



1 SITE PLAN
1: 300



KEY PLAN
N.T.S.
LOTS 14, 15 & 16 REGISTERED PLAN M-159 BEING PINS 73494-0633, -0648 & -0792, RESPECTIVELY AND PART OF LOT 6, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GARSON BEING PINS 73494-0640 & -0645 ALL IN THE CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY, PROVINCE OF ONTARIO

- GENERAL NOTES:
- LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION IS BASED ON SURVEY PLAN BY GOODRIDGE GOULET PLANNING AND SURVEY LTD DATED 5 APRIL 2018 PROJECT NO SUD01708024-GAS-TOPO-1-1.
 - THE SERVICING INFORMATION FOR THE STORM AND SANITARY SEWERS TAKEN FROM THE PLAN AND PROFILES R.R. 86 (FALCONBRIDGE HWY) STA. 29+50 TO STA. 31+40 BY REGION MUNICIPALITY OF SUDBURY, DATED 23 MARCH 2016.
 - ALL SITE FEATURES ARE TO BE CONSIDER NEW UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
 - OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
 - OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
 - CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.

SITE PLAN BUILDING STATISTICS				
DEVELOPMENT PROPOSAL USAGE	NEW DEVELOPMENT FOR C-STORE AND GAS CANOPY, RESTAURANT AND CAR WASH.			
SITE ADDRESS				
LEGAL DESCRIPTION	LOTS 14, 15 & 16 REGISTERED PLAN M-159 BEING PINS 73494-0633, -0648 & -0792, RESPECTIVELY AND PART OF LOT 6, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GARSON BEING PINS 73494-0640 & -0645 ALL IN THE CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY, PROVINCE OF ONTARIO			
SURVEYOR	Goodridge Goulet Planning & Surveying Ltd			
OWNER				
AGENT REPRESENTATIVE	SIMON JONES (blueprint2build)			
ZONING & ZONING BY-LAW	C2- GENERAL COMMERCIAL			
NO.	CATEGORY	REQUIRED	PROVIDED	
	Lot Area	1360.0m2	7589.0m2	
	Lot Frontage	30.0m	93.0m	
	Building Area		486m2	
	Gas Canopy Area		238m2	
	Pump Island Location	9.0m from street line	18.0m from street line	
	Gas Canopy Dimensions		7.0m x 34.2m	
	Car Wash Area		114m2	
	Front Yard Setback	6.0m	36.6m	
	Front Yard Setback	Gas Canopy	12.1m	
	Front Yard Setback	Car Wash	6.0m	
	Side Interior Yard Setback West (Abbut Res.)	Building	3.6m	
	Side Interior Yard Setback West (Abbut Res.)	Gas Canopy	3.6m	
	Side Interior Yard Setback West (Abbut Res.)	Car Wash	3.6m	
	Side Interior Yard Setback East (Abbut Com.)	Building	2.4m	
	Side Interior Yard Setback East (Abbut Com.)	Gas Canopy	2.4m	
	Side Interior Yard Setback East (Abbut Com.)	Car Wash	2.4m	
	Rear Yard Setback	Building	7.5m	
	Rear Yard Setback	Gas Canopy	7.5m	
	Rear Yard Setback	Car Wash	7.5m	
	Lot Coverage	50%	18%	
	Landscaped Area	5%	+/- 700m2/ 9.2%	
	Building Height	15.0m	5.0m Approx.	
	Canopy Height	15.0m	5.0m Approx.	
	Parking Spaces Calculation	Convenience Store- 1/20m2, Restaurant- 1/10m2, 26 provided	25 provided	
	Parking Spaces Barrier Free	1-9 +1	2	
	Width of Accessible Parking Space (1)	4.40m	4.40m	
	Length of Accessible Parking Space (1)	6.0m	6.0m	
	Width of Accessible Parking Space (Double)	4.40m	4.40m	
	Length of Accessible Parking Space (Double)	6.0m	6.0m	
	Width of Parking Spaces	2.75m	2.75m	
	Width of Parallel Parking Spaces	2.75m	2.75m	
	Length of Parking Spaces	6.0m	6.0m	
	Length of Parallel Parking Spaces	6.90m	6.90m	
	Loading Space	300 m2 to 4500 m2, 1 req. 3.6m x 9.0m	1 Provided	
	Landscape Buffer (min)	A 3.0m-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10.0 m.	3.0m front and side	
	Drive Thru Stacking Lane (Food Partner)	11	8/ minor variance	
	Drive Thru Stacking Lane (Car Wash)	11	7/ minor variance	
	Stacking Lane (Gas Bar)	4	2/ minor variance	
	Entrance Width (Combined)		9.0m + 9.0m	

Drawn By: JN
Reviewed By: JFRSDJ
DWG Scale: 1:300
File No: 1804-214-00

SP01

blueprint2build

SITE PLAN
2892 FALCONBRIDGE ROAD
GARSON, ONTARIO

REV	Date	Description	APPROVED
01	19.02.20	ISSUED FOR CLIENT REVIEW	
02	19.04.10	ISSUED FOR REVIEW	
03	19.05.09	ISSUED FOR CLIENT REVIEW	
04	19.05.17	ISSUED FOR REVIEW	

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