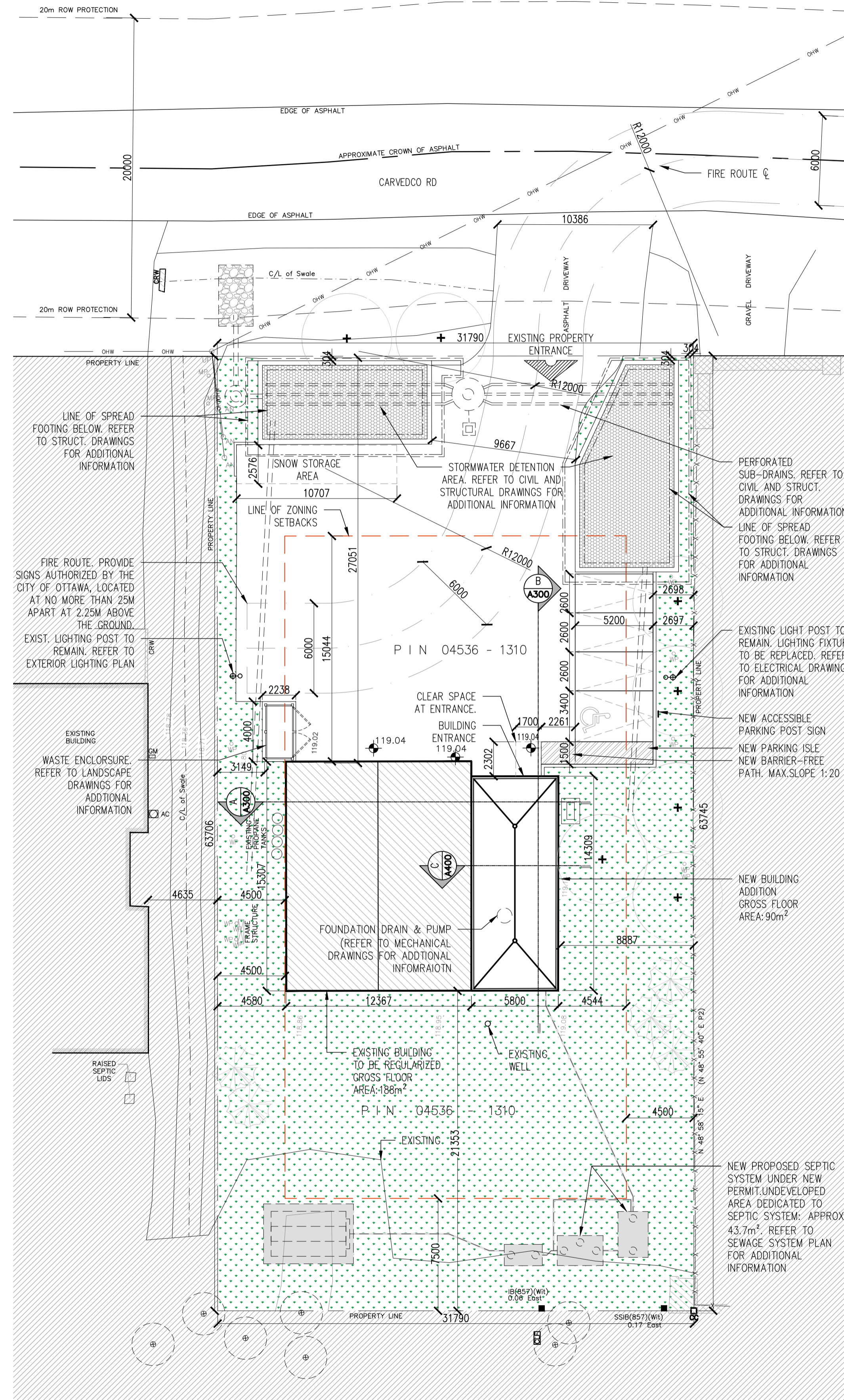


1 EXISTING / DEMOLITION SITE PLAN
A-010 SCALE: 1:200



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

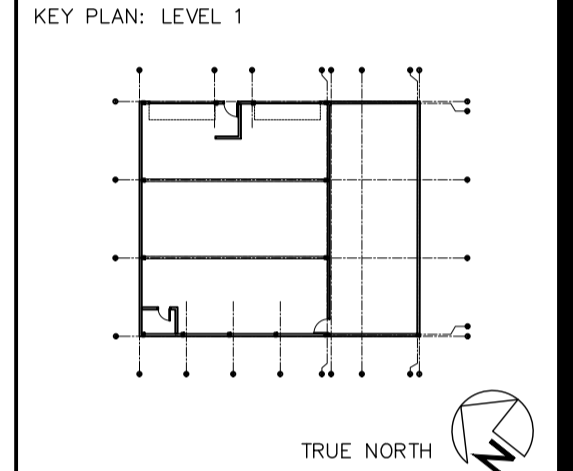
- LEGEND**
- OHW — EXISTING OVERHEAD WIRES
 - X- EXISTING CHAIN LINK FENCE
 - [Hatched Box] BARRIER FREE PATH
 - [Dotted Box] N.I.C.
 - [Stippled Box] SOD AREA
 - [Dashed Box] TO BE DEMOLISHED
 - [Cross-hatched Box] ASPHALT TO BE REMOVED
 - [Square with X] NEW CATCH-BASIN. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 - [Circle with X] NEW STORM MANHOLE. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 - [Circle with Dotted] EXISTING TREES TO REMAIN
 - [Circle with Dotted] NEW DECIDUOUS TREES. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION
 - [Circle with Dotted] NEW CONIFEROUS TREES. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION

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

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

Address:	135 Cardevco Road, Carp, ON	
Legal Description:	P.I.N. 04536 - 1310	
Scope of Work:	Regularization of the garage repairs building and construction of an additional building on the east side of the existing facilities, which will accommodate office and administrative activities.	
Zoning:	Zoning By-law R64	
Proposed use:	Heavy equipment and vehicle sales, rental and servicing (bus repair garage)	
Permitted use:	Heavy equipment and vehicle sales, rental and servicing (bus repair garage)	
Schedule 1:	-	
Schedule 2:	-	
Schedule 3:	-	
Other Schedules:	-	
Exceptions:	-	
Road Widening:	-	
Easements:	-	
Corner Lot Triangle:	-	
Heritage Overlay:	No	
Street considered front (if a corner lot):	N/A	
Flood plane line:	-	
Adjacent zoning:	-	
Proximity to another special needs house:	None	
Lot Area:	Required	Provided
	1800 m ² (min.)	2,093.54 m ² (existing)
Lot Width:	30 m	31.79 m (existing)
Max. lot Coverage:	50%	42% (proposed)
Floor Space Index:	12 m	27.05 m (existing)
Front yard setback:	4.5 m	West: 4.58 (existing) East: 9.05 (proposed)
Side yard setback:	21.35 m (existing)	6.5m (existing building) 4.52m (proposed building)
Rear yard setback:	7.5 m	6.5m (existing building) 4.52m (proposed building)
Building height (max.):	15 m	6.5m (existing building) 4.52m (proposed building)
Permitted projections into required yard:	-	
Permitted projections above the height limit:	-	
Accessory Building Requirements:	-	
Parking:	-	
Heavy vehicle use: 0.75 per 100m ² of gross area. Gross area= 189 m ²	No of required parking spaces = 0.75*(189/100) = 1.4 = 2	
Office: 2.4 per 100m ² of gross area. Gross area= 83 m ²	No of required parking spaces = 2.4*(83/100) = 2	
Total	4	4
Bicycle Parking:	-	
Off Street Parking requirements:	-	
Visitors parking:	-	
Loading Dock:	-	
Landscaped Area:	-	
Outdoor Storage:	-	

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



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES 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
10	RESPONSE TO CITY COMMENTS_SPC_R03	2025-02-05

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREA R. BUCHSBAUM
LICENCE 7996

NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

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

CARDEVCO WAREHOUSE
ADDRESS: 135 CARDEVCO ROAD, CARP, ON K0A 1L0
OWNER: ERIC HOCHESHAURZ - PREMIER BUS LINES INC.

DRAWING TITLE
**DEMOLITION/
NEW SITE PLAN**