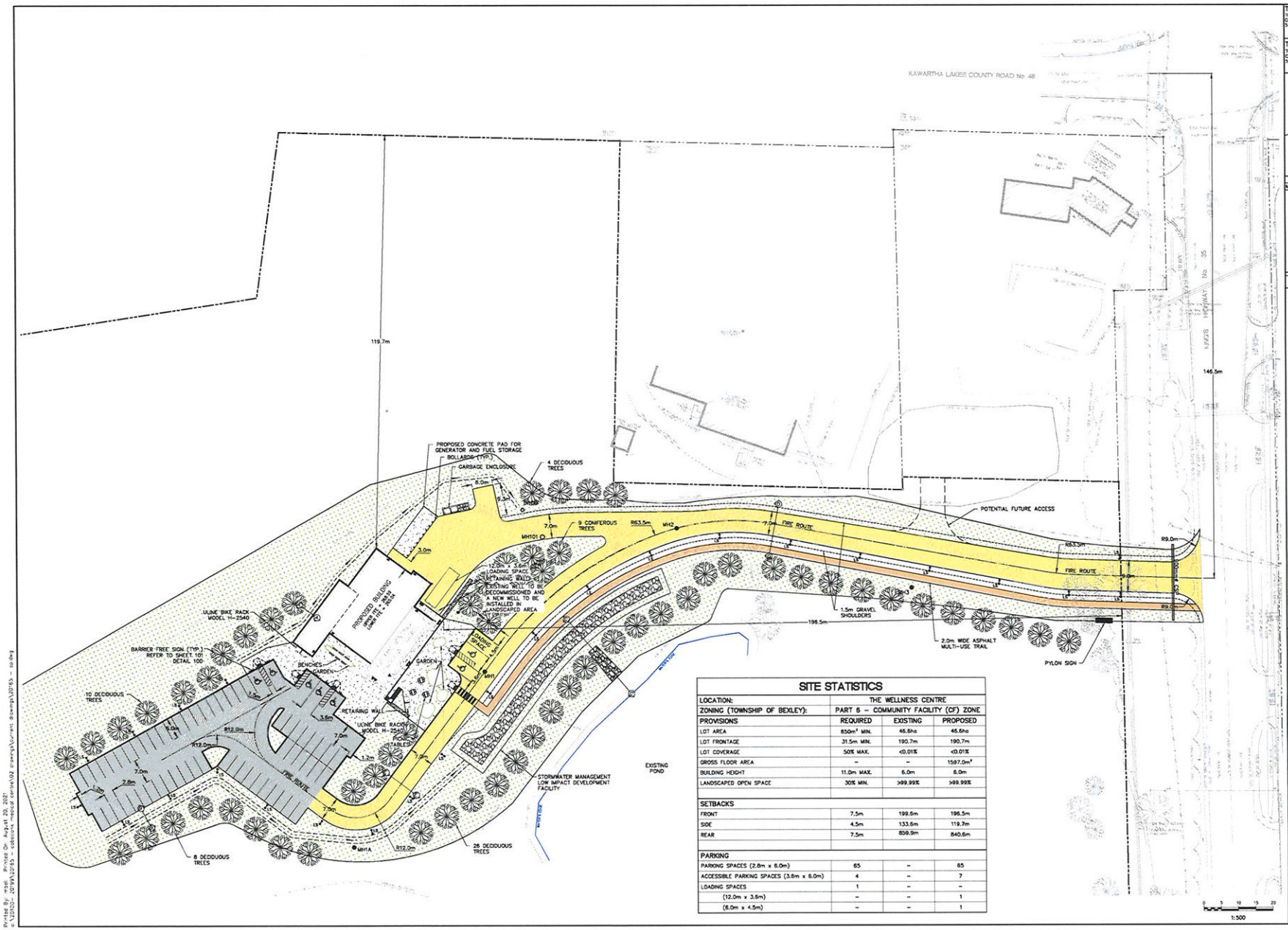

SITE STATISTICS

LOCATION:	THE WELLNESS CENTRE		
ZONING (TOWNSHIP OF BEXLEY):	PART 6 – COMMUNITY FACILITY (CF) ZONE		
PROVISIONS	**REQUIRED**	**EXISTING**	**PROPOSED**
LOT AREA	850m² MIN.	46.6ha	46.6ha
LOT FRONTAGE	31.5m MIN.	190.7m	190.7m
LOT COVERAGE	50% MAX.	<0.01%	<0.01%
GROSS FLOOR AREA	–	–	1597.0m²
BUILDING HEIGHT	11.0m MAX.	6.0m	6.0m
LANDSCAPED OPEN SPACE	30% MIN.	>99.99%	>99.99%
SETBACKS			
FRONT	7.5m	199.6m	196.5m
SIDE	4.5m	133.6m	119.7m
REAR	7.5m	859.9m	840.6m
PARKING			
PARKING SPACES (2.8m x 6.0m)	65	–	65
ACCESSIBLE PARKING SPACES (3.6m x 6.0m)	4	–	7
LOADING SPACES	1	–	–
(12.0m x 3.5m)	–	–	1
(6.0m x 4.5m)	–	–	1

TBM1 – 259.70m
TOP OF SIB AT NORTH-WEST CORNER OF PART 1, PLAN 57R-10621

TBM2 – 258.75m
TOP OF SIB AT SOUTH-EAST CORNER OF PART 1, PLAN 57R-10621

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
0	ISSUED FOR SPA – 1ST SUBMISSION	20/08/21

METRIC — Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

LICENSED PROFESSIONAL ENGINEER — R. J. JACKSON — 100067671 — PROVINCE OF ONTARIO

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Project Name/Location

THE WELLNESS CENTRE

COBOCONK, ONTARIO

Drawing Title

SITE PLAN

Drawn By: M.B.	SCALE: Horz. 1:500	Vert. –	
Designed By: M.B.	Plot Date: AUGUST 20, 2021		
Checked By: J.D.F	Project No. 20-20165		Sht. No.
Engineer: R.J.	Dwg File No. 20165 – SP		401

NOT FOR CONSTRUCTION

Printed By: mbell Printed On: August 20, 2021
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