



NOTE: UTILITY LOCATES ARE APPROXIMATIONS ONLY. REFER TO BURIED UTILITY AUXILIARY LOCATE SHEET BY HDP NETWORK SOLUTIONS DATED 23-12-21

ZONING SUMMARY:
 PLAN 309, PART LOT 1588 TO PART LOT 1590
 MUNICIPAL ADDRESS: 452 SYKES STREET NORTH
 ARN: 421049300121000
 LOT SIZE: 2.39 ACRES
 PROPOSED USE: AUTOMOTIVE REPAIR, COLLISION SERVICE, AUTO BODY REPAIR
 ZONED AS: C2 HIGHWAY COMMERCIAL
 MIN. LOT FRONTAGE: 45.0 m
 FRONT YARD SETBACK: 15.0m
 INTERIOR SIDE YARD SETBACK: 5.0m
 REAR YARD SETBACK: 7.5 m
 MAX. BLDG HEIGHT: 11.0 m
 PARKING REQUIREMENTS:
 PARKING SPACE SIZE: 2.7m x 5.8m
 DRIVE ISLE WIDTH @ 90°: 5.8m MIN. (6.0m FOR LOADING SPACE)
 PARKING SETBACK: 3.0m WHEN ABUTTING RESIDENTIAL
 LANDSCAPED SPACE: 3.0m WHEN ABUTTING RESIDENTIAL
 No. OF SPACES: 1 SPACE PER 37.0m² OF GFA = 33
 4% = 2 BF SPACES (1 TYPE A & 1 TYPE B)
 LOADING SPACES: 1 SPACE MIN. @ 9.0m x 3.5m

| ZONING COMPLIANCE MATRIX | | |
|--|------------------|------------|
| DESCRIPTION | REGULATION | PROPOSED |
| PROPERTY ZONING: | C2 HIGHWAY COMM. | NA |
| LOT FRONTAGE: | 45.0m MINIMUM | 147.7m |
| FRONT YARD SETBACK: | 15.0m MINIMUM | 15.0m |
| INTERIOR SIDE YARD SETBACK: | 5.0m MINIMUM | 20.2m MIN. |
| REAR YARD SETBACK: | 7.5m MINIMUM | 7.5m |
| MAXIMUM BUILDING HEIGHT: | 11.0m | 8.7m |
| PARKING - 1 SPACE PER 37.0m ² OF GFA: | 33 SPACES | 33 |
| BARRIER FREE PARKING - 4% OF ABOVE: | 2 SPACES | 2 |
| LOADING SPACES: | 1 SPACE | 1 |

SITE MATERIALS LEGEND:

- EXTERIOR CONCRETE SOG
- ASPHALT PAVING
- GRAVEL AREA
- LANDSCAPED/OPEN SPACE
- EXISTING PAVED AREA

SITE SYMBOL LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- DRAINAGE ARROW
- DRAINAGE SWALE

| No. | DATE | REVISION | DRAWN |
|-----|----------|-----------------------------------|-------|
| 1 | 23-09-18 | COORDINATION WITH SURVEY | |
| 2 | 23-10-30 | SITE PLAN UPDATES - RE: COMMENTS | |
| 3 | 23-10-31 | SITE SWM MATERIAL AREA REVIEW | |
| 4 | 23-11-07 | NORTH ELEV. DOOR & WINDOW UPDATES | |
| 5 | 24-01-16 | UTILITY LOCATES ADDED | |

No. DATE REVISION DRAWN

KELLER ENGINEERING
 www.kellerengineering.com

PROJECT:
NEW INDUSTRIAL BUILDING
 452 SYKES STREET NORTH, MEAFORD, ON

DRAWING:
ENLARGED SITE/GRADING PLAN WITH ZONING SUMMARY

| | |
|--------------------|---------------------|
| DESIGNED BY: HJ | CHECKED BY: HJ |
| DRAWN BY: MC | SCALE: 1:250 |
| DATE: 23-07-03 | JOB No.: 07-4846 |

S002

SITE PLAN INFORMATION OBTAINED FROM OLS HEWETT AND MILNE LIMITED SURVEY DATED 96-04-05