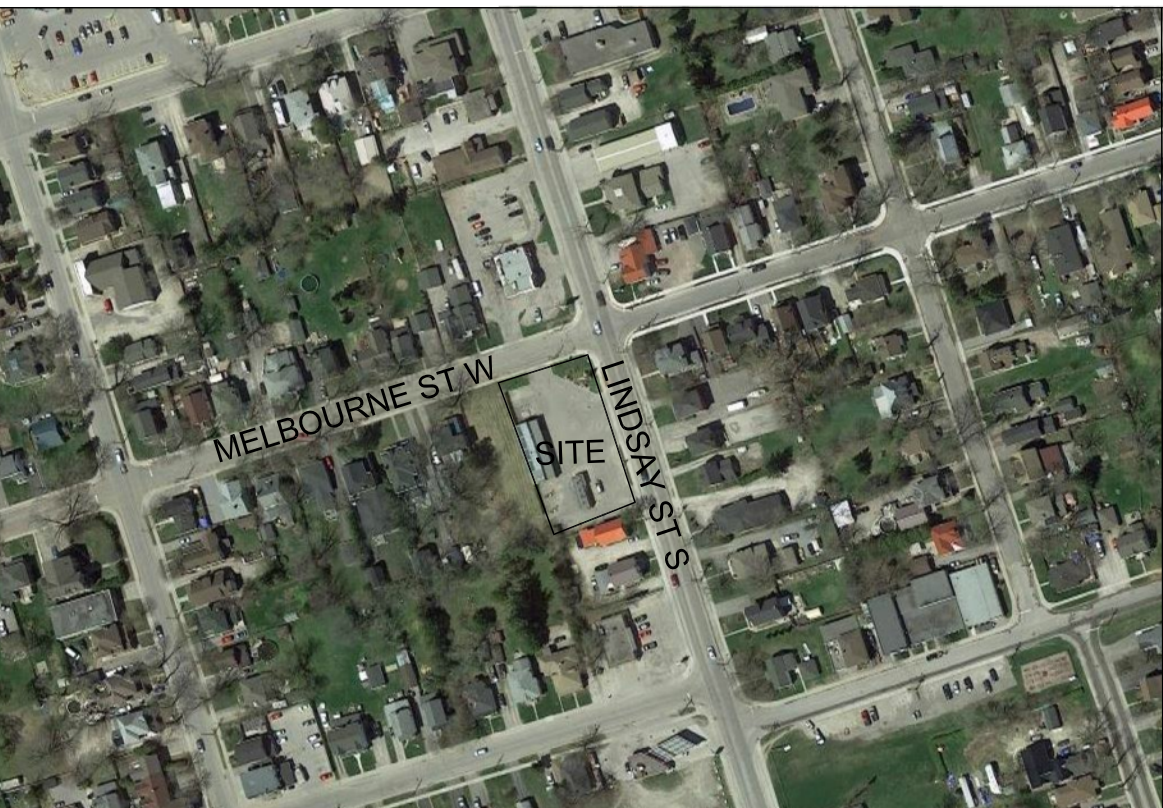


KEY PLAN



MUNICIPAL ADDRESS
69-71 LINDSAY ST S, LINDSAY, ON K9V 2M4

LEGAL DESCRIPTION
PART 1 - PLAN SHOWING LOT 1 AND PART OF LOT 2 SOUTH SIDE OF MELBOURNE STREET TOWN PLOT, CITY OF KAWARTHA LAKES

PROJECT NORTH

TRUE NORTH

- GENERAL NOTES:
1. ALL SITE FEATURES ARE TO BE CONSIDERED 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 | 69-71 LINDSAY ST S, LINDSAY, ON K9V 2M4 | | | |
| LEGAL DESCRIPTION | PART 1 - PLAN SHOWING LOT 1 AND PART OF LOT 2 SOUTH SIDE OF MELBOURNE STREET TOWN PLOT, CITY OF KAWARTHA LAKES | | | |
| SURVEYOR | J.D. BARNES | | | |
| OWNER | METRO BUILDTech INC. (ANUJ GOYAL) | | | |
| AGENT REPRESENTATIVE | JOSHUA SALAMA-FRANKS | | | |
| ZONING & ZONING BY-LAW | LOCAL COMMERCIAL EXCEPTION 7 (LC-S7) | | | |
| NO. | CATEGORY | REQUIRED | PROVIDED | |
| | Lot Area | Min 750m2 | 3168.0M2 | |
| | Lot Frontage East | 30.0m | 60.9m | |
| | Building Area | | MAIN BUILDING- 271m2 CAR WASH- 98m2 CANOPY- 278m2 | |
| | Front Yard Setback East | Building 7.5m | 32.5m | |
| | 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 | 7.7m | |
| | 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 | 400m2, 12.6% | |
| | Building Height | 5.0m | 6.0m (as per ZBA) | |
| | Parking Spaces Calculation | Commercial- 258/25= 10 Restaurant- 77/11= 7 TOTAL 17 | 16 STD. SPOTS 8 SELF SERVE SPOTS TOTAL 22 | |
| | Parking Spaces Barrier Free | 1-1to25 | 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) | 6 | 6 + ADDITIONAL | |
| | Drive Thru Stacking Lane (Restaurant) | | 10 Provided | |
| | Entrance Width (Combined) | MIN 9.0m | 10M | |

blueprint2build



SITE PLAN
69-71 LINDSAY ST S,
LINDSAY, ON K9V 2M4

| REVISIONS | | APPROVAL | |
|-----------|----------|-------------------------------|-----|
| REV | Date | Description | SDU |
| 1 | 20.11.02 | ISSUED FOR PRE-CONSULTATION | SDU |
| 2 | 21.08.01 | ISSUED FOR SPA | SDU |
| 3 | 22.03.11 | REVISED PER PAC MTG. COMMENTS | SDU |
| 4 | 22.03.25 | ISSUED FOR CLIENT REVIEW | SDU |
| 4 | 22.03.29 | ISSUED FOR SPA | SDU |

File No. SP01