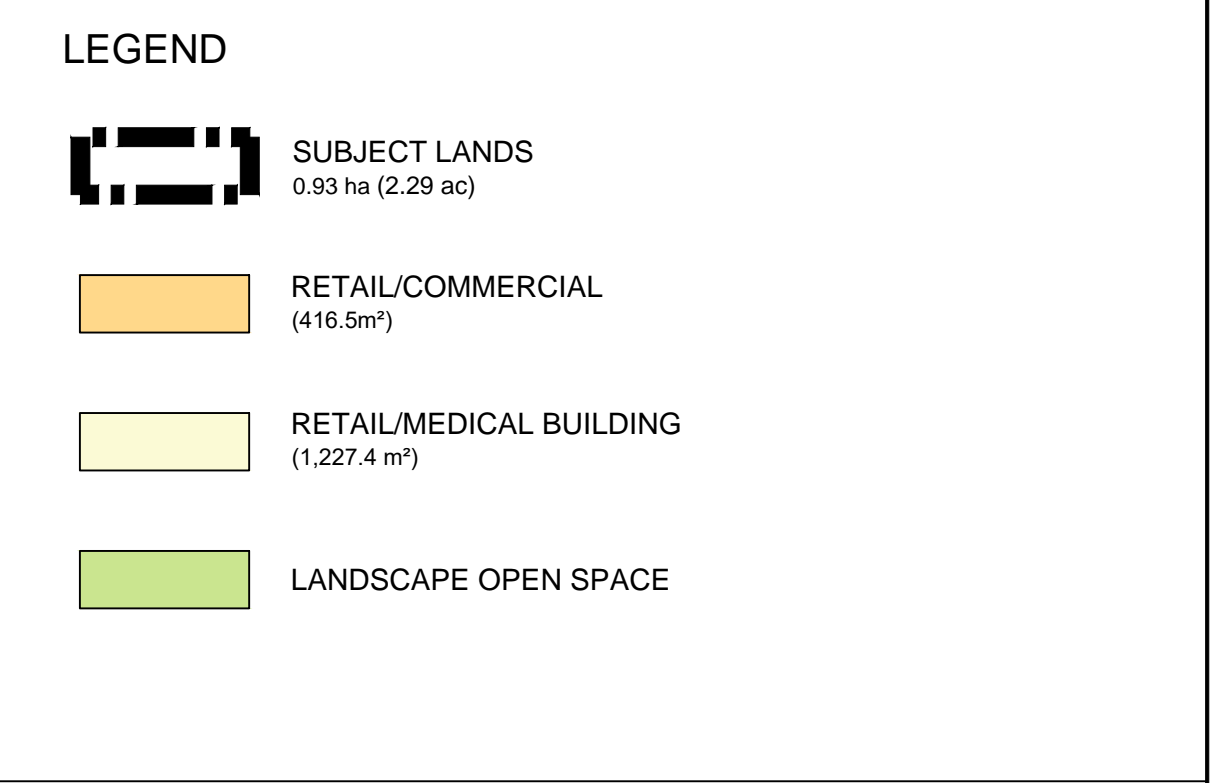
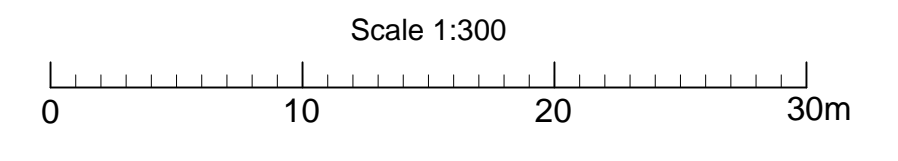


# CONCEPTUAL SITE PLAN

PART OF LOT 12 CONCESSION 5  
MUNICIPALLY KNOWN AS  
**919 FALLIS LNE**  
and BLOCK '302' (PLAN 15T-14001)  
IN THE  
TOWNSHIP OF CAVAN MONAGHAN  
COUNTY OF PETERBOROUGH



### ZONING TABLE - COMMERCIAL (C-SP)

PROVISION	REQUIRED	PROVIDED
LOT AREA	n/a	9,280.5 m <sup>2</sup>
LOT FRONTAGE	n/a	73.2 m
<b>SETBACKS</b>		
FRONT YARD	9 m	10.0 m
SIDE YARD - INTERIOR	9 m	9.0 m
- EXTERIOR	9 m	9.0 m
REAR YARD	6 m	19.3 m
	9 m to Residential	
COUNTY ROAD	30 m	10.0 m
<b>PARKING SPACES</b>		
- Restaurant	114 Total	89 (1 space / 18.5m <sup>2</sup> )
- Retail/Medical Building	47 (1 space / 9m <sup>2</sup> )	67 (1 space / 18.5m <sup>2</sup> )
PARKING ACCESSIBLE	6	6
PLANTING STRIP - to Res. Zone	1.5 m	3.0 m
BUILDING HEIGHT (max)	12.5 m	< 10.0 m
LOADING SPACES	3	3
WAITING AREA (loading)	3	0

Note: Information shown in approximate and subject to change.

# CONCEPTUAL SITE PLAN - COMMERCIAL

## 919 FALLIS LINE - TOWNSHIP OF CAVAN MONAGHAN

RESIDENTIAL	CURRENT OFFICIAL PLAN DESIGNATION
R1-15h, R1-14h, R3-5h, RU	CURRENT ZONES

SCHEDULE OF REVISIONS			
No.	Date	Description	By

**IPS INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1  
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: February 16, 2018  
File: 13-452

Drawn By: AM  
Checked: WC