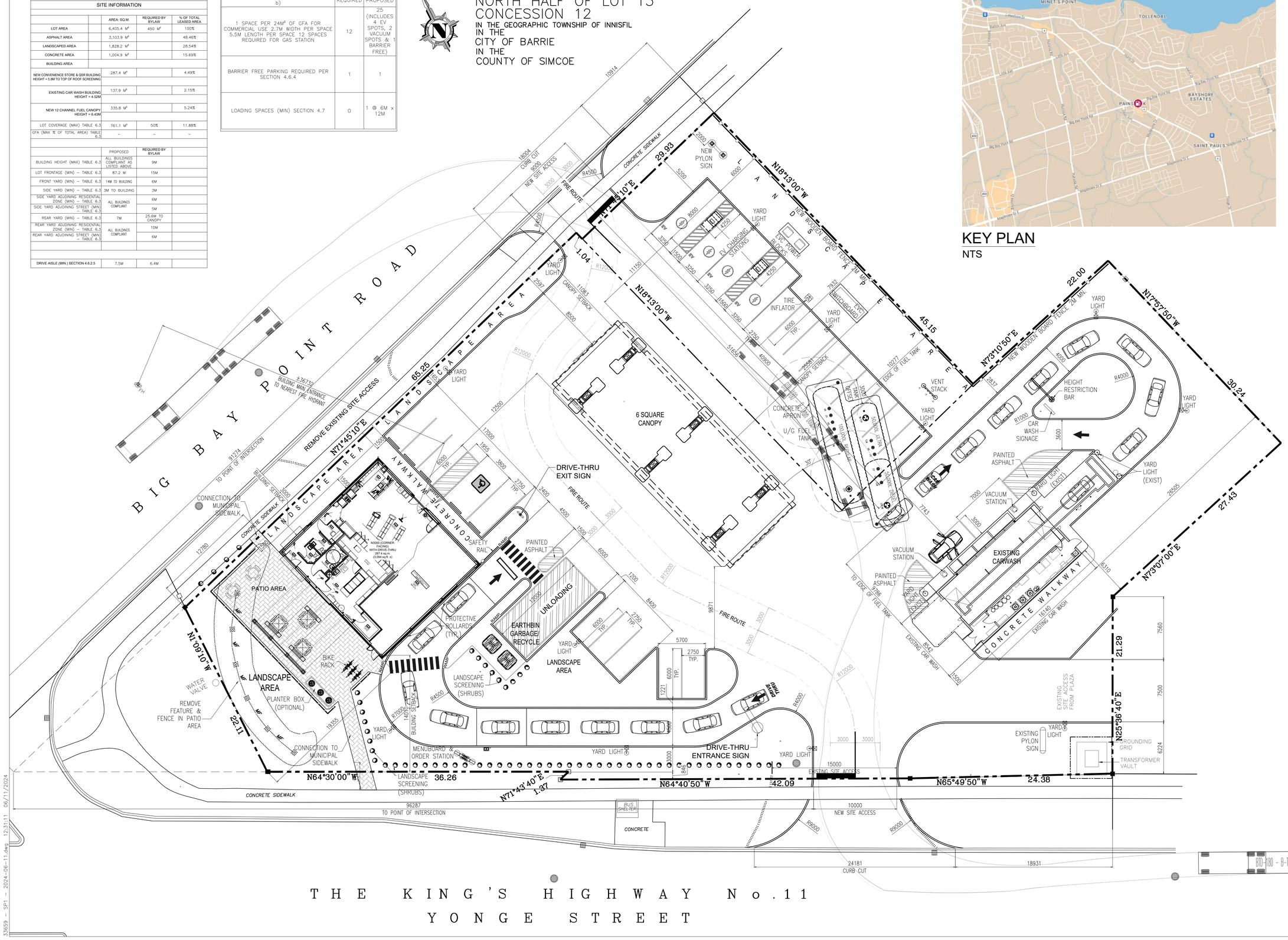
ADDRESS: 623 YONGE STREET, BARRIE - 515 BIG BAY POINT ZONING DESIGNATION: C4 - COMMERCIAL			
SITE INFORMATION			
	AREA: SQ.M.	REQUIRED BY BYLAW	% OF TOTAL LEASED AREA
LOT AREA	6,405.4 M^2	450 M^2	100%
ASPHALT AREA	3,103.9 M^2		48.46%
LANDSCAPED AREA	1,828.2 M^2		28.54%
CONCRETE AREA	1,004.9 M^2		15.69%
BUILDING AREA			
NEW CONVENIENCE STORE & QSR BUILDING HEIGHT = 5.8M TO TOP OF ROOF SCREENING	287.4 M^2		4.49%
EXISTING CAR WASH BUILDING HEIGHT = 4.52M	137.9 M^2		2.15%
NEW 12 CHANNEL FUEL CANOPY HEIGHT = 6.43M	335.8 M^2		5.24%
LOT COVERAGE (MAX) TABLE 6.3	761.1 M^2	50%	11.88%
GFA (MAX % OF TOTAL AREA) TABLE 6.3	--	--	--

	PROPOSED	REQUIRED BY BYLAW	
BUILDING HEIGHT (MAX) TABLE 6.3	ALL BUILDINGS COMPLIANT AS LISTED ABOVE	9M	
LOT FRONTAGE (MIN) -- TABLE 6.3	87.2 M	15M	
FRONT YARD (MIN) -- TABLE 6.3	14M TO BUILDING	6M	
SIDE YARD (MIN) -- TABLE 6.3	3M TO BUILDING	3M	
SIDE YARD ADJOINING RESIDENTIAL ZONE (MIN) -- TABLE 6.3	ALL BUILDINGS COMPLIANT	6M	
SIDE YARD ADJOINING STREET (MIN) -- TABLE 6.3		5M	
REAR YARD (MIN) -- TABLE 6.3	7M	25.6M TO CANOPY	
REAR YARD ADJOINING RESIDENTIAL ZONE (MIN) -- TABLE 6.3	ALL BUILDINGS COMPLIANT	10M	
REAR YARD ADJOINING STREET (MIN) -- TABLE 6.3		6M	
DRIVE AISLE (MIN.) SECTION 4.6.2.5	7.5M	6.4M	

PARKING SCHEDULE		
PER BYLAW TABLE 4.6 & SECTION 4.6.2.3 b)	REQUIRED	PROPOSED
1 SPACE PER 24M^2 OF GFA FOR COMMERCIAL USE 2.7M WIDTH PER SPACE 5.5M LENGTH PER SPACE 12 SPACES REQUIRED FOR GAS STATION	12	25 (INCLUDES 4 EV SPOTS, 2 VACUUM SPOTS & 1 BARRIER FREE)
BARRIER FREE PARKING REQUIRED PER SECTION 4.6.4	1	1
LOADING SPACES (MIN) SECTION 4.7	0	1 @ 6M x 12M

TOPOGRAPHIC SURVEY OF PART OF THE
NORTH HALF OF LOT 13
CONCESSION 12
IN THE GEOGRAPHIC TOWNSHIP OF INNISFIL
IN THE
CITY OF BARRIE
IN THE
COUNTY OF SIMCOE

KEY PLAN
NTS



THE KING'S HIGHWAY No.11
YONGE STREET

ISSUED		
NO.	DATE	DESCRIPTION
01	2024-02-08	ISSUED TO CITY

REVISION		
1	2024-02-08	ADDED YARD LIGHTS, SITE STATS TABLE, DIMENSIONS, MISC CHANGES
2	2024-06-11	UPDATED BUILDING AND FUEL CANOPY TO CURRENT STANDARDS

SEAL

The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

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CLIENT

PETRO-CANADA
A Suncor business

DRAWING TITLE

PROPOSED SITE LAYOUT

PROJECT

623 YONGE STREET @ BIG BAY POINT

BARRIE, ON

DRAWN	CHECKED
J.NORTON	
SCALE	DATE
1:200	2024-02-08
PROJECT NO.	DRAWING NO.
33659	SP1

33659 - SP1 - 2024-06-11.dwg 12:31:11 06/11/2024