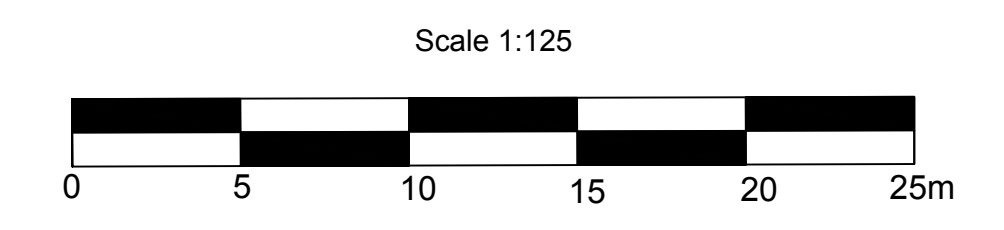


## CONCEPTUAL SITE PLAN

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



**LEGEND**

	SUBJECT LANDS 0.93 ha (2.29 ac)		ROAD WIDENING 3.0m 0.02 ha (0.06 acres)
	LOT ADDITION 0.58 ha (1.43 acres)		DRIVE-THRU RESTAURANT (230 m <sup>2</sup> )
	COMMERCIAL BUILDING (1246 m <sup>2</sup> )		LANDSCAPE SPACE / PLANTING STRIPS (1554 m <sup>2</sup> )
	CONCRETE PATIO (155 m <sup>2</sup> )		SIDEWALK (2.0 m)
	LOADING SPACES & WAITING AREAS (NO PARKING)		EX. UTILITY - HYDRO

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

PROVISION	REQUIRED	PROVIDED Lot Addition to Block '302'
LOT AREA (min)	1160 m <sup>2</sup>	9278 m <sup>2</sup>
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 9m <sup>2</sup> )	93
- COMMERCIAL	67.4 (1 per 18.5 m <sup>2</sup> )	
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 <sup>2</sup> )	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
R1-13h, 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  
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Date: SEP. 20, 2017  
File: 13-452 - COMMERCIAL

Drawn By: W.C.  
Checked: D.V.