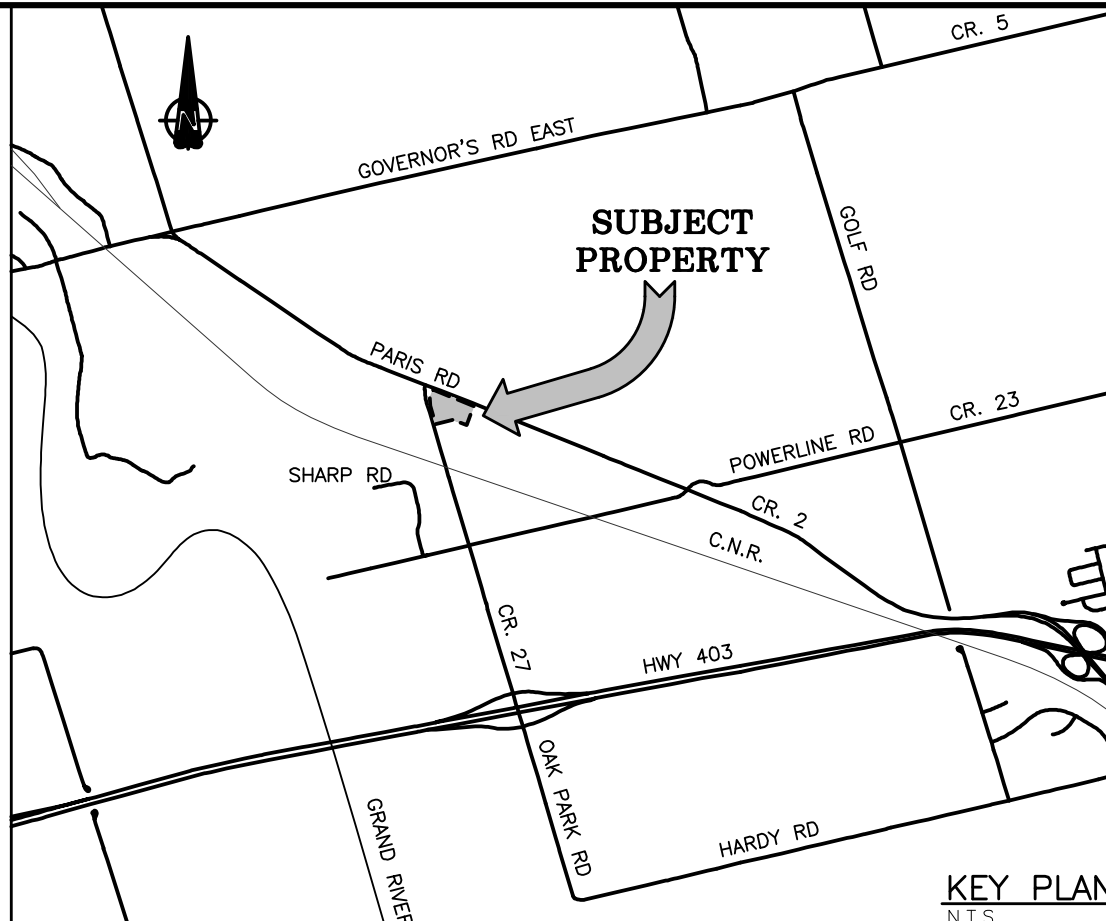
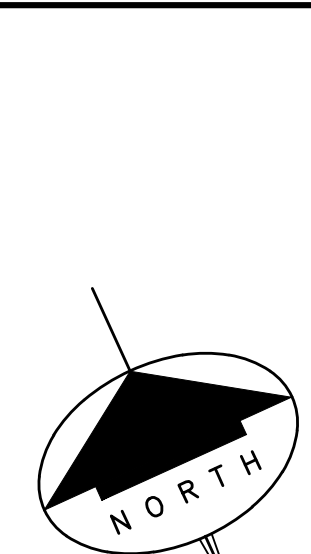
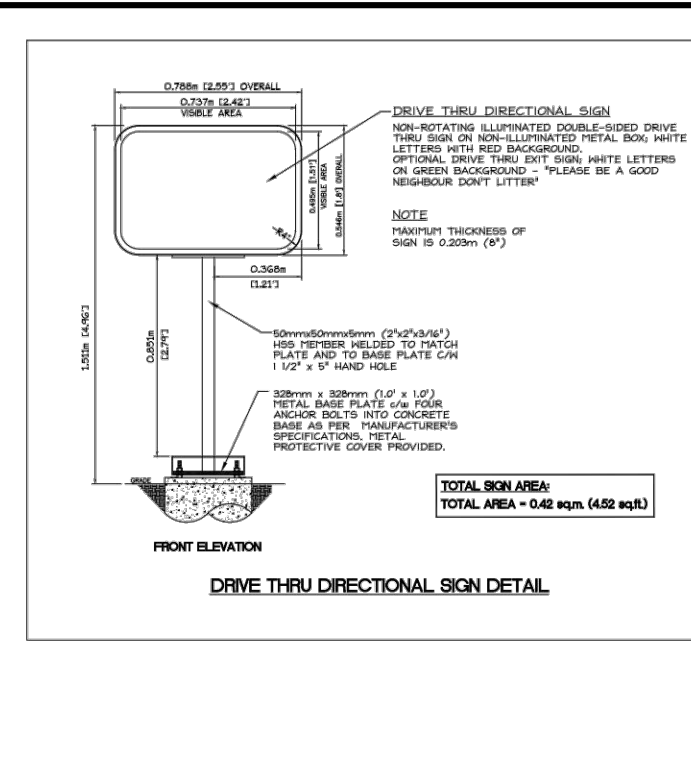
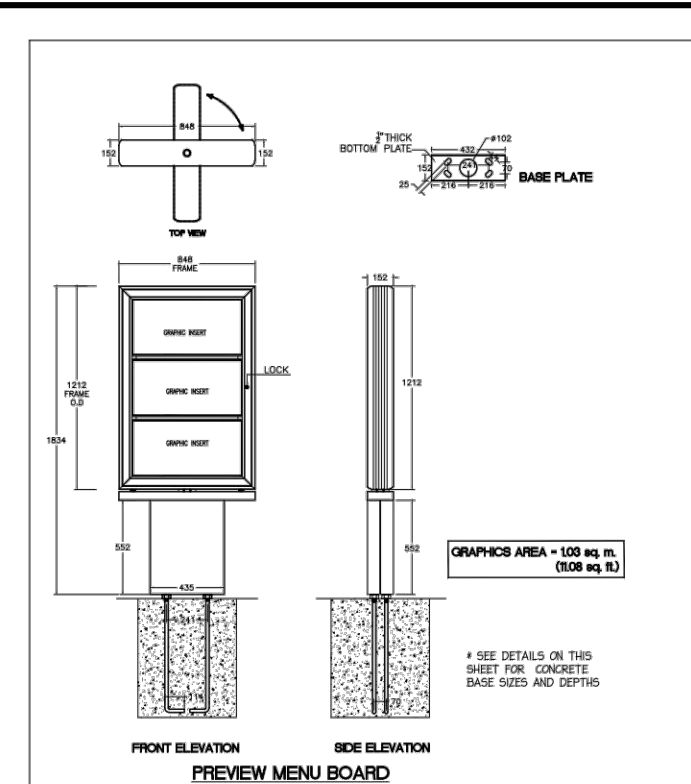
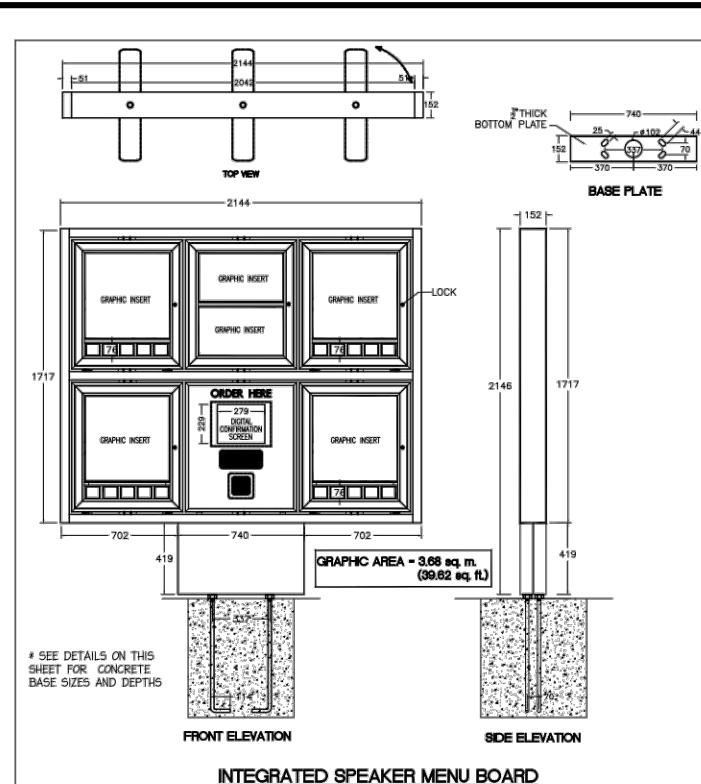
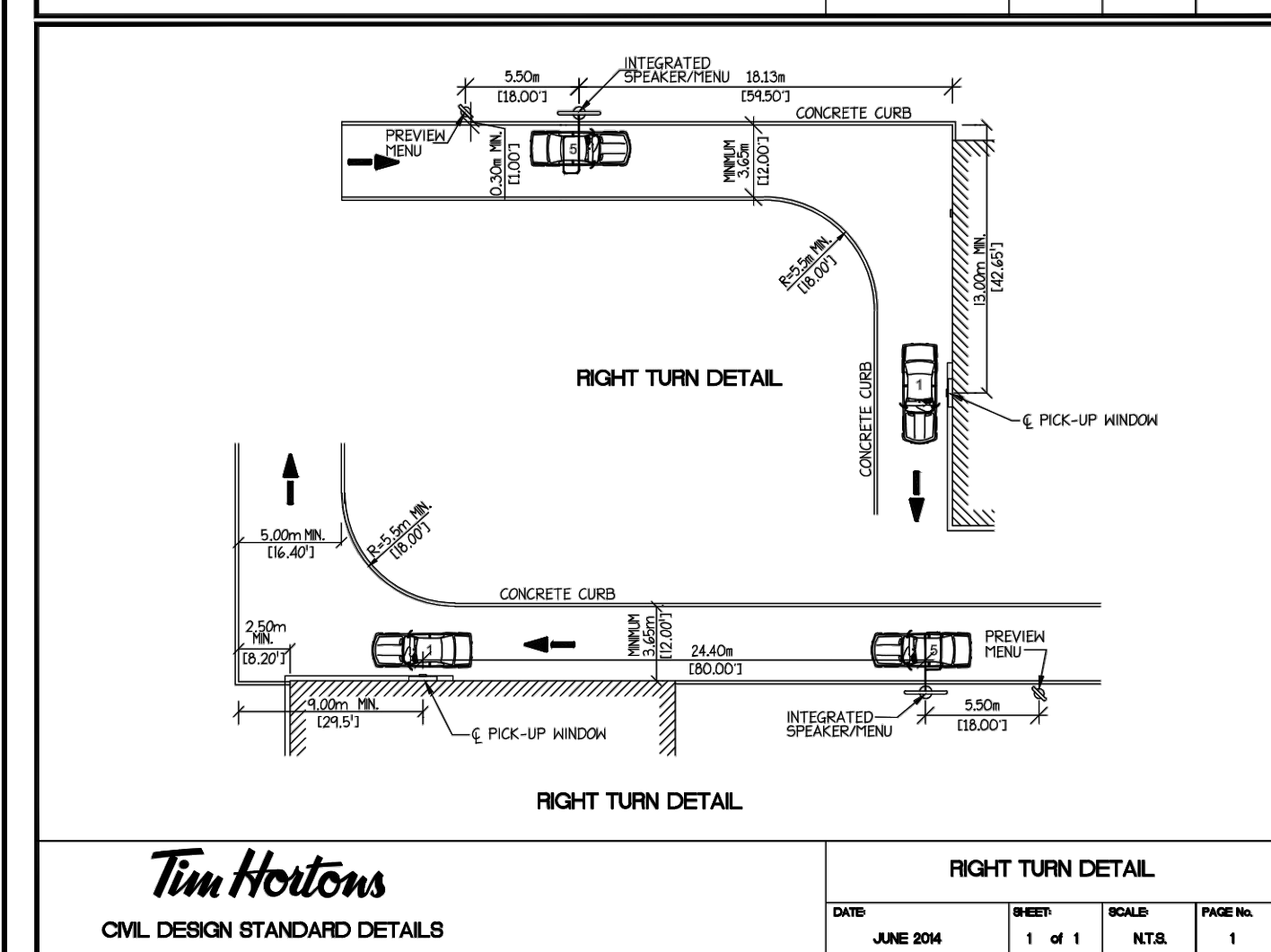
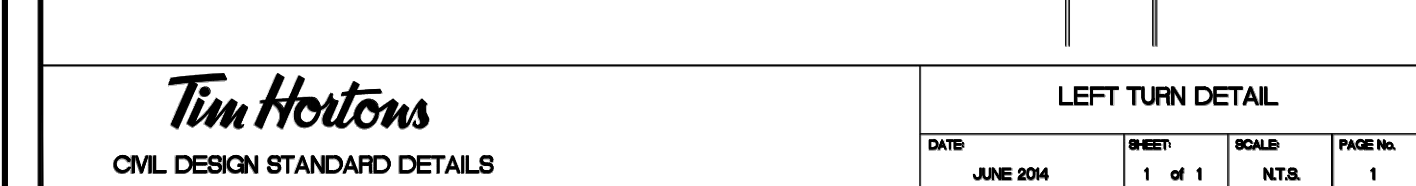
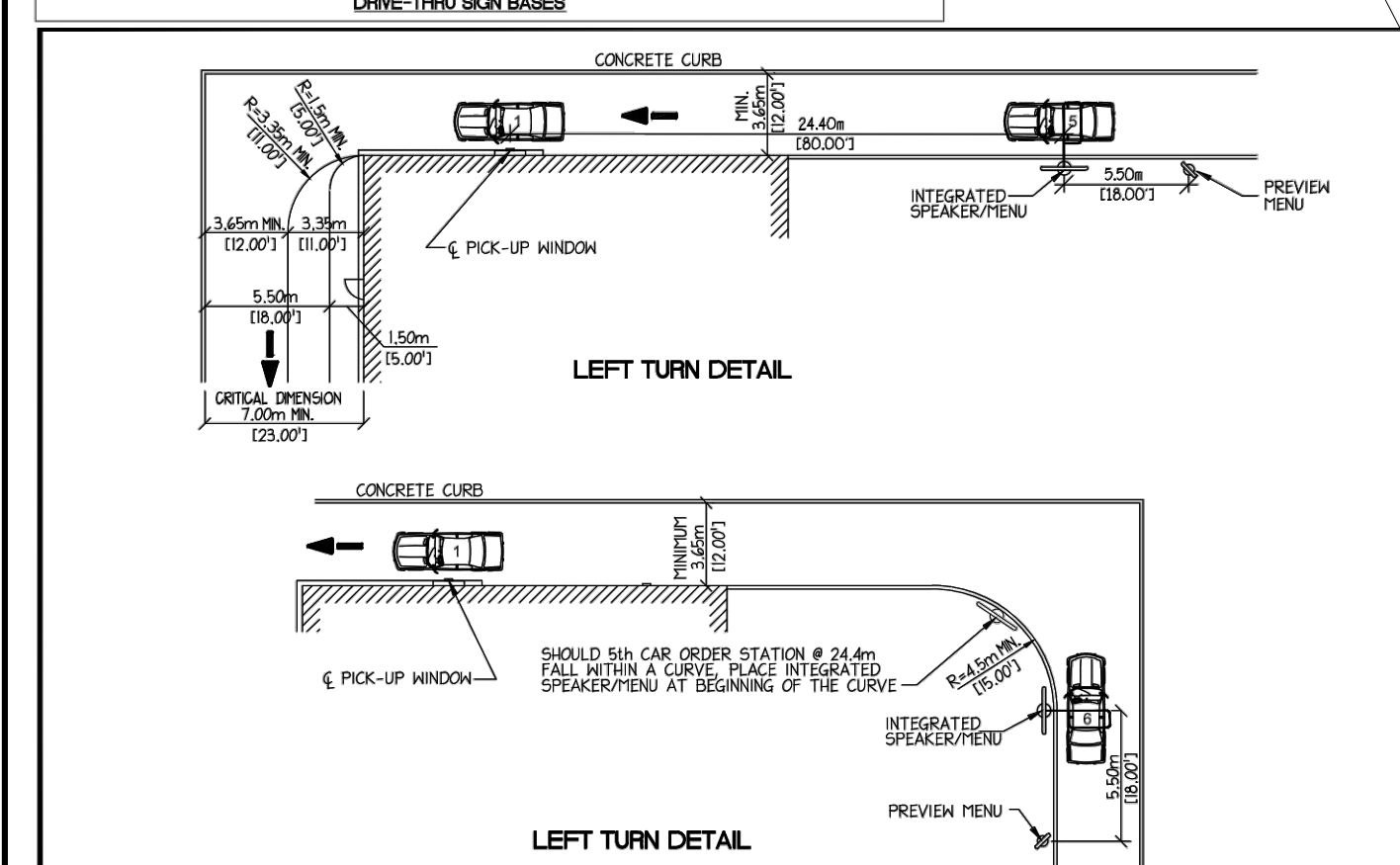
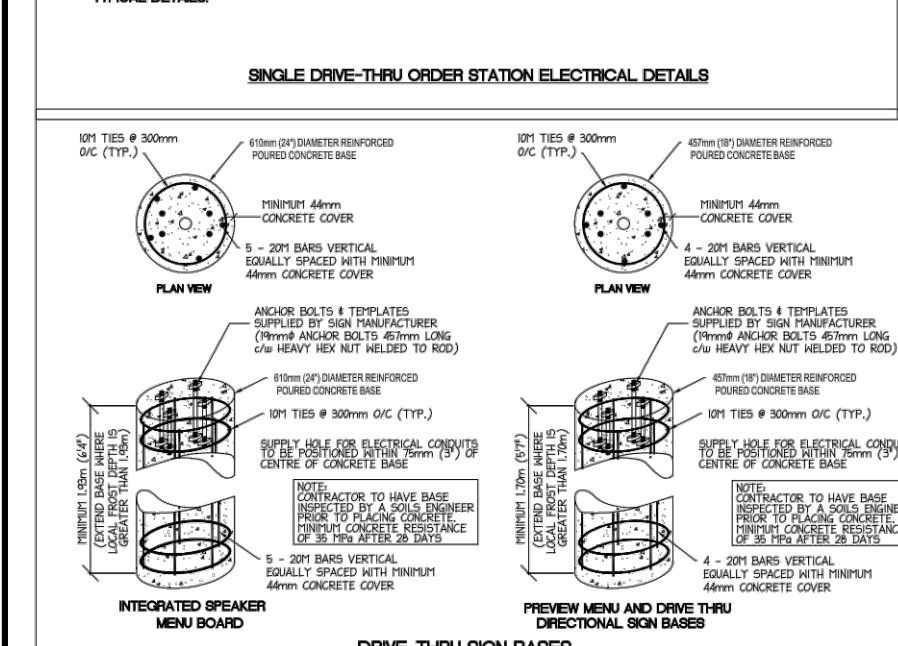
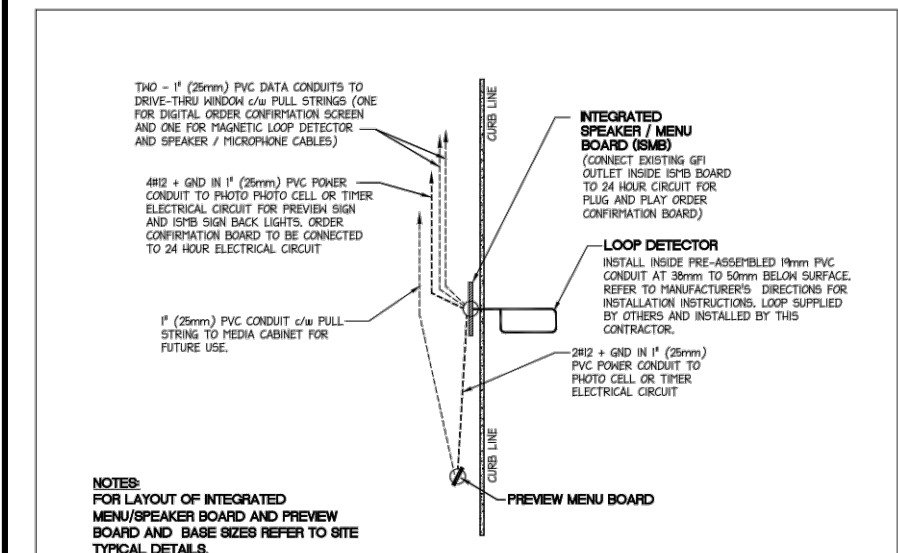


SITE STATISTICS			
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	CURRENT ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	C2	C2	RR
LOT AREA (sq. m.)	4771.52	1000 MIN.	4000 MIN.
GROUND FLOOR AREA (sq. m.)	297.50	N/A	N/A
LOT FRONTAGE	96.7	15.0m MIN.	40.0m MIN.
LOT COVERAGE	6.2%	60% MAX.	30% MAX.
STREET SETBACK (m)	8.66	6.0 MIN.	20.0 MIN.
REAR YARD (m)	39.43	3.0 MIN.	15.0 MIN.
INTERIOR SIDE YARD (m)	9.39	7.5 MIN.	5.0 MIN.
NUMBER OF PARKING SPACES	25	18*	-
NUMBER OF HANDICAPPED PARKING SPACES	1	1	-
NUMBER OF LOADING SPACES	2	-	-
PARKING STALL DIMENSIONS (m)	2.80 x 5.50	2.80 x 5.50	2.80 x 5.50
HANDICAP PARKING STALL DIMENSIONS (m)	3.40(1.5) x 5.50 (TYPE 'A')	3.40(1.5) x 5.50 (TYPE 'A')	4.20 x 5.50
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00	-
PERCENTAGE OF LOT LANDSCAPED	32.4%	10% MIN.	30% MIN.
BUILDING HEIGHT (m)	-	12.0 MAX.	10.50 MAX.

\* CALCULATION IS BASED ON "AUTOMOTIVE USE" 1/25 = 3 SPACES  
 \* CALCULATION IS BASED ON "RESTAURANT, FAST FOOD, DRIVE-THRU & TAKE OUT" 1 PARKING SPACE FOR EVERY 10 sq.m. OF FLOOR AREA 67.06/10 = 9 SPACES  
 \* CALCULATION IS BASED ON "CONVENIENCE STORE" 1 PARKING SPACE FOR EVERY 25 sq.m. OF FLOOR AREA 150.0/25 = 6 SPACES  
**TOTAL = 18 SPACES**

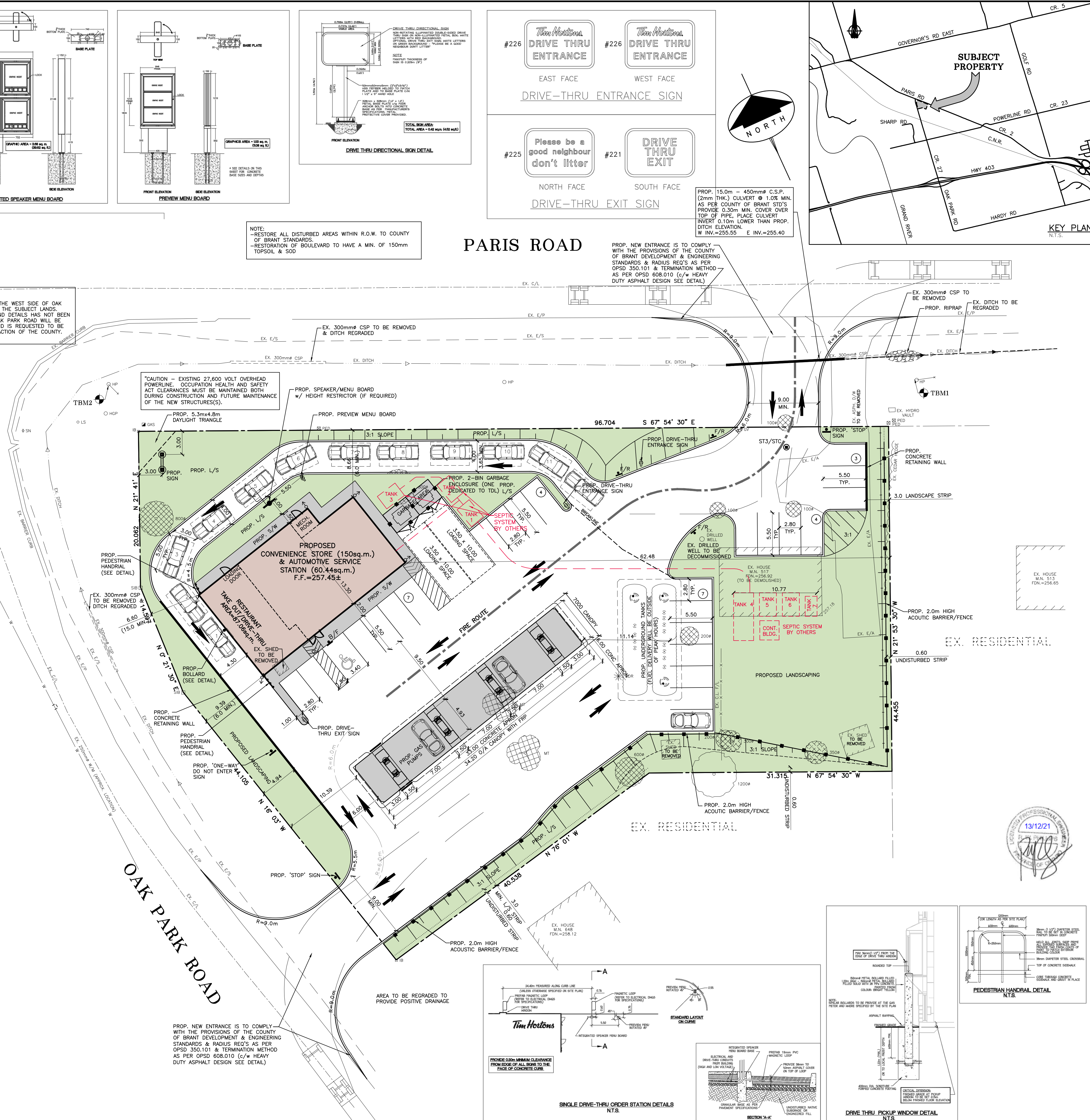


LEGEND:	
F/R	PROPOSED FIRE ROUTE SIGNS
B/F	PROPOSED ACCESSIBLE PARKING SIGNS
S/S	PROPOSED STOP SIGNS
	PROPOSED SWALE
	GENERAL DRAINAGE
	EX. TREES TO REMAIN
	EX. TREES TO BE REMOVED
	EXISTING SIGN
	EXISTING BELL PEDESTAL
	EXISTING TEMPORARY BENCHMARK
	EXISTING HYDRO POLE
	EXISTING HYDRO POLE
	EXISTING LIGHT STANDARD
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING GAS MARKER
	DENOTES TRAFFIC FLOW DIRECTION



NOTE:  
 -EXISTING 250mm WATERMAIN ALONG THE WEST SIDE OF OAK PARK ROAD, PROVIDES SERVING FOR THE SUBJECT LANDS.  
 -THE LOCATION OF THE CONNECTION AND DETAILS HAS NOT BEEN PROVIDED. ROAD RESTORATION ON OAK PARK ROAD WILL BE THE RESPONSIBILITY OF THE OWNER AND IS REQUESTED TO BE SHOWN ON THE PLAN, TO THE SATISFACTION OF THE COUNTY.

\*CAUTION - EXISTING 27,600 VOLT OVERHEAD POWERLINE, OCCUPATION HEALTH AND SAFETY ACT CLEARANCES MUST BE MAINTAINED BOTH DURING CONSTRUCTION AND FUTURE MAINTENANCE OF THE NEW STRUCTURE(S).



**ENERGY+ NOTES**  
 1. ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITY AND ENERGY+ MINIMUM STANDARDS AND CLEARANCES.  
 2. CONTACT ENERGY+ MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN SERVICE DATE, FOR DESIGN AND ESTIMATE. WITH ALL OF THE INFORMATION ENERGY+ REQUIRES TO PREPARE AS PER CONDITIONS OF SERVICE www.energyplus.co.  
 3. ENSURE MINIMUM 25 FEET OF SECONDARY CABLES ARE LEFT INSIDE THE 3M PADMOUNT TRANSFORMER ENCLOSURE FOR CONNECTION TO ENERGY+ PADMOUNT TRANSFORMER.  
 4. CONTACT ENERGY+ SERVICE TECHNOLOGIST 519-621-3530 WITH SIZE AND NUMBER OF SECONDARY CABLES TO ENSURE TRANSFORMER LUGS ARE IN STOCK AT TIME OF NEW SERVICE CONNECTION REQUEST BY CUSTOMER.  
 5. SITE MUST BE ABLE TO SUPPORT ENERGY+ EQUIPMENT FOR PLACING/MAINTAINING PADMOUNT TRANSFORMER AND OTHER INFRASTRUCTURE.  
 6. DRIVE AISLES TO ACCESS ENERGY+ EQUIPMENT FOR PLACING/MAINTAINING PADMOUNT TRANSFORMER AND INFRASTRUCTURE.  
 7. ENERGY+ INFRASTRUCTURE SHALL NOT BE PLACED OVER UNDERGROUND PARKING AREAS/STRUCTURE.  
 8. WINDOWS SHALL BE IMPERMEABLE AND NOT PROTRUDE INTO THE REQUIRED CLEARANCE AND METALLIC PARTS OF THE BUILDING SHALL BE EFFECTIVELY GROUNDED.  
 9. ALL SIGNS AND FENCE POSTS MUST BE A MINIMUM 1.0m FROM EDGE OF ENERGY+ UNDERGROUND DUCT BANKS.  
 10. MINIMUM DISTANCE FOR TREES/PLANTINGS SHALL BE AS FOLLOWS:  
 - TO 6m FROM ENERGY+ TRANSFORMER/SWITCH DOORS AND 2m FROM THE SIDES AND BACK.  
 - 2m FROM CENTERLINE OF ENERGY+ TRENCHES  
 - 2m FROM ENERGY+ METERS.  
 - 1m FROM ENERGY+ UNDERGROUND VAULTS.  
 - MATURE TREE SPREAD/2+4m, HORIZ. TO OVERHEAD POWERLINES.  
 - AROUND TRANSFORMERS 4m FROM THE DOOR AND 2m AROUND SIDES AND BACK.  
 - SNOW STORAGE MUST BE A MIN. OF 4m AWAY FROM ENERGY+ TRANS. SWITCHES, VAULTS, ETC.  
 - PARKING LOT LIGHTS MUST BE A MIN. OF 6m, HORIZ., FROM EX. OVERHEAD POWER LINES.

OVERHEAD POWER LINES:			
T.B.M. No. 1 ELEV. = 256.41m		(GEO)	
NAIL ON SIDE OF HYDRO POLE @ NORTH EAST CORNER OF PROPERTY AS SHOWN.			
T.B.M. No. 2 ELEV. = 257.63m		(GEO)	
NAIL ON SIDE OF HYDRO POLE @ NORTH WEST CORNER OF PROPERTY AS SHOWN.			
8	AS PER COUNTY COMMENTS	12/13/21	S.L.M.
7	AS PER COUNTY COMMENTS	09/29/21	S.L.M.
6	AS PER COUNTY COMMENTS	04/22/21	S.L.M.
5	ORIFICE PLATES/PONDING	11/13/18	S.L.M.
4	SEPTIC SYSTEM BY OTHERS	09/06/17	S.L.M.
3	REMOVE SIDEWALK @ LOADING	05/29/17	S.L.M.
2	UPDATE SITE STAT'S	05/12/17	S.L.M.
1	TDL STANDARDS	06/28/16	S.L.M.
NO.	REVISION	DATE (MM/DD/YY)	BY

**J.H. COHOON ENGINEERING LIMITED**  
 CONSULTING ENGINEERS  
 440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
 TEL. (519) 753-2856 FAX. (519) 753-4283 www.jhcohooneng.com

PROJECT:	PROPOSED COMMERCIAL DEVELOPMENT PART OF LOT 19, CONCESSION M.N. 517 PARIS ROAD COUNTY OF BRANT		
CLIENT:	JOHN DANG		
SITE DEVELOPMENT PLAN			
DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	S.L.M.	JOB No:	9266
CHECKED:	R.W.P.		
SHEET:	1 of 3	DWG. No:	9266-1
DATE:	DEC. 15, 2015		