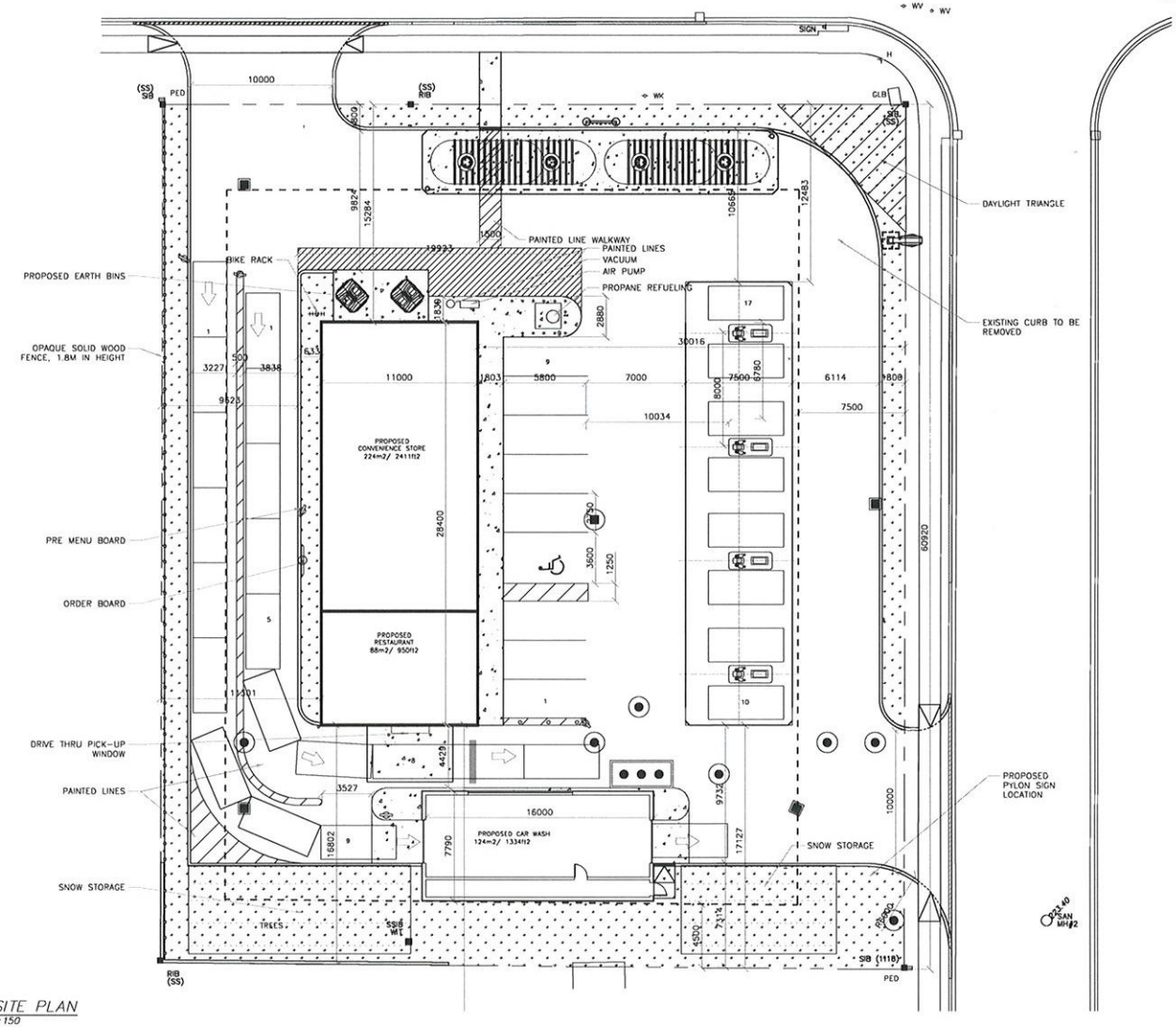
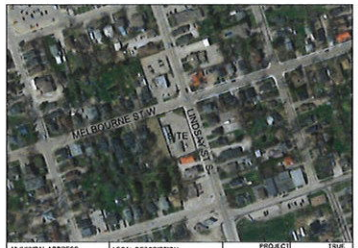


1 SITE PLAN
1:150

KEY PLAN



MUNICIPAL ADDRESS	LEGAL DESCRIPTION	PROJECT NORTH	TRUE NORTH
69 LINDSAY ST S, LINDSAY, ON K9V 2W4			

GENERAL NOTES:

1. ALL SITE FEATURES ARE TO BE CONSIDED NEW UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
4. OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
5. OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
6. CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
7. ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
8. DO NOT SCALE DRAWINGS.

	SITE PLAN BUILDING STATISTICS			
DEVELOPMENT PROPOSAL USAGE	NEW DEVELOPMENT			
SITE ADDRESS	69 LINDSAY ST S, LINDSAY, ON K9V 2W4			
LEGAL DESCRIPTION				
SURVEYOR				
OWNER				
AGENT REPRESENTATIVE	JOSHUA SALAWA-FRAKES			
ZONING & ZONING BY-LAW	LOCAL COMMERCIAL EXCEPTION 7 (LC-57)			
NO.	CATEGORY		REQUIRED	PROVIDED
	Lot Area		Min 750m2	3188.0M2
	Lot Frontage East		30.0m	60.9m
	Building Area			CONVENIENCE-224m2 RESTAURANT-88m2 CAR WASH-124m2 CANOPY-278m2
	Front Yard Setback East	Building	7.5m	30.2m
	Side Yard Setback North	Building	6.0m	12.4m
	Side Yard Setback South	Building	4.5m	18.4m
	Rear Yard Setback West	Building	7.5m	11.1m
	Front Yard Setback East	Gas Canopy	7.5m	7.8m
	Side Yard Setback North	Gas Canopy	6.0m	11.1m
	Side Yard Setback South	Gas Canopy	4.5m	18.4m
	Rear Yard Setback West	Gas Canopy	7.5m	37.4m
	Lot Coverage		40%	705m2, 20%
	Landscaped Area		Nil	450m2, 12.6%
	Building Height		5.0m	6.0m (as per ZBA)
	Parking Spaces Calculation		Commercial-1/25m2, Restaurant-1/11m2 17 REQ.	17 Provided
	Parking Spaces Barrier Free		1-11to25	1 Provided
	Width of Accessible Parking Space Type A		3.6m+ 1.25m	3.6m+ 1.25m
	Length of Accessible Parking Space Type A		5.8m	5.8m
	Width of Accessible Parking Space Type B		3.6m	3.6m
	Length of Accessible Parking Space Type B		5.8m	5.8m
	Width of Parking Spaces		2.75m	2.75m
	Width of Parallel Parking Spaces		2.75m	2.75m
	Length of Parking Spaces		5.8m	5.8m
	Length of Parallel Parking Spaces		6.7m	6.7m
	Loading Space		N/A	0 PROVIDED
	Snow Storage		Nil	Nil
	Landscape Buffer (min)		1.8m	1.8m
	Drive Thru Stacking Lane (Tunnel Wash)			9 Provided
	Drive Thru Stacking Lane (Restaurant)			8 Provided
	Entrance Width (Combined)		MIN 9.0m	Proposed 10.5m, 9.0m

Date:2019-07-24
Drawn By: JN
Reviewed By: JEF/SGJ
DWG Scale: AS SHOWN
File No.

SP01

blueprint2build

LICENSED PROFESSIONAL ENGINEER
S. D. JONES
2021-06-02
PROVINCE OF ONTARIO

SITE PLAN
69 LINDSAY ST S,
LINDSAY, ON K9V 2W4

REVISIONS

REV	Date	Description	APRVD
1	20.11.02	ISSUED FOR PRE-CONSULTATION	SGJ
2	21.28.05	ISSUED FOR SPA	SGJ

File No.

SP01