

 GAS LINE
 ELECTRICAL AERIAL CABLE
 UNDERGROUND BELL LINE
 AQUEDUCT PIPELINE

 GUY-WIRE

● **OLIGODENDROCYTES**

 FIRE HYDRANT

— **CHIEF OF POLICE**

Y PUBLIC SIGN

 STREET LAMP

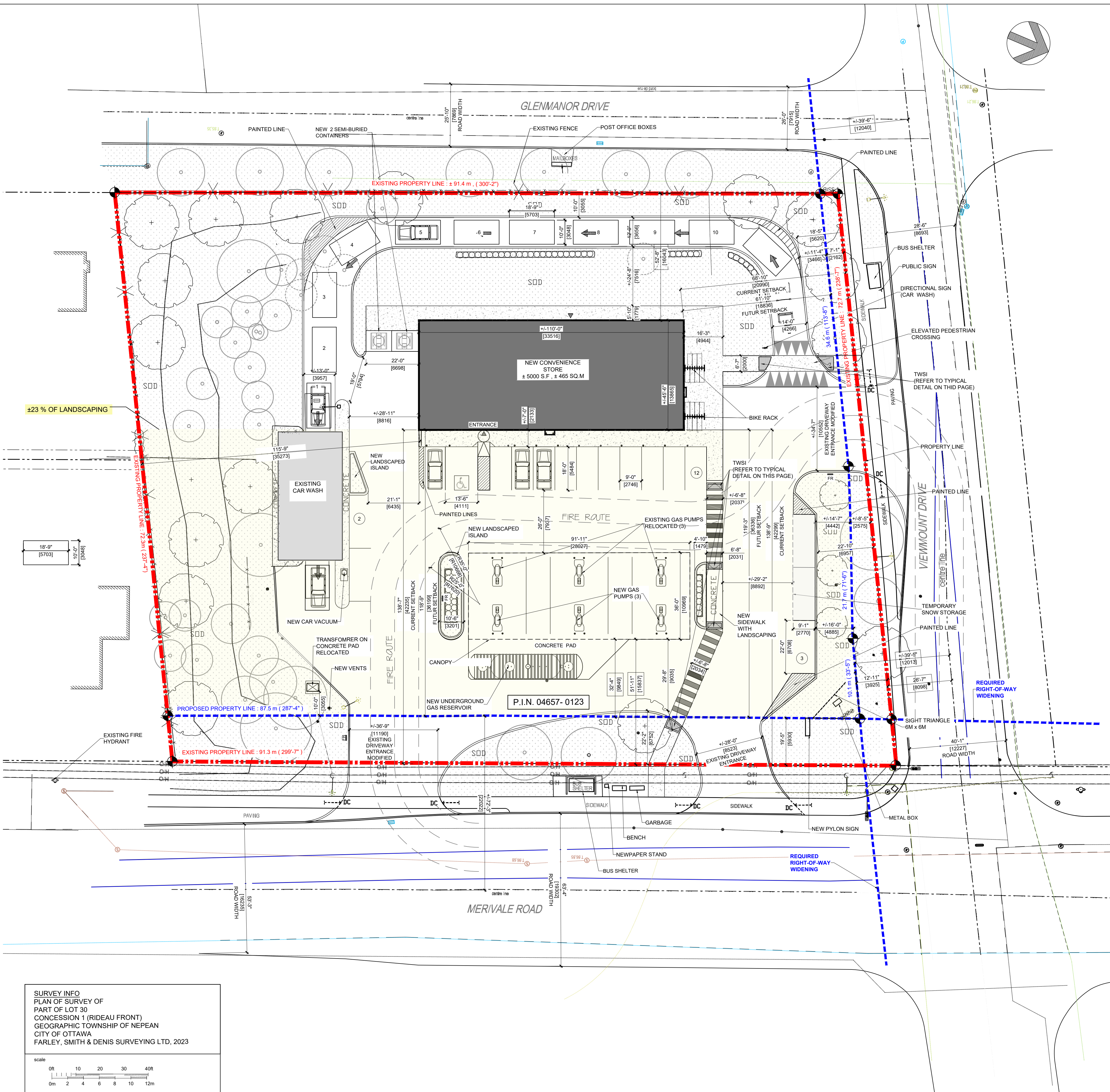
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NEW TREE TO PLANT

PROPERTY BOUNDARY INFORMATION AND PIN DERIVED
FROM PLAN OF SURVEY DATED APRIL 24, 2023,
BY FARLEY SMITH DENIS & SURVEYING LTD"

Sec.	Zoning Provision	Required	Proposed Development	Compliance (Yes/No)
185.3	(a) minimum lot area	No minimum	6,603.3m ²	Yes
	(b) minimum lot width	No minimum	91.5m	Yes
	(g) maximum floor space index	No maximum	0.1	Yes
186.10	(c) minimum interior side abutting residential zone Beyond 20m back from street	7.5m	15.9m	Yes
	(d) minimum rear yard Building within 20m of lot line abutting public street	3.0m	16.1m	Yes
	(h) minimum ground floor façade consisting of transparent glazing/ active customer entrance access (building walls facing public streets)			
	Merivale Road	50%	52%	Yes
	Viewmount Drive	50%	0%	No
	Glenmanor Drive	50%	0%	No
	(i) maximum front yard (gas bar uses)	3.0m	36.2m	No
110	(3) Minimum setback of refuse collection and refuse loading areas (a) From lot line abutting public street	9.0m	17.4m	Yes
	(3c) Minimum screening of refuse collection Opaque screen or soft landscaping (in-ground container)	2.0m	2.0m (Soft landscaping)	Yes

Vehicle Parking (Section 101)	Proposed Gross Floor Area	Required Parking Ratio	Number of Spaces Required
Convenience Store	442m ²	3.4 spaces/100m ²	15
Car Wash/ Gas Bar	209m ²	None	0
		TOTAL SPACES REQUIRED	15 parking spaces
		TOTAL SPACES PROVIDED	17 parking spaces
Bicycle Parking (Section 111)	Proposed Gross Floor Area	Required Parking Ratio	Number of Spaces Required
Convenience Store	442m ²	1 space/250m ²	2
Car Wash/ Gas Bar	209m ²	1 space/1500m ²	0
		TOTAL SPACES REQUIRED	2 parking spaces
		TOTAL SPACES PROVIDED	14 parking spaces



NE PAS MESURER LES PLANS, LIRE LES COTES SEULEMENT. L'ENTREPRENEUR DEVRA VÉRIFIER TOUTS LES DESSINS, DÉTAILS, SPÉCIFICATIONS, DIMENSIONS ET MESURES ANSI QUE LES CONDITIONS DE LOCAUX OU DU CHANTIER, ET SIGNALER TOUTES ERREURS, OMISSIONS ET / OU ANOMALIES AVANT DE COMMENCER LES TRAVAUX. TOUTS LES CHANGEMENTS OU SUBSTITUTIONS DE DÉTAILS ET DE MATÉRIEAUX SPÉCIFIÉS SUR CE PLAN DEVRONT ÊTRE APPROUVÉS PAR L'ARCHITECTE OU LE DESIGNER.

DO NOT SCALE DRAWINGS, READ DIMENSIONS FIGURES ONLY. CONTRACTOR SHALL VERIFY ALL DRAWINGS, DETAILS, SPECIFICATIONS, DIMENSIONS AND MEASUREMENTS AS WELL AS SITE OR PREMISES CONDITIONS AND NOTIFY THE DESIGNER OF ALL ERRORS, OMISSIONS AND / OR ANOMALIES BEFORE BEGINNING THE WORK. ANY CHANGES OR SUBSTITUTIONS TO DETAILS OR SPECIFIED MATERIALS SHOW ON THIS DRAWING MUST BE APPROVED BY THE ARCHITECT OR THE DESIGNER.

[illegible]

DOSSIER No. / FILE No. : 2304-1010

DOSSIER No. / FILE No.
CIVIL :

DOSSIER No. / FILE No.

CLIENT HARNOIS NERFMAN

HARNOIS NEPEAN

PROJECT / PROJECT

CONVENIENCE STORE /RESTO

1000 MERIVALL
NEPEAN, ONTARIO

ARCHITECTURE

TITRE DU DESSIN / TITLE

ÉCHELLE / SCALE
1" = 30' 0"

DATE 27-01-2023

No SITE

DESSINÉ PAR / DRAWN BY
AL HANNI

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A-100

