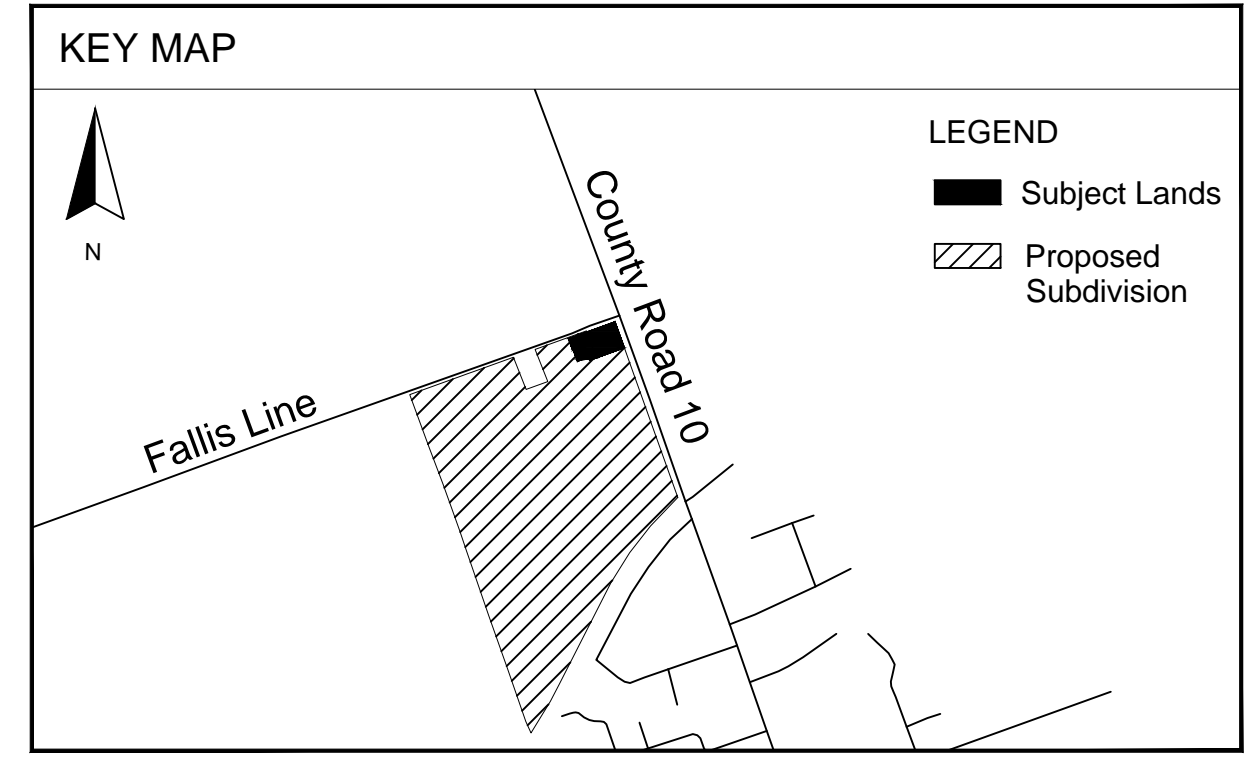


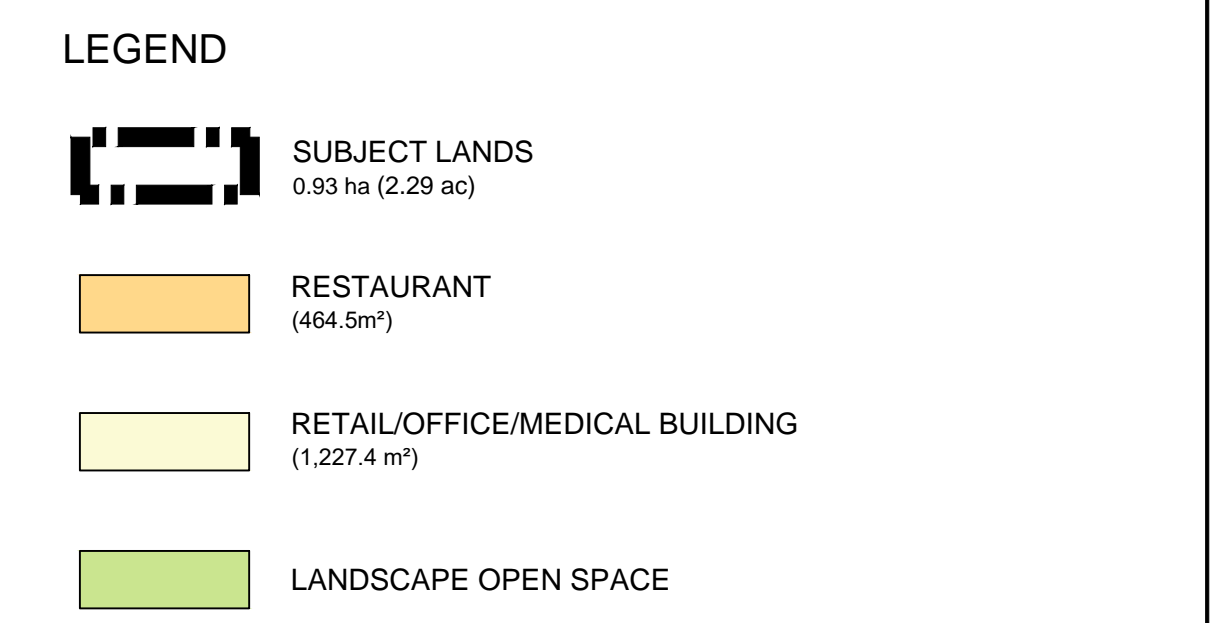
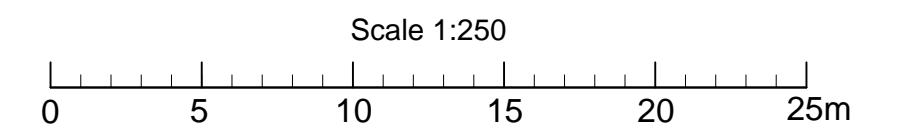
COUNTY ROAD 10

FALLIS LINE



## CONCEPTUAL SITE PLAN 'B'

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
SETBACKS		
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	20.0 m
	9 m to Residential	
COUNTY ROAD	30 m	10.0 m
PARKING SPACES	119 Total	
- Restaurant	52 (1 space / 9m <sup>2</sup> )	92 (1 space / 18.5m <sup>2</sup> )
- Retail/Medical Building	67 (1 space / 18.5m <sup>2</sup> )	
ACCESSIBLE PARKING	7	6
PLANTING STRIP - to Res. Zone	1.5 m	1.8 m
BUILDING HEIGHT (max)	12.5 m	< 10.0 m
LOADING SPACES	4	4
WAITING AREA (loading)	4	0

Note: Information shown in approximate and subject to change.

# CONCEPTUAL SITE PLAN 'B' - 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  
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 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: March 7, 2018      Drawn By: AM  
 File: 13-452      Checked: WC