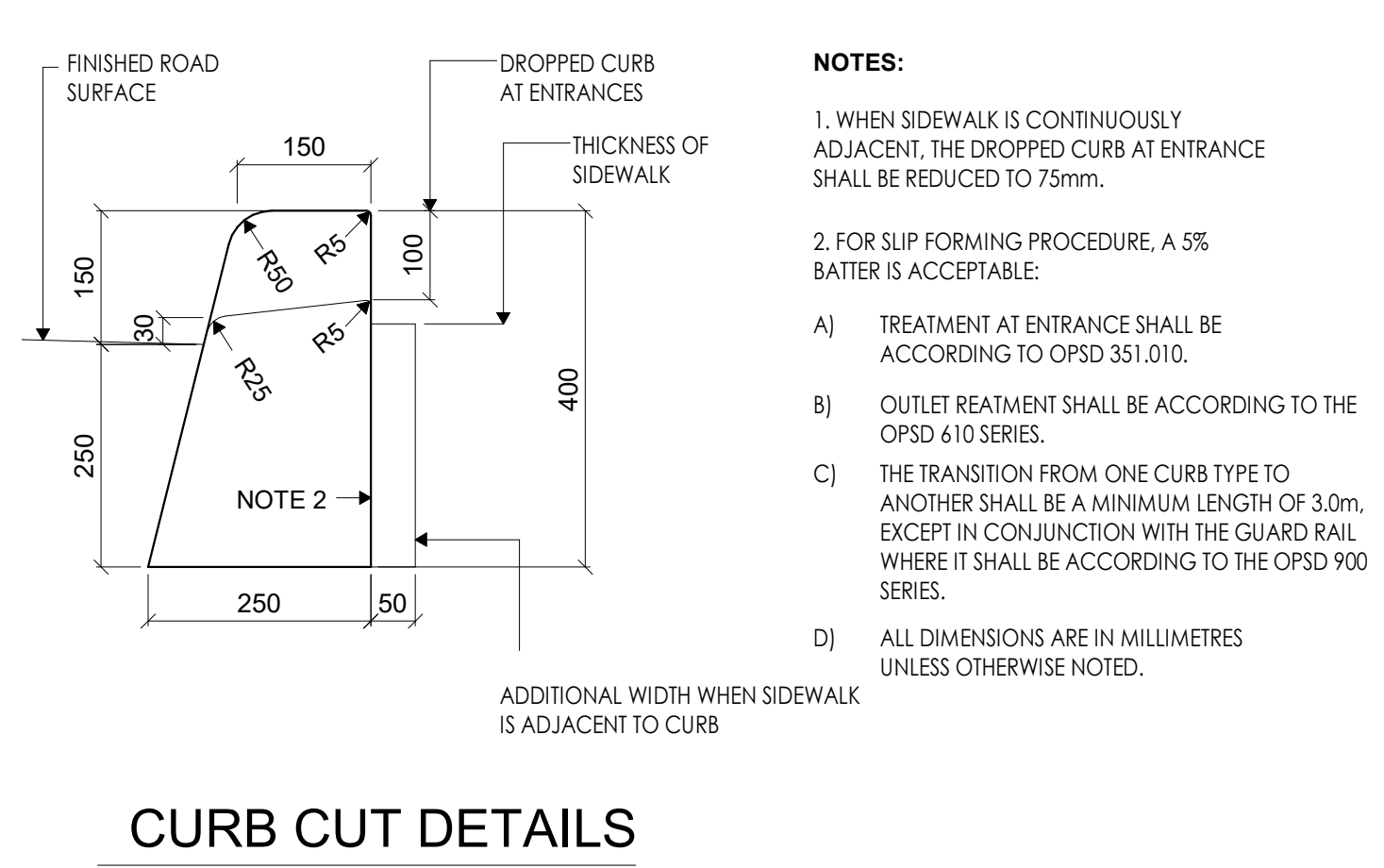
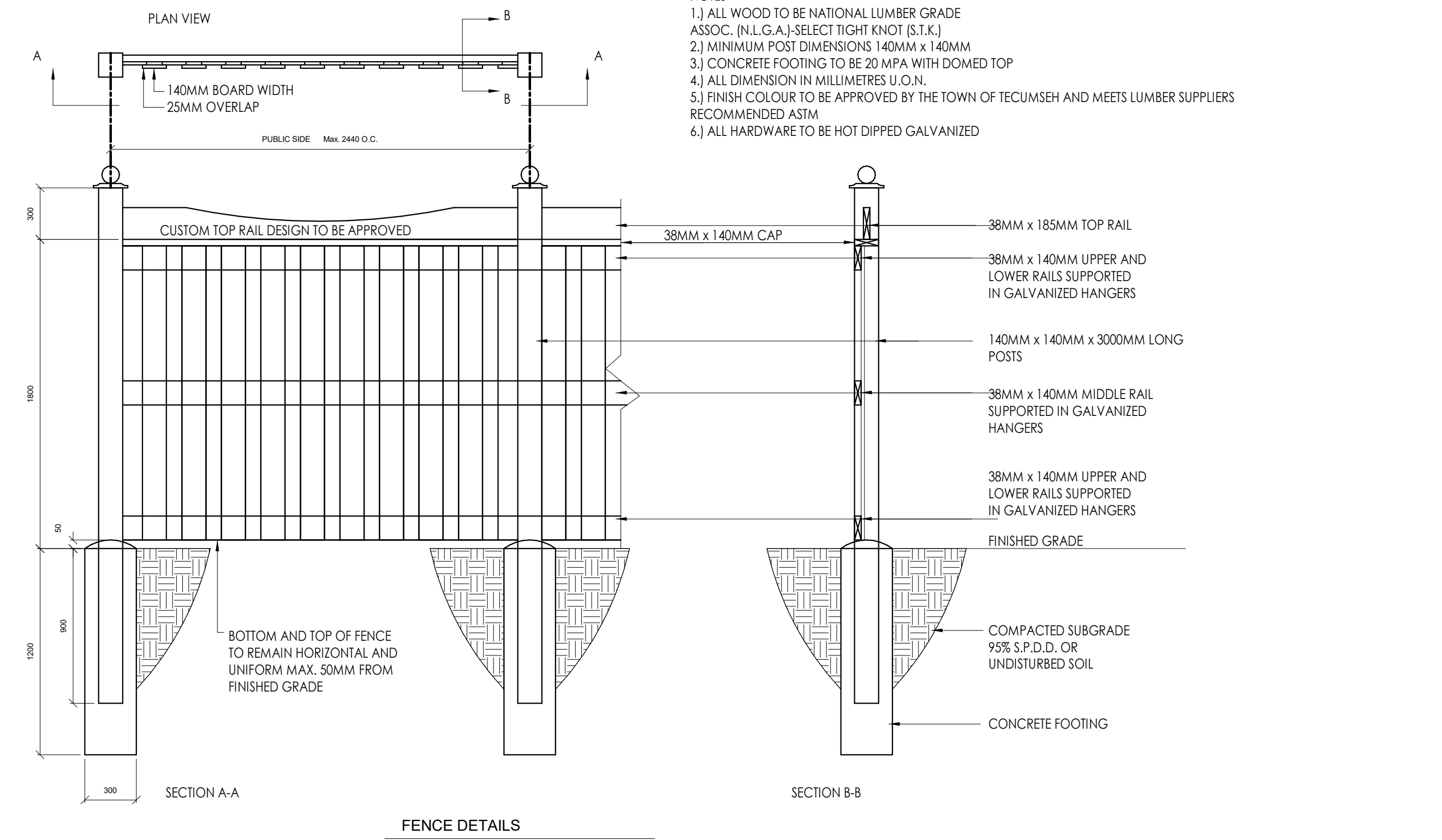
EIGHTH CONCESSION ROAD



AREAS
 FIRST FLOOR = 13,309.0 SF
 SECOND FLOOR = 14,121.0 SF
 GROSS = 27,430 SF



VACANT - FUTURE RESIDENTIAL (H) R2-4 ZONE



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ZONING MATRIX	
LOT AREA	0.74 HA (1.83 AC)
BUILDING FLOOR AREA	1312 SM (14,121 SF)
POTENTIAL UNITS	9 UNITS
UNIT SIZE	VARIES
REQUIRED	PROVIDED
LOT FRONTAGE (MIN.)	23.0 M 63.26 M
LOT COVERAGE (MAX.)	30% 18% (0.13 HA)
LANDSCAPE AREA (MIN.)	20% 20% (0.15 HA)
BUILDING HEIGHT (MAX.)	10.5 M 9.75 M
RETAIL FLOOR AREA (MIN.)	55.0 M ² 1963.6 SM
FRONT YARD DEPTH (MIN.)	10.5 M 10.9 M (1.05 M OVERHANG)
SIDE YARD DEPTH (MIN.)	
- ABUTS STREET	3.0 M 39.6 M
- ABUTS RESIDENTIAL	4.5 M 5.4 M
REAR YARD (MIN.)	
- ABUTS PARK/OPEN SPACE	10.5 M 42.4 M
BUFFER ABUTS RESIDENTIAL	3.0 M 3.0 M
PARKING (MIN.)	138 138
BARRIER FREE PARKING (MIN.)	3 6
LOADING SPACES (MIN.)	2 2
BICYCLE PARKING	NA 8

No.	Description	Date

COMMERCIAL PLAZA

TECUMSEH, ON

Site Plan

Project number 2111
 Date Aug. 2021
 Drawn by M. M.
 Checked by M. B.

A101

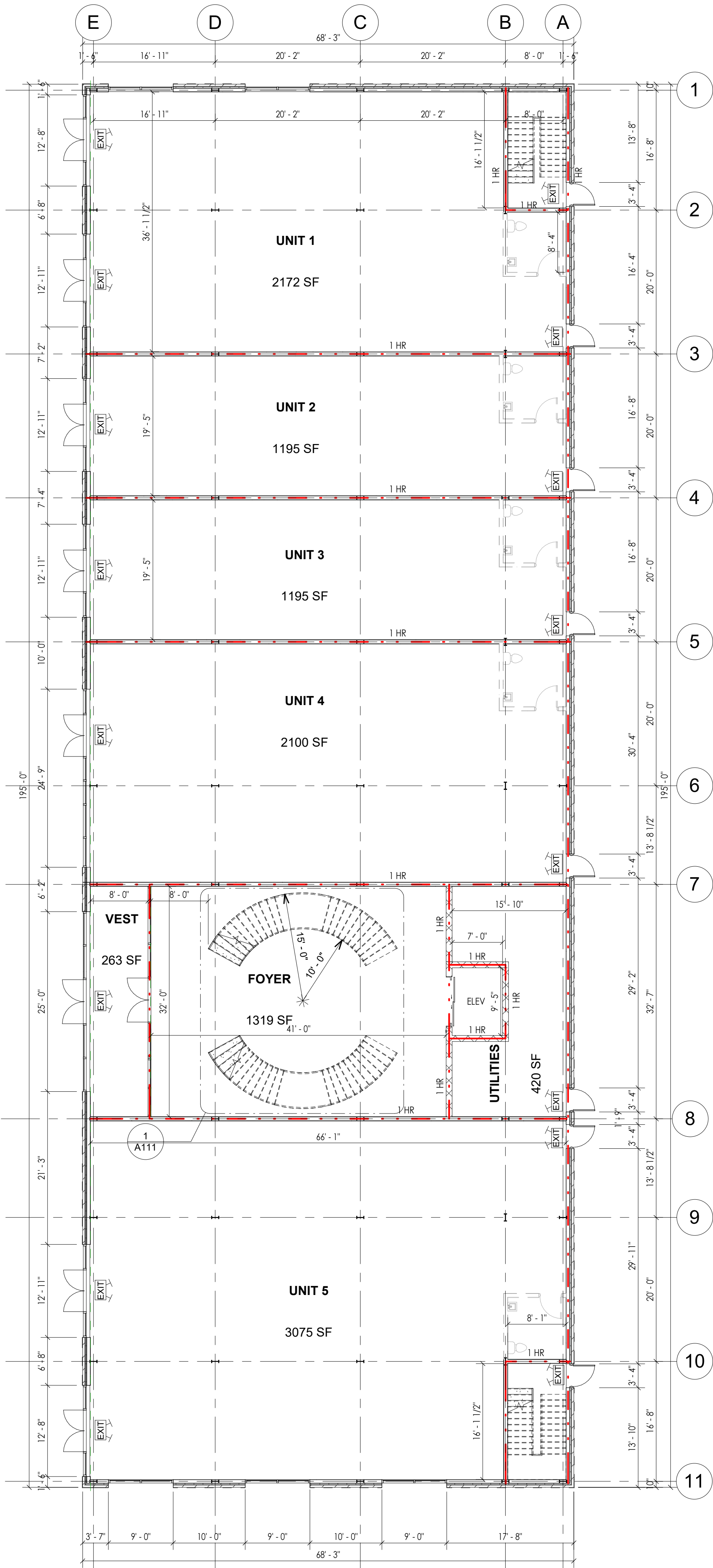
Scale As indicated



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No.	Description	Date

COMMERCIAL PLAZA

TECUMSEH, ON
 First Floor Plan

Project number: 2111
 Date: Aug. 2021
 Drawn by: M. M.
 Checked by: M. B.

A103

Scale: 1" = 10'-0"



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No.	Description	Date

COMMERCIAL PLAZA

TECUMSEH, ON
Second Floor Plan

Project number 2111

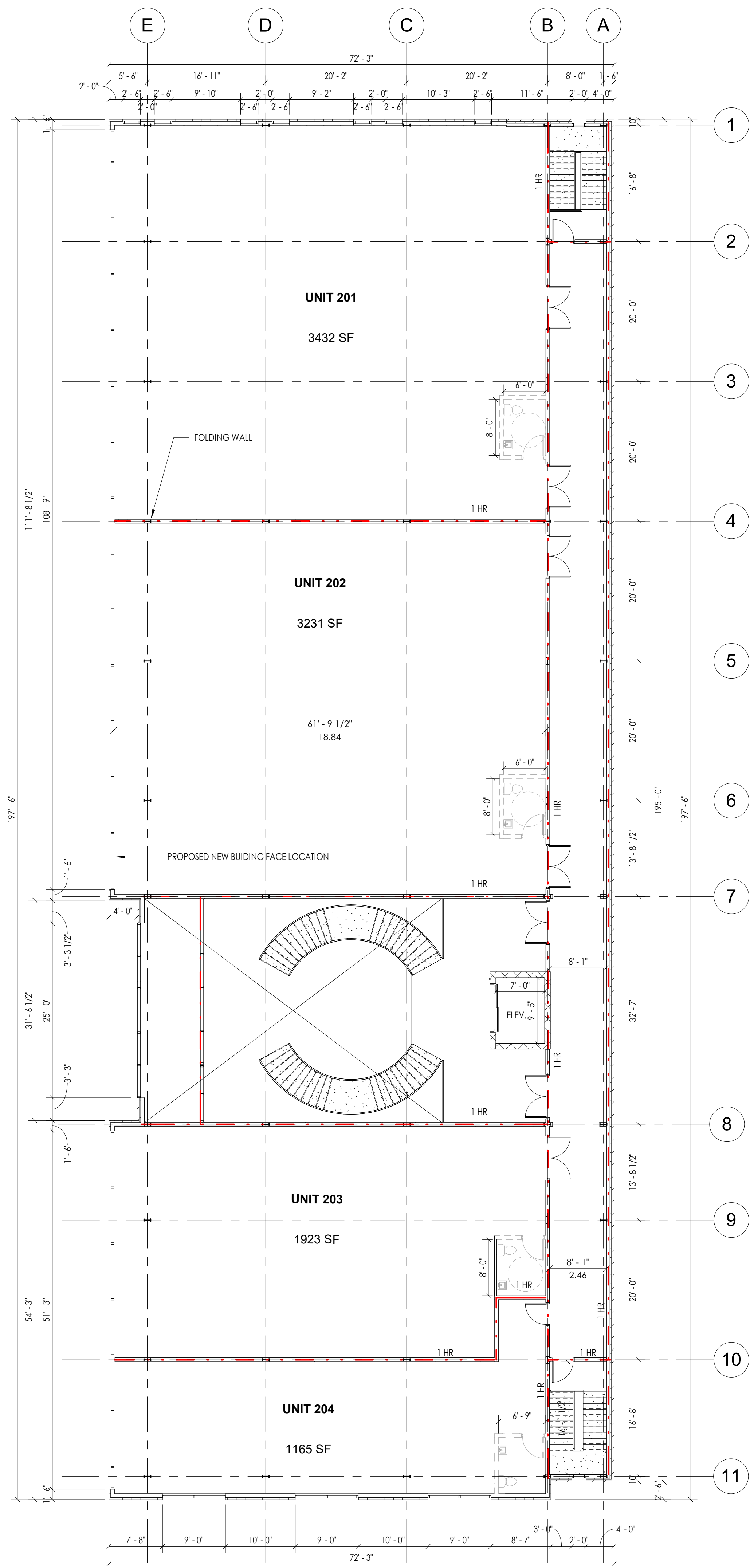
Date Aug. 2021

Drawn by M. M.

Checked by M. B.

A104

Scale 1" = 10'-0"

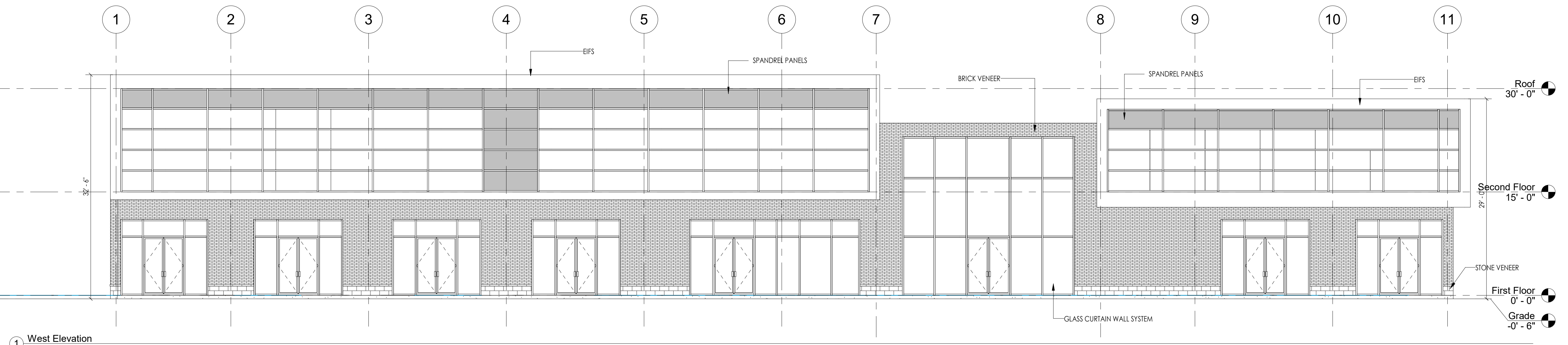




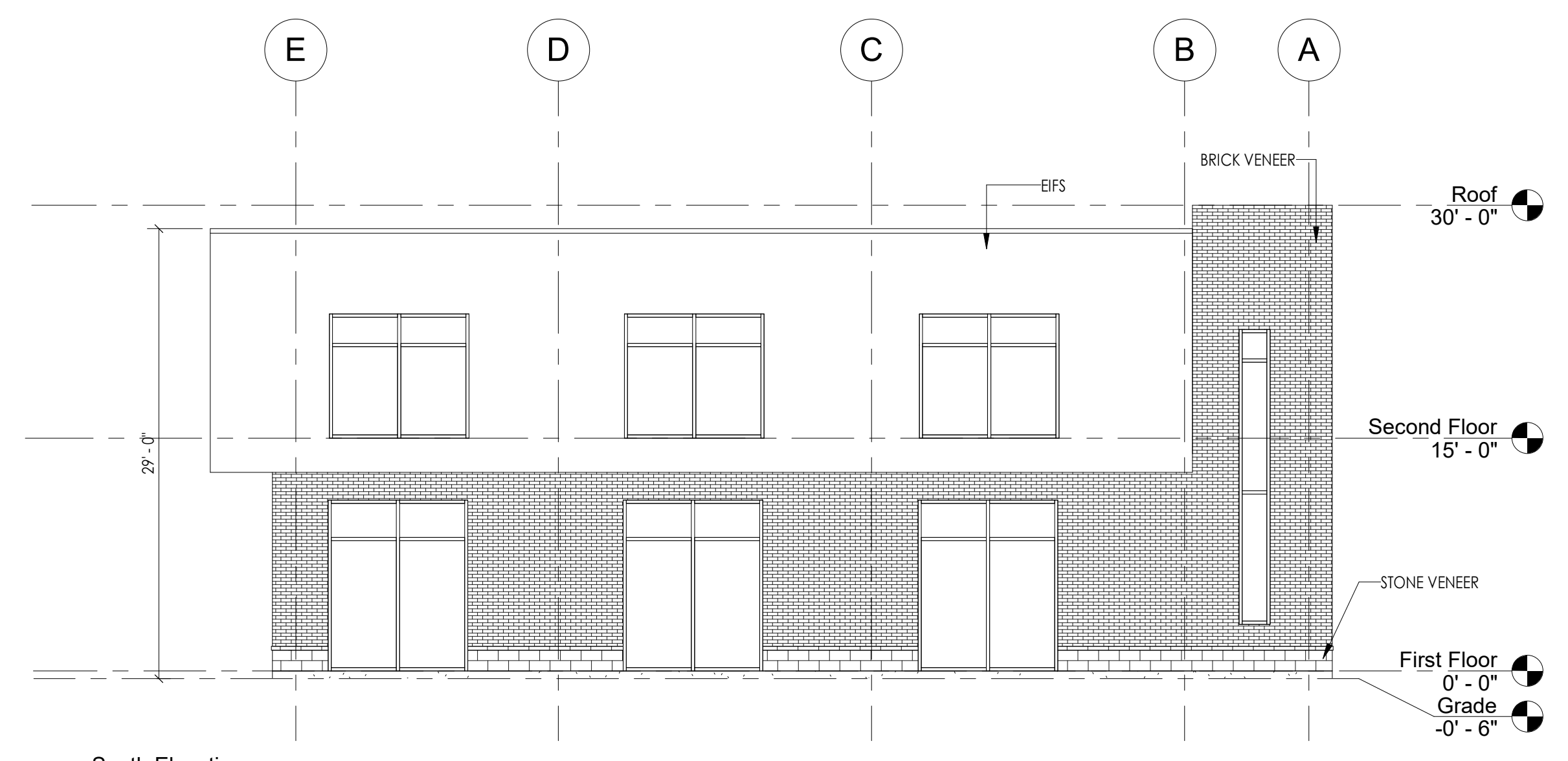
Maged Basiliou Architect

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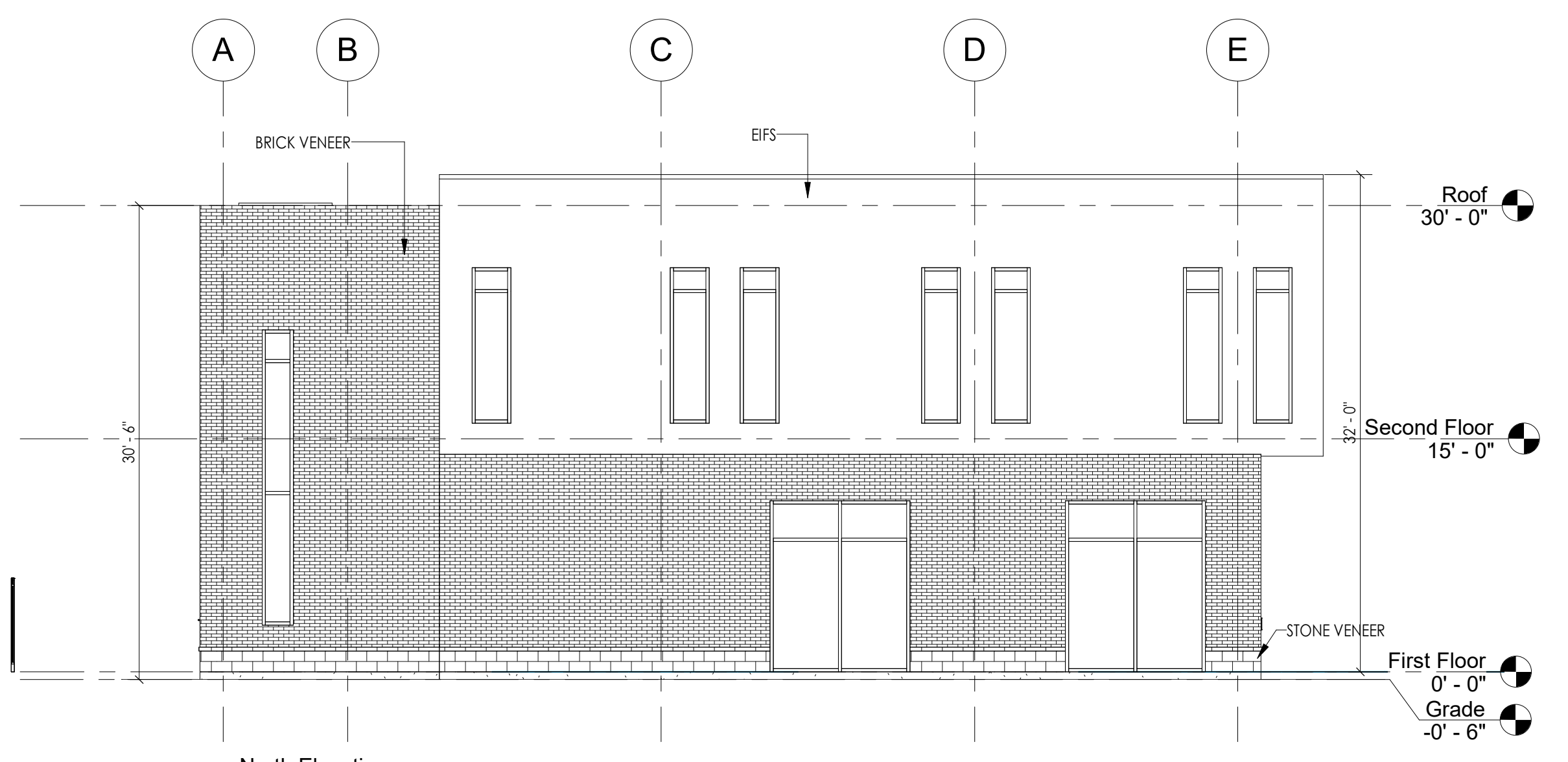
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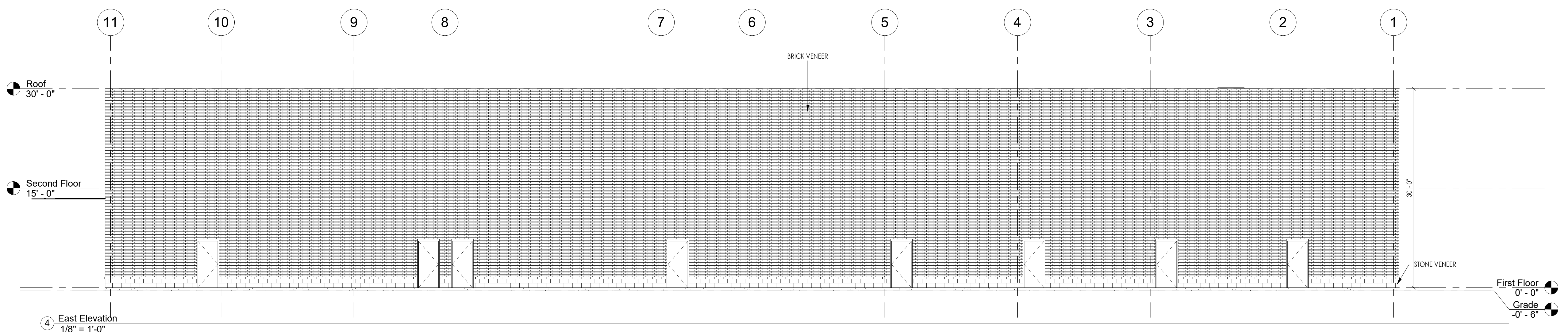
1 West Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

No.	Description	Date

COMMERCIAL PLAZA

**TECUMSEH, ON
Elevations**

Project number 2111
 Date Aug. 2021
 Drawn by M. M.
 Checked by M. B.

A105

Scale 1/8" = 1'-0"