



CONCEPTUAL SITE PLAN

PART OF LOT 12 CONCESSION 5
MUNICIPALLY KNOWN AS
919 FALLIS LINE and BLOCK '302' (PLAN 15T-14001)
in the
TOWNSHIP OF CAVAN MONAGHAN
COUNTY OF PETERBOROUGH

Scale 1:125

LEGEND

- SUBJECT LANDS
0.93 ha (2.29 ac)
- ROAD WIDENING 3.0m
0.02 ha (0.06 acres)
- DRIVE-THRU RESTAURANT
(230 m²)
- COMMERCIAL BUILDING
(1,246 m²)
- LANDSCAPE SPACE / PLANTING STRIPS
(1554 m²)
- CONCRETE PATIO
(195 m²)
- SIDEWALK
(2.0 m)
- LOADING SPACES & WAITING AREAS
(NO PARKING)
- EX. UTILITY - HYDRO

ZONING TABLE - COMMERCIAL (C-SP)

PROVISION	REQUIRED	PROVIDED 919 Fallis Line & Block '302'
LOT AREA (min)	1160 m ²	9278 m ²
LOT FRONTAGE (min)	38 m	73.1 m
SETBACKS (min)		
FRONT YARD	9 m	10.0 m
SIDE YARD - INTERIOR	9 m	23.5 m
- EXTERIOR	9 m	9.0 m
REAR YARD	6 m	24.9 m
COUNTY ROAD	30 m	10 m
PARKING SPACES (min)	93 TOTAL	
- RESTAURANT	25.5 (1 per 3m ²)	
- COMMERCIAL	67.4 (1 per 18.5 m ²)	93
PARKING ACCESSIBLE (min)	6 (1 per 15 spaces)	6
PLANTING STRIP - to Res. Zone (min)	1.5 m	3.0 m
BUILDING HEIGHT (max)	12.5 m	< 12.5 m
LOADING SPACES (min)	3 (1 per 280 m ²)	3
LOADING WAITING AREA (min)	3 (1 per space)	3

Source: Survey prepared by IVAN B. WALLACE O.L.S. LTD., dated __17.

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

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