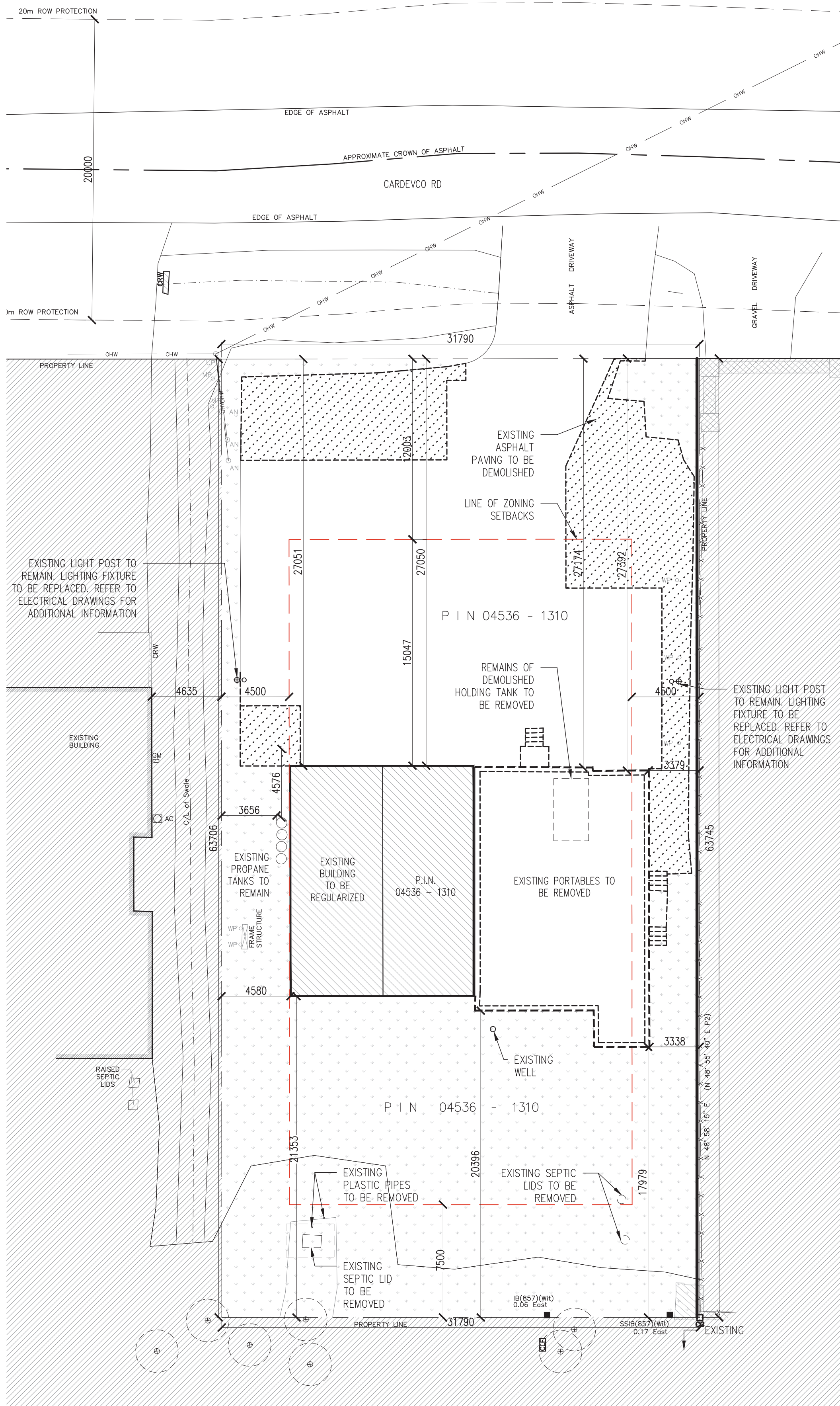
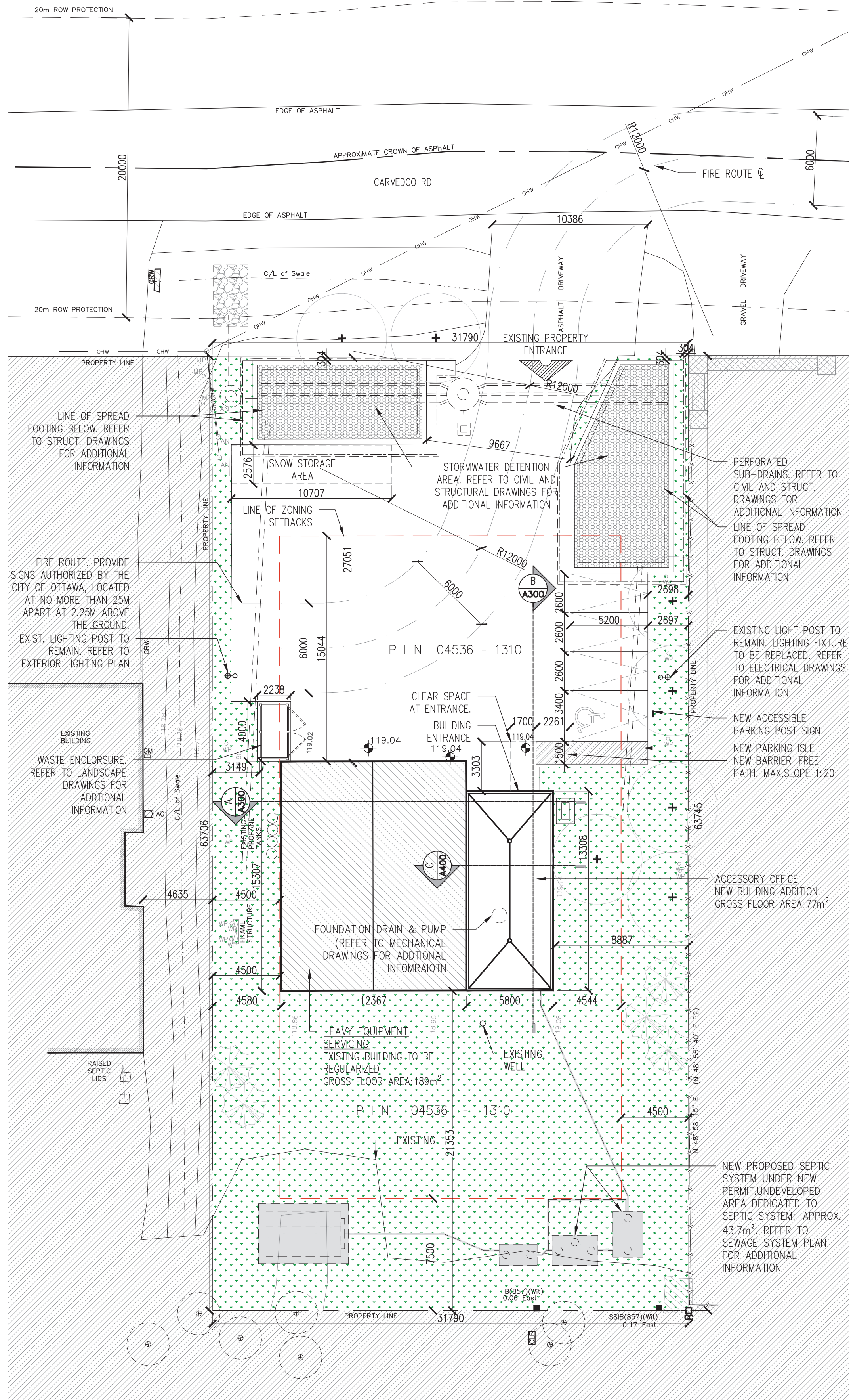




1 EXISTING / DEMOLITION SITE PLAN
A-010 SCALE: 1:200



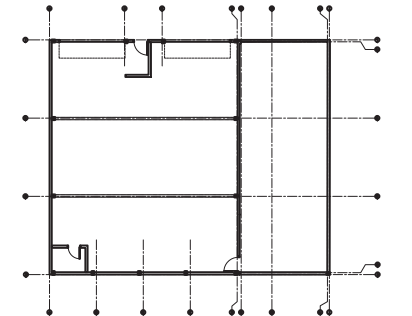
2 NEW SITE PLAN
A-010 SCALE: 1:200

- 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: PROPEM RYTY 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:	Plan 4M356 Part Block 23 and 19, RP4R8368 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 facility, 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:	None	
Proximity to another special needs house:	-	
Lot Area:	Required	Provided
1800 m ² (min.)	2,023.54 m ² (existing)	
Lot Width:	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) 4.50m (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 = 1	
Office: 2.4 per 100m ² of gross area. Gross area= 77 m ²	No of required parking spaces = 2.4*(77/100) = 2	
Total:	3	3

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



TRUE NORTH

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
10	RESPONSE TO CITY COMMENTS SPC_R03	2025-02-05
11	RESPONSE TO CITY COMMENTS SPC_R04	2025-03-26
12	RESPONSE TO CITY COMMENTS SPC_R05	2025-04-16

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREA R. BUCHSBAUM
LICENCE 7996

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

DATE: 2025-04-14
DRAWN: PB/MP
CHECKED: AB
DATE PRINTED: 2025-04-14

CARDEVCO WAREHOUSE

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

DEMOLITION/
NEW SITE PLAN