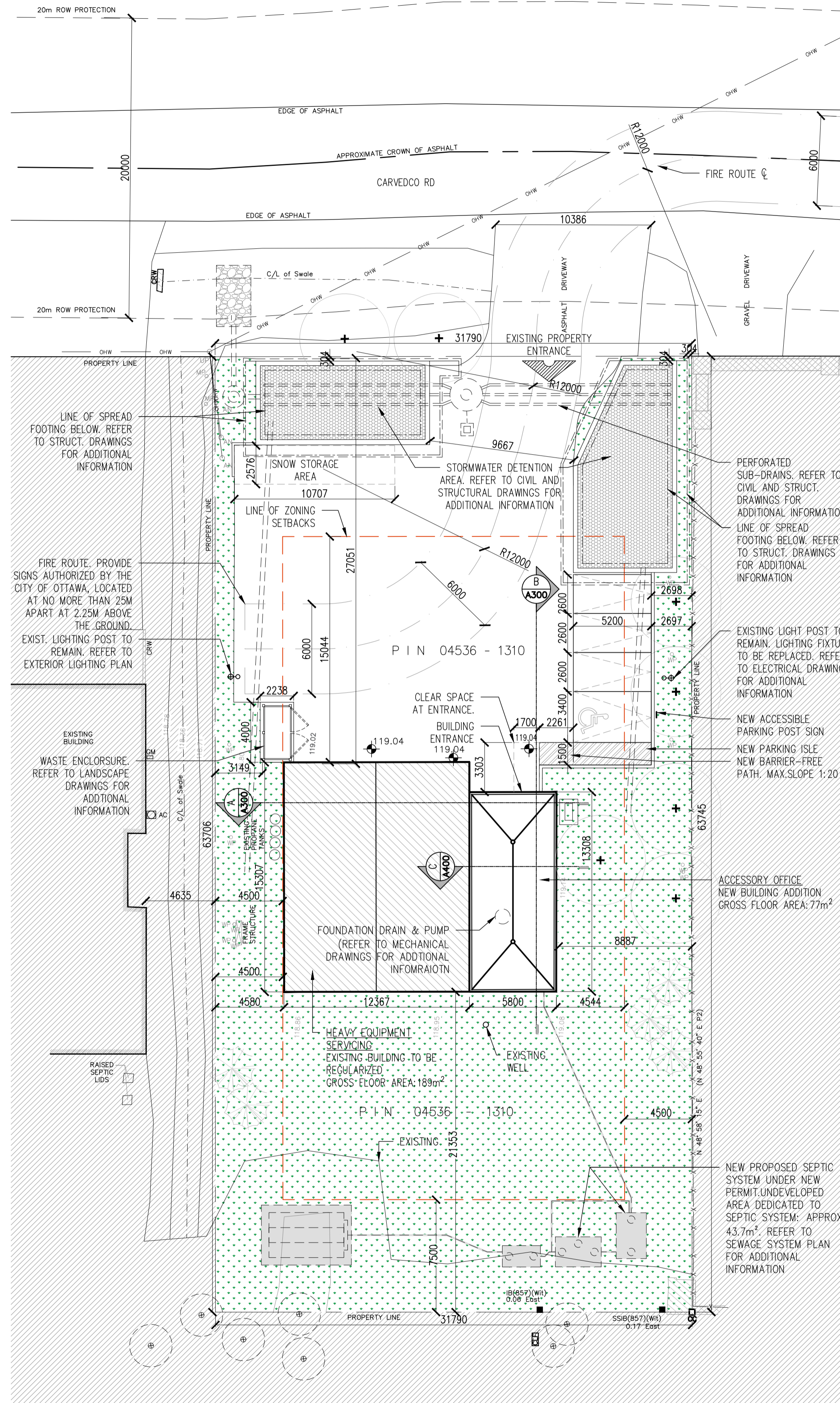


1 EXISTING / DEMOLITION SITE PLAN
A-010 SCALE: 1:200



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

LEGEND

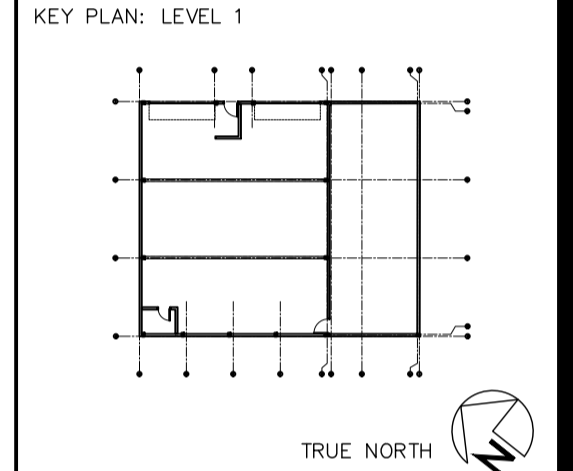
- OHW — EXISTING OVERHEAD WIRES
- X- EXISTING CHAIN LINK FENCE
- ▨ BARRIER FREE PATH
- ▨ N.I.C
- ▨ SOD AREA
- ▨ TO BE DEMOLISHED
- ▨ ASPHALT TO BE REMOVED
- NEW CATCH-BASIN. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- NEW STORM MANHOLE. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING TREES TO REMAIN
- NEW DECIDUOUS TREES. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION
- NEW CONIFEROUS TREES. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION

OBS: PROPTEM RTY 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 | |
| Proposed use: | | Plan 4M356 Part Block 23 and 19; RP488368 Parts 7 and 10. | |
| Property Identification Numbers (PINs) | | 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 | RG4 | | |
| Proposed use | Accessory Office | | |
| Existing use | Heavy equipment servicing | | |
| Schedule 1 | Area D – Rural | | |
| Exceptions | - | | |
| Road Widening | - | | |
| Easements | - | | |
| Corner Lot triangle | No | | |
| Heritage Overlay | - | | |
| Street considered front (if a corner lot): | N/A | | |
| Flood plane line | - | | |
| Adjacent zoning | - | | |
| 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 | 33.79 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: 9.05 (proposed) | |
| Rear yard setback | 7.5 m | 21.35 m (existing) | |
| 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. | No of required parking spaces = 0.75*(188/100) = 1.4 = 1 | | |
| Gross area= 189 m ² | | | |
| Office: 2.4 per 100m ² of gross area. | No of required parking spaces = 2.4*(77/100) = 2 | | |
| Gross area= 77 m ² | | | |
| Total | 3 | | 3 |

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 |
| 11 | RESPONSE TO CITY COMMENTS_SPC_R04 | 2025-03-26 |

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREA R. BUCHSBAUM
LICENSEE
7996

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

DATE: 2025-03-26

PROJECT NORTH

DRAWN: PB/MP

CHECKED: AB

DATE PRINTED: 2025-03-26

CARDEVCO WAREHOUSE

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

DEMOLITION/ NEW SITE PLAN

SCALE: AS SHOWN

PROJECT NO: 039-21

DRAWING NO.: A-010