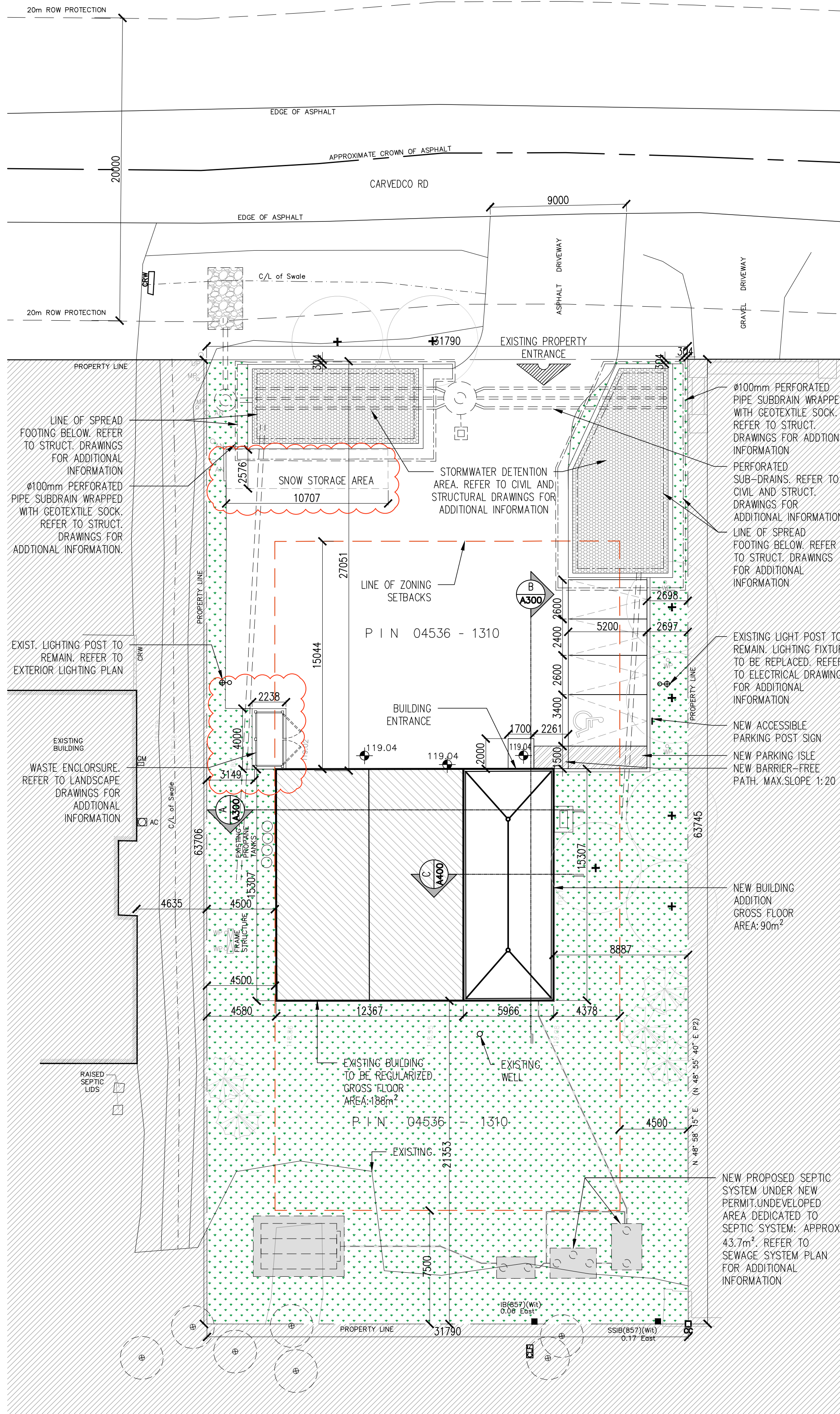


1 EXISTING / DEMOLITION SITE PLAN
A-010 SCALE: 1:200



2 NEW SITE PLAN
A-010 SCALE: 1:200

- LEGEND**
- BARRIER FREE PATH
 - N.I.C.
 - SOD AREA
 - TO BE DEMOLISHED
 - ASPHALT TO BE REMOVED
 - NEW CATCH-BASIN. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 - NEW STORM MANHOLE. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 - EXISTING TREES TO REMAIN
 - NEW DECIDUOUS TREES. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION
 - NEW CONIFEROUS TREES. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION

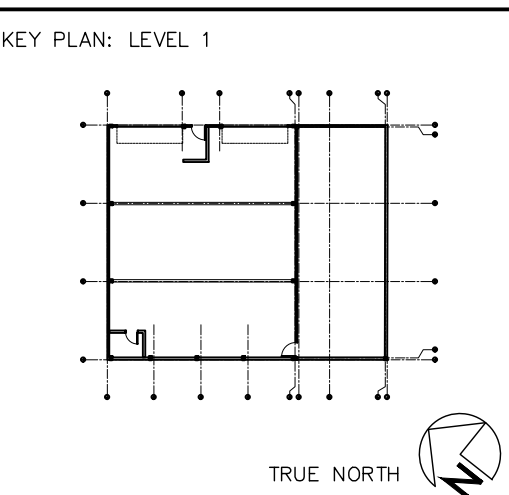
OBS: PROPE RTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN ELABORATED BY FARLEY, SMITH & DENIS SURVEYING LTD, DATED OF MAY 19TH, 2021.

ZONING REPORT - PROJECT - 135 CARVEDCO RD, CARP, ON K0A 1L0

Legal Description	135 Carvedco Road, Carp, ON
Proposed use	F2 Medium Hazard Industrial Occupancies
Permitted use	Medium industrial uses
Schedule 1	-
Schedule 2	-
Schedule 3	-
Other Schedules	-
Exceptions	-
Road Widening	-
Essamts	-
Corner Lot triangle	-
Heritage Overlay	No
Street considered front (if a corner lot)	N/A
Flood plain line	-
Adjacent zoning	LIGDZOE
Proximity to another special needs house	None

	Required	Provided
Lot Area	1800 m ² (min.)	2,023.54 m ² (existing)
Lot Width	30 m	31.79 m (existing)
Max. lot Coverage	50%	42% (proposed)
Floor Space Index	-	-
Front yard setback	12 m	27.05 m (existing)
Side yard setback	4.5 m	West: 4.58 (existing) East: 8.89 (proposed)
Rear yard setback	7.5 m	21.35 m (existing)
Building height (max.)	15 m	6.5m (existing building) 4.52m (proposed building)

3 ZONING TABLE
A-010 N.T.S.



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWINGS.

REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	2021-06-25
2	CLIENT REVIEW 1	2021-07-14
3	ISSUED FOR PERMIT	2022-01-24
4	RESPONSE TO CITY COMMENTS_R01	2022-05-24
5	RESPONSE TO CITY COMMENTS_R02	2022-09-06
6	RESPONSE TO CITY COMMENTS_R03	2022-10-17
7	ISSUED FOR SITE PLAN CONTROL	2022-11-28
8	REISSUED FOR SITE PLAN CONTROL_R01	2023-06-13
9	RESPONSE TO CITY COMMENTS_SPC_R02	2024-10-29

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREA R. BUCHSBAUM
LIGDZOE
7996

DATE: 2022-08-21
DRAWN: PB/MP
CHECKED: AB
DATE PRINTED: 2022-11-28

CARVEDCO WAREHOUSE

ADDRESS: 135 CARVEDCO ROAD, CARP, ON K0A 1L0
OWNER: ERIC HOCHESHAURZ - PREMIER BUS LINES INC.
DRAWING TITLE: **DEMOLITION/ NEW SITE PLAN**
SCALE: AS SHOWN
PROJECT NO: 039-21
DRAWING NO.: A-010