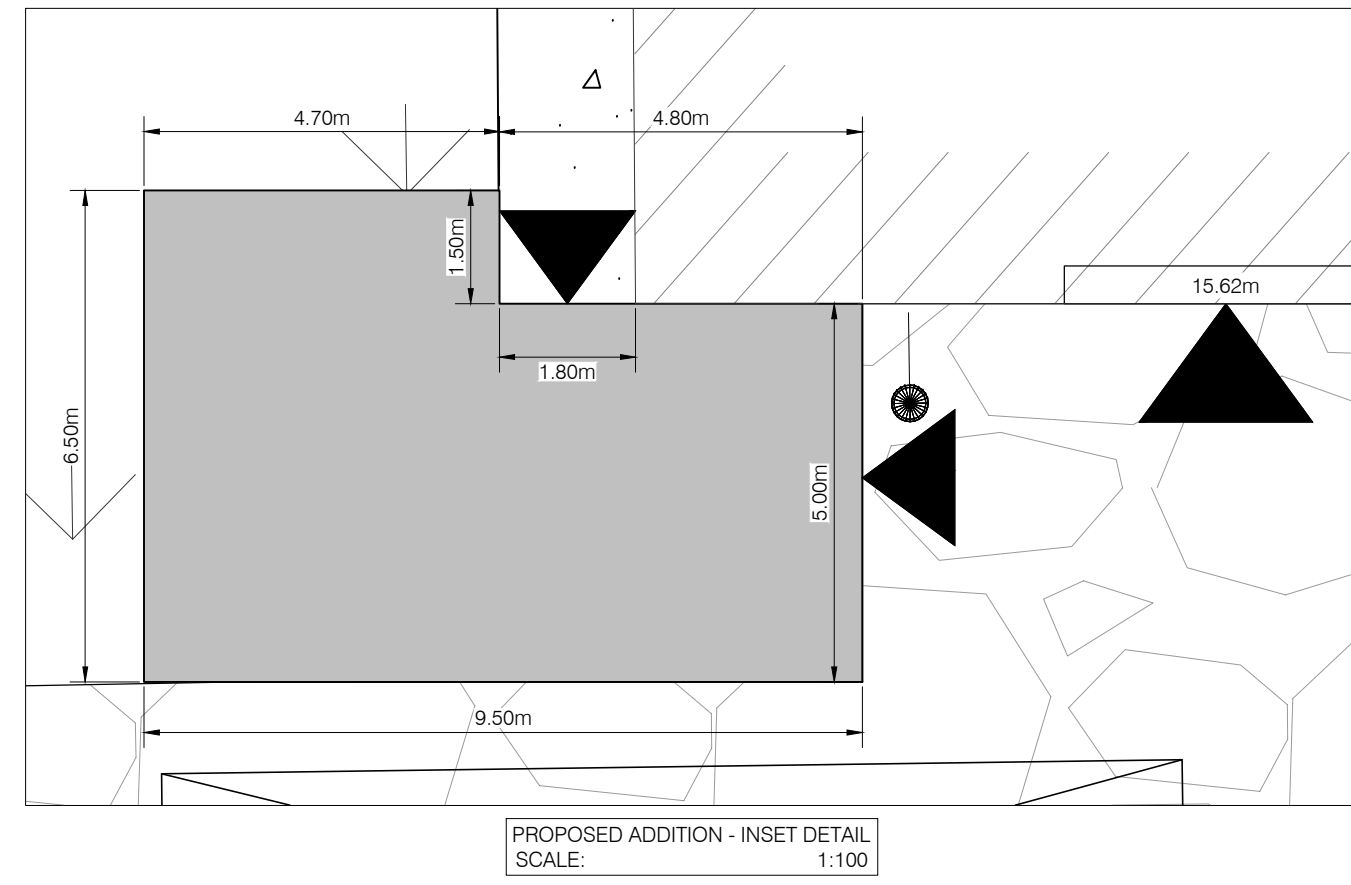


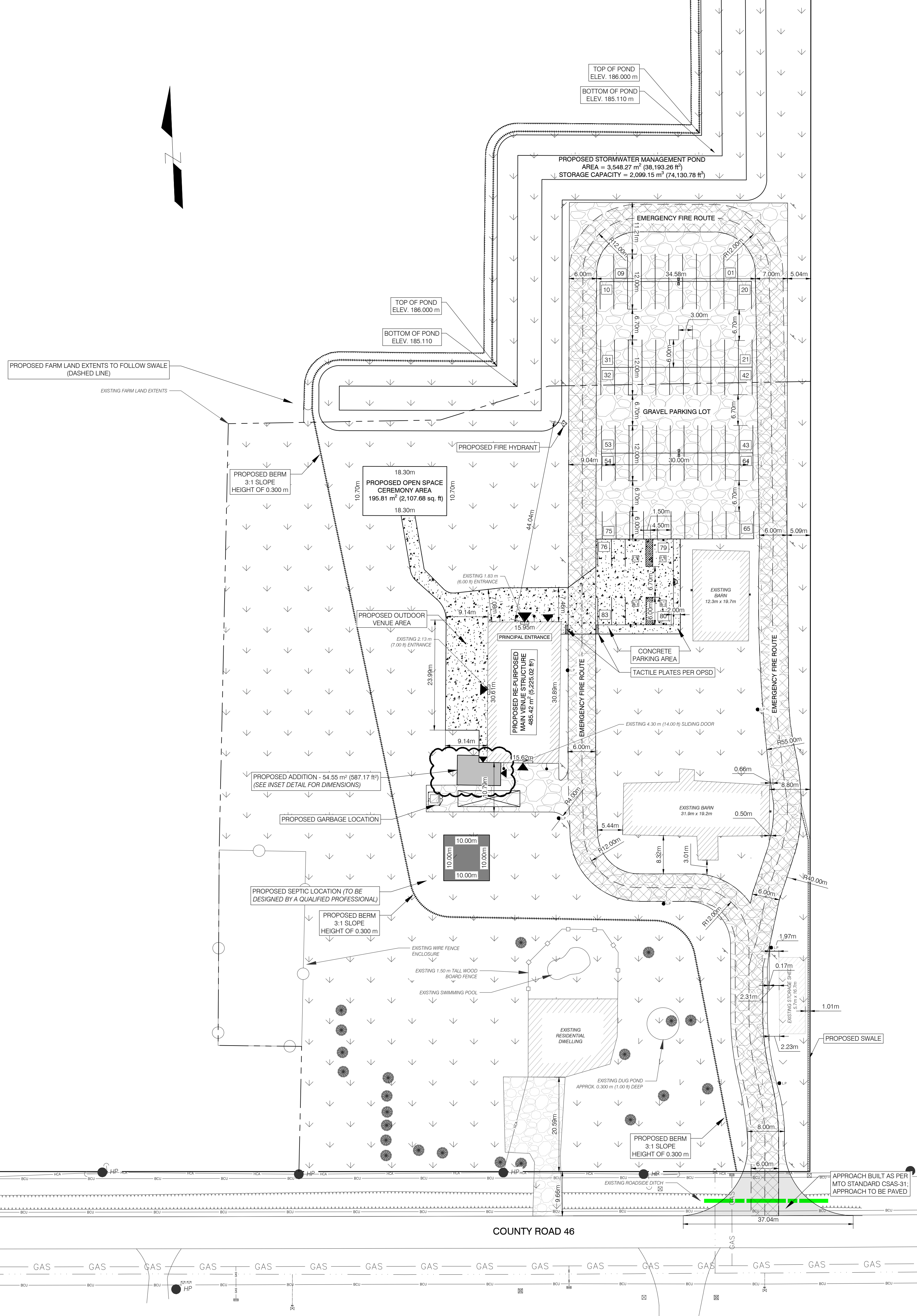
SITE DATA:			
EXISTING ZONING:	AGRICULTURAL ZONE A		
PROPOSED ZONING:	AGRICULTURE ZONE A (WITH SITE SPECIFIC EXCEPTION A-X)		
PERMITTED USE:	AGRICULTURE USE, AN EXISTING ASSEMBLY HALL, SINGLE DETACHED DWELLING, AMONG OTHER USES PERMITTED WITHIN THE AGRICULTURE ZONE A ZONE		
PROPOSED USE:	AGRICULTURE USE, AN EXISTING ASSEMBLY HALL, A NEW ASSEMBLY HALL, & SINGLE DETACHED DWELLING		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
LOT AREA:	MIN. 19.0 ha	197,662.40 m ² (2,127,620.00 ft ²) 19.77 ha (48.84 ac)	COMPLIES
LOT FRONTAGE:	MIN. 75.00 m	387.63 m	COMPLIES
BUILDING HEIGHT:	MAX. 10.50 m (34.45 ft)	≤ 10.50 m (34.45 ft)	COMPLIES
FRONT YARD SETBACK (SOUTH):	MIN. 15.00 m (49.21 ft)	20.59 m (67.55 ft)	COMPLIES
REAR YARD SETBACK (NORTH):	MIN. 15.00 m (49.21 ft)	521.86 m (1,712.14 ft)	COMPLIES
INTERIOR YARD SETBACK (EAST & WEST):	MIN. 3.00 m (9.84 ft)	EAST = 8.80 m (28.87 ft) WEST = 203.75 m (668.47 ft)	COMPLIES
LOT COVERAGE:	MAX. 20%	4.59%	COMPLIES
LANDSCAPED OPEN SPACE:	N/A	9.83%	COMPLIES
PARKING CALCULATED BASED ON GFA:	1 PARKING SPACE FOR EACH 9.0 m ² OF GFA DEVOTED TO PUBLIC USE @ 735.80 m ² = 82 PARKING SPACES	83 PARKING SPACES	COMPLIES
ACCESSIBLE PARKING:	4% OF THE TOTAL NUMBER OF PARKING SPACES FOR THE USE OF PERSONS WITH DISABILITIES WHERE THERE IS BETWEEN 13 & 100 PARKING SPACES @ 83 PARKING SPACES = 4 ACCESSIBLE PARKING SPACES	4 ACCESSIBLE PARKING SPACES (2 TYPE 'A' & 2 TYPE 'B')	COMPLIES
LOADING SPACE:	MIN. OF 1 LOADING SPACE FOR ANY NON-RESIDENTIAL USE WITH A GFA ≥ 300.00 m ² & AN ADDITIONAL LOADING SPACE FOR EACH ADDITIONAL 2,000.00 m ² OF GFA @ 735.78 m ² = 1 LOADING SPACE	1 LOADING SPACE	COMPLIES
LOT/BUILDING INFO:			
TOTAL LOT AREA:	197,662.40 m ² (2,127,620.00 ft ²) 19.77 ha (48.84 ac)		
BUILDING AREA:	EXISTING BUILDINGS = 1,045.62 m ² (11,254.96 ft ²) PROPOSED BUILDINGS = 735.80 m ² (7,920.09 ft ²)		
BUILDING GFA:	EXISTING BUILDINGS = 1,754.40 m ² (18,884.20 ft ²) PROPOSED BUILDINGS = 735.80 m ² (7,920.09 ft ²)		
TOTAL PARKING SPACES:	83 PARKING SPACES (70 STANDARD & 4 ACCESSIBLE)		

LEGEND	
BUILDING GRADE ELEVATION	123.456
EDGE OF PAVEMENT ELEVATION	123.456
SWALE/POND ELEVATION	123.456
HIGH POINT ELEVATIONS	HP: 123.456
EXISTING GROUND ELEVATIONS	×123.456
NUMBERED PARKING STALLS	01
GRADE	1.23%
1:100 YEAR HIGH WATER LEVEL (185.700 m)	
1.5 YEAR HIGH WATER LEVEL (185.340 m)	
GRAVEL	
SIDEWALK/CONCRETE	
LANDSCAPED OPEN SPACE	
GROUND (EARTH)	
PROPERTY LINE	
LIGHT STANDARDS	
PROPOSED BUILDING ENTRANCE	
PROPOSED FIRE ROUTE SIGN LOCATIONS	
PROPOSED STORM/CULVERT	
DRAINAGE AREA/AFFECTED AREA/DISTURBED AREA	
EXISTING TREE	
HYDRO POLE	HP
ABOVE GROUND HYDRO CABLE	
CATCH BASIN	
BELL PEDESTAL	
UNDERGROUND COMMUNICATIONS LINE	
UNDERGROUND GAS LINE	GAS
WATERMAIN	
WATER VALVE	

- NOTES:
- ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
 - ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 SIGNS INSTALLED. TYPE 'A' TO HAVE RB-93 SIGNS & TYPE 'B' TO HAVE RB-93 SIGNS.
 - GARBAGE DISPOSAL UNIT LOCATED SOUTH OF PROPOSED VENUE FOR PRIVATE PICKUP.
 - ALL LIGHTING TO BE DARK SKY COMPLIANT.
 - FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.



KEY PLAN
SCALE: N.T.S.



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PARTNER / CONSULTANTS

REVISIONS	
Date	Revision
JULY 13, 2021	MUNICIPAL COMMENTS
MARCH 07, 2022	MUNICIPAL COMMENTS
SEPT. 14, 2022	MUNICIPAL COMMENTS
APRIL 17, 2023	MUNICIPAL COMMENTS
AUG. 30, 2023	MUNICIPAL COMMENTS
FEB. 20, 2024	NEW BUILDING ADDITION

DATE: MARCH 2021
SCALE: 1:500
DRAWN BY: CFS
CHECKED BY: BP
APPROVED BY: ---

PROJECT TITLE
1356 COUNTY RD 46
1356 COUNTY RD 46, WOODLEE ON, NOR 1K0
CONCEPT SITE PLAN

JOB NUMBER
21-172

SHEET NUMBER
C102