



MUNICIPAL ADDRESS	LEGAL DESCRIPTION	PROJECT NORTH	TRUE NORTH
TOWNLINE RD AND NETHERBY RD, FORT ERIE, ONTARIO			

1. ALL SITE FEATURES ARE TO BE CONSIDERED NEW UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
4. OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
5. OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
6. CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
7. ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
8. DO NOT SCALE DRAWINGS.

SITE PLAN BUILDING STATISTICS				
DEVELOPMENT PROPOSAL USAGE	NEW DEVELOPMENT			
SITE ADDRESS	TOWNLINE RD AND NETHERBY RD			
OWNER	AMIT KHERA			
AGENT REPRESENTATIVE	JOE FLEMMING & SIMON JONES (blueprint2build)			
ZONING & ZONING BY-LAW	ZONING INFO CLASSIFICATION- HIGHWAY COMMERCIAL (C3-551)			
NO.	CATEGORY		REQUIRED	PROVIDED
	Lot Area		1800 sq.m.	25553 sq. m.
	Lot Frontage		30m	+/-155.47m
	Building Area	Convenience Store		231 m2
	Building Area	Restaurant		366 m2
	Gas Canopy Area			230 m2
	Gas Canopy Dimensions			31.897m x 7.163m
	Front Yard Setback SOUTH	Convenience store	10 m	52.8m
		Restaurant	15 m	71.5m
		Gas Canopy	10 m	50.4m
	Side Interior Yard Setback WEST	Convenience store	10 m	105.3m
		Restaurant	3 m	103.6m
		Gas Canopy	10 m	133.2m
	Side Interior Yard Setback EAST	Convenience Store	10 m	30.25m
		Restaurant	3 m	30.25m
		Gas Canopy	6 m	7.42m
	Rear Yard Setback NORTH	Convenience Store	10 m	90.8m
		Restaurant	7.3 m	65.8m
		Gas Canopy	10 m	79.7m
	Lot Coverage	Convenience Store	5%	228 m2- 0.8%
		Restaurant	60%	366 m2- 1.31%
		Gas Canopy	5%	230 m2- 0.86%
	Landscaped Area	Convenience Store	10%	31.3%
		Restaurant	N/A	31.3%
	Building Height	Convenience Store	5 m	5 m
	Building Height	Restaurant	12 m	2 storeys (12 m)
	Canopy Height			5.5 m
	Parking Spaces Calculation	Convenience Store	Automobile- 1 per 30 sq.m- 7.6 Total	8 Total
		Restaurant	Eating- 1 per 4 seating/68- 17 Total	45 Total
		Total	Required- 25	Provided- 53
	Parking Spaces Barrier Free		1	2
	Width of Accessible Parking Space Type A		3.4m	3.4m
	Length of Accessible Parking Space Type A		6.0m	6.0m
	Width of Accessible Parking Space Type B		2.4m	2.4m
	Length of Accessible Parking Space Type B		6.0m	6.0m
	Width of Parking Spaces		2.7m	2.7m
	Width of Parallel Parking Spaces		2.7m	2.7m
	Length of Parking Spaces		6.0m	6.0m
	Length of Parallel Parking Spaces		6.5m	6.5m
	Loading Space		1 if over 929 sq.m- 0 req	1
	Landscape Buffer (min)			20m
	Drive Thru Stacking Lane (Food Partner)		10 vehicles 3m x 60m	27
	Drive Thru Stacking Lane (Car Wash)		N/A	N/A
	Entrance Width (Combined)		7.5m mini 9.0m max	16.15m

[illegible]