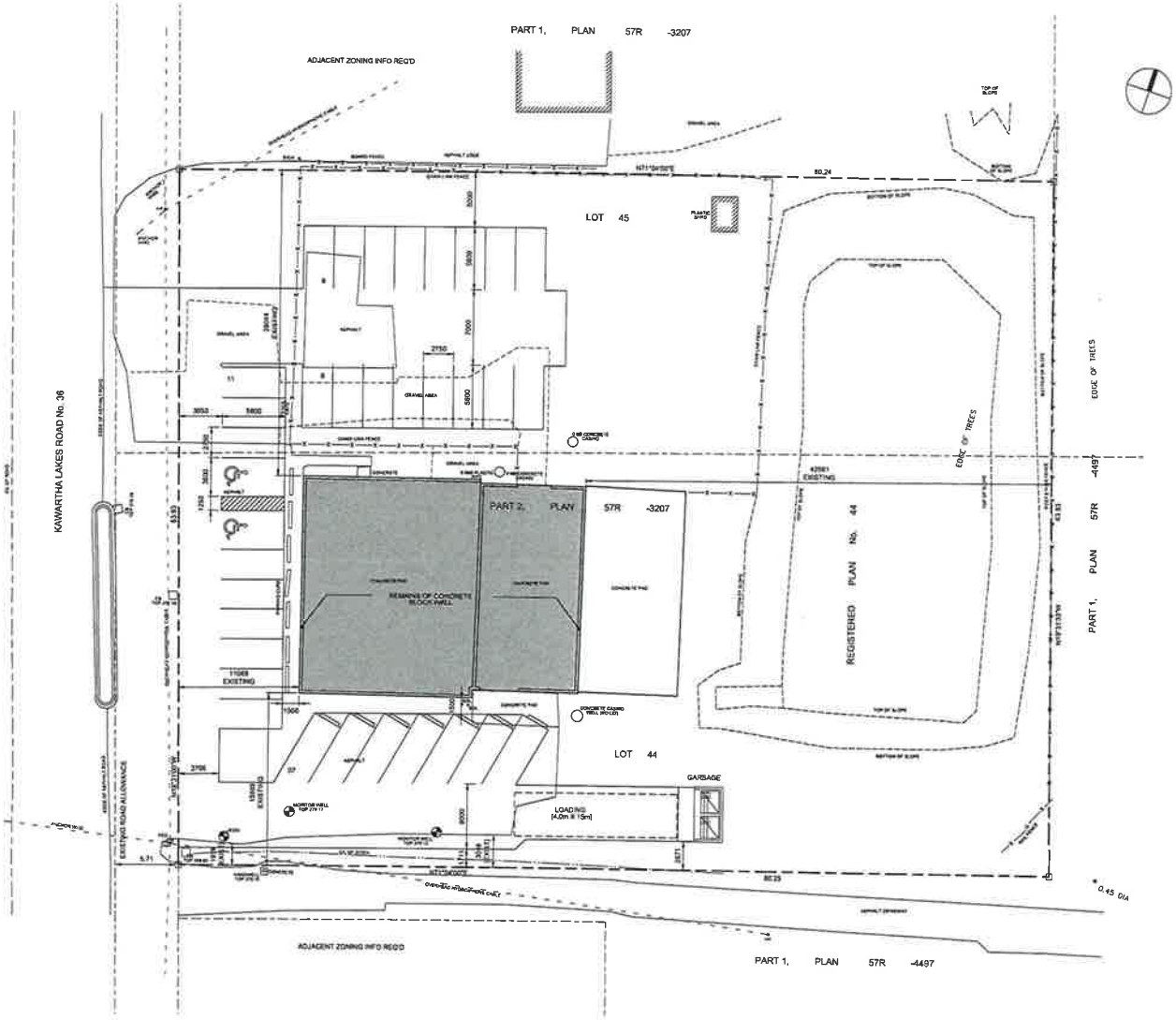

ZONING: HIGHWAY COMMERCIAL ZONE [CH]
LOT AREA 5126.6m2 [0.51 ha]

BUILDING AREA
BLDG AREA 504.8m2
BLDG HEIGHT 2 STOREYS
(MAXIMUM PERMITTED BUILDING HEIGHT = 10.5m)
[GROUND FLOOR - RESTAURANT, 2ND FLOOR - 3 APARTMENTS]

COVERAGE
MAXIMUM BUILDING AREA PERMITTED 50%
MINIMUM LANDSCAPE COVERAGE 15%

BLDG AREA 504.8m2
BLDG COVERAGE 504.8/5126.6 [9.8%]
LANDSCAPE 3381.0m2
LANDSCAPE COVERAGE 3381.0/5126.6 [65.9%]
VEHICULAR AREA 1243.8m2
VEHICULAR AREA COVERAGE 1243.8/5126.6 [24.3%]

Parking Required
RESTAURANT - 1 SPACE / 11m2 GROSS FLOOR AREA
(SEATING 30-40 PATRONS)
APARTMENTS - 1 SPACE / UNIT

RESTAURANT [PATRON FLOOR AREA ±330m2]
= 330/11 = 30 SPACES
APARTMENTS [1/ UNIT] = 3 SPACES
TOTAL REQUIRED PARKING = 33 SPACES
[TYPICAL PARKING SPACES ARE 2.75m X 5.5m]

BARRIER FREE PARKING REQUIRED =
[TYPICAL PARKING SPACES ARE 3.8m X 5.8m W/ 1.25m LOADING ABLE]

LOADING SPACE 4m X 15m X 4.3m HIGH

PARKING PROVIDED
PKG SPACES 34 SPACES [2 BARRIER FREE]

LOADING SPACE 1 PROVIDED
[LOADING SPACE = 4.0m X 15.0m]

SETBACKS

	ALLOWABLE	PROPOSED
FRONT YARD [WEST] TO BLDG	15m	11m [EXISTING]
SIDE YARD [NORTH] TO BLDG	10.5m [REB] or 4.5m	28m [EXISTING]
SIDE YARD [SOUTH] TO BLDG	10.5m [REB] or 4.5m	15.89m [EXISTING]
REAR YARD [EAST] TO BLDG	15m	42.8m [EXISTING]

A 3m PLANTING STRIP IS REQUIRED ALONG ANY PORTION OF A REAR OR SIDE LOT LINE WHICH ABUT A RESIDENTIAL ZONE OR WHICH ABUT A LOT CONTAINING A RESIDENTIAL USE

SIDE YARD SETBACK TO PKG [NORTH]		5.5m
SIDE YARD SETBACK TO PKG [SOUTH]	1.8m [EXISTING]	1.7m
SIDE YARD SETBACK TO GARBAGE [SOUTH]		2.8m
FRONT YARD SETBACK TO PKG [WEST]		3.7m [EXISTING]

aside architecture
148 Hunter Street W.
Peterborough, ON K9H
(705) 012-2401

DERRY'S RESTAURANT
343 Kawartha Lakes CR
Lindsay ON

SCALE 1:

APPENDIX "B"
to
REPORT PLAN2021-062
FILE NO.