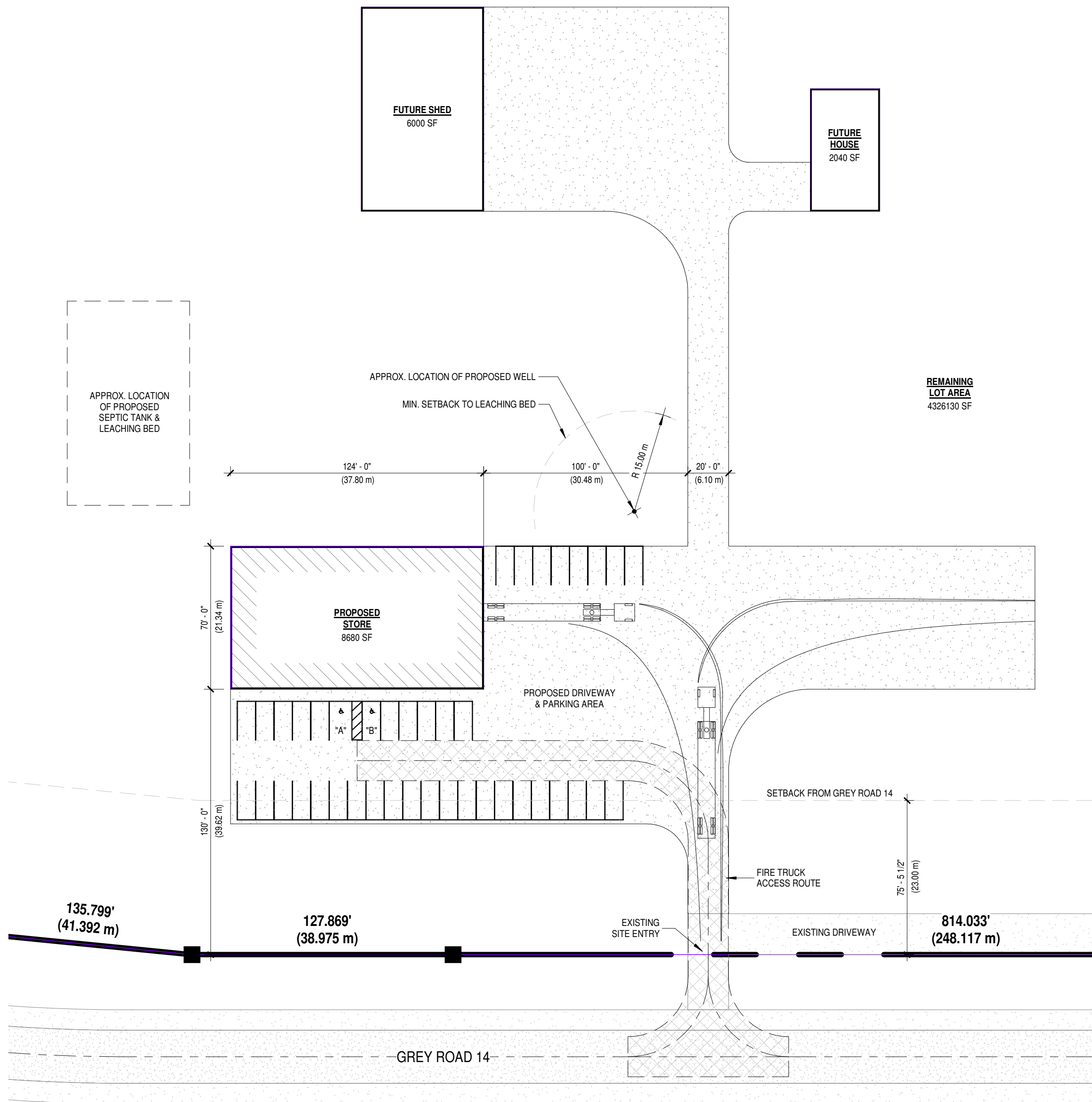


SITE DATA			
TOWNSHIP		ZONE	
SOUTHGATE		A2 - SCHEDULE 45	
PERMITTED USES			
PROPOSED SEWING MACHINE STORE			
REGULATIONS		REQUIRED	ACTUAL
LOT AREA, MINIMUM		40 ha	40 ha
LOT FRONTAGE, MINIMUM		200 m	SEE PLAN
LOT COVERAGE, MAXIMUM		7 %	0.39 %
FRONT YARD, MINIMUM		20 m	SEE PLAN
INTERIOR SIDE YARD, MINIMUM (EXCEPT THAT A SIDE YARD ABUTTING AN IMPROVED PUBLIC STREET SHALL BE 20 m)		15 m	SEE PLAN
REAR YARD, MINIMUM		15 m	SEE PLAN
GENERAL PROVISIONS		REQUIRED	PROVIDED
LOADING REGULATIONS:			
REQUIRED LOADING SPACES (1 SPACE / 800 m²) <sup>(1)</sup>		2	2
PARKING REGULATIONS:			
REQUIRED PARKING SPACES (1 SPACE / 20 m²) <sup>(2)</sup>		41	41
REQUIRED BARRIER FREE PARKING SPACES <sup>(3)</sup>		2	2
STREET SETBACK STANDARDS:			
PROVINCIAL HIGHWAYS NO.'S 6, 10 & 89 GREY COUNTY ROADS NO.'S 8, 9, 14, 23, 34, 106 & 109 EXCEPT LANDS WITHIN SCHEDULES 1, 11, 13, 20, 21, 22, 23, 25, 26, 27, 28, 32, 44 & 46.		32 m 23 m	N/A SEE PLAN
NOTES:			
1. A LOADING SPACE SHALL BE 9 m LONG, 4 m WIDE AND HAVE A MINIMUM VERTICAL CLEARANCE OF 5 m.			
2. SIZE OF PARKING SPACES: TYPICAL 2.75 m WIDE x 5.75 m LONG			
3. EACH BARRIER FREE PARKING SPACE SHALL HAVE A MIN. 1.5 m WIDE ACCESS AISLE WHICH MAY BE SHARED BY TWO SPACES AND BE EITHER TYPE A OR B AS DESCRIBED BELOW:			
- TYPE A: MIN. WIDTH OF 3.4 m AND MIN. LENGTH OF 5.5 m AND SIGNAGE THAT IDENTIFIES THE SPACE AS "VAN ACCESSIBLE".			
- TYPE B: MIN. WIDTH OF 2.4 m AND MIN. LENGTH OF 5.5 m.			
SITE DATA CALCULATIONS			
PARKING CALCULATION: RETAIL STORE AREA / 20 m² = # OF REQUIRED PARKING SPACES 806.4 m² / 20 m² = 40.32 (ROUND UP TO 41 PARKING SPACES)			
SITE LEGEND			
SYMBOL	DESCRIPTION		
	EXISTING GRAVEL		
	EXISTING ASPHALT		
	EXISTING CONCRETE		
	EXISTING PLANTING BED		
	PROPOSED GRAVEL		
	PROPOSED ASPHALT		
	PROPOSED CONCRETE		
	PROPOSED PLANTING BED		
	EXISTING PEDESTRIAN DOOR		
	EXISTING EQUIPMENT DOOR		
	PROPOSED PEDESTRIAN DOOR		
	PROPOSED EQUIPMENT DOOR		
	PROPOSED PRINCIPAL ENTRANCE		
	BOLLARD		
	BARRIER FREE PARKING SPACE (IDENTIFY ON PAVEMENT & PROVIDE SIGNAGE)		
SITE NOTES			
#	NOTE		
1	ALL DIMENSIONS ARE APPROXIMATE, THIS IS NOT A SURVEY.		
2	ALL DIMENSIONS SHOWN ARE IN METERS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.		
3	PROVIDE BARRIER FREE CURBING FOR ACCESSIBILITY TO BUILDING.		
4	ALL LANDSCAPING SHOWN IS EXISTING U.N.O.		
5	ALL SURFACE TREATMENTS ARE NATIVE GRASS U.N.O.		
6	FIRE TRUCK ACCESS ROUTE (TO CONFORM w/ THE REQUIREMENTS OF OBC 3.2.5.6.)		
7	ENSURE THAT ALL LIGHTING IS DIRECTED DOWNWARD OR SHIELDED SO AS NOT TO PROJECT BEYOND THE OWNER'S LAND NOR TO CAUSE A GLARE THAT WOULD IMPACT ADJACENT PROPERTIES OR PASSING TRAFFIC.		
SEPTIC TANK CLEARANCES			
#	NOTE		
ALL SEPTIC TANKS SHALL HAVE A MINIMUM CLEARANCE OF:			
1	4' - 11" (1.5 m) TO ALL STRUCTURES		
2	49' - 2 1/2" (15 m) TO ALL WELLS, LAKES, PONDS, RESERVOIRS, RIVERS, SPRINGS & STREAMS		
3	9' - 10" (3 m) TO ALL PROPERTY LINES		
LEACHING BED CLEARANCES			
#	NOTE		
ALL LEACHING BEDS SHALL HAVE A MINIMUM CLEARANCE OF:			
1	16' - 5" (5 m) TO ALL STRUCTURES		
2	49' - 2 1/2" (15 m) TO ALL WELLS WITH A WATERTIGHT CASING TO A DEPTH OF AT LEAST 20' - 0" (6 m)		
3	98' - 5" (30 m) TO ANY OTHER WELL		
4	49' - 2 1/2" (15 m) TO LAKES, PONDS, RESERVOIRS, RIVERS, SPRINGS (NOT USED AS A SOURCE FOR POTABLE WATER) AND STREAMS		
5	9' - 10" (3 m) TO ALL PROPERTY LINES		
AREA SCHEDULE (SITE)			
NAME	AREA (SF)	AREA (sq. m.)	% OF TOTAL
FUTURE HOUSE	2040 SF	190 m²	0.05%
FUTURE SHED	6000 SF	557 m²	0.14%
PROPOSED STORE	8680 SF	806 m²	0.20%
REMAINING LOT AREA	4326130 SF	401911 m²	99.61%
GRAND TOTAL	4342850 SF	403464 m²	100.00%



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No.	Description	Date

Designed By:

Project:

Creekbank Sewing Centre  
Proposed Store

County Road 14  
Conn, Ontario  
N0G 1N0

Drawing Title:

Site Plan

Date:

February 10, 2022

Drawn by:

K. Kuepfer

Scale:

As indicated

Sheet No.:

A1.01

PRELIMINARY PLANS ONLY NOT INTENDED FOR PERMIT

February 10 2022 10:04:35 AM