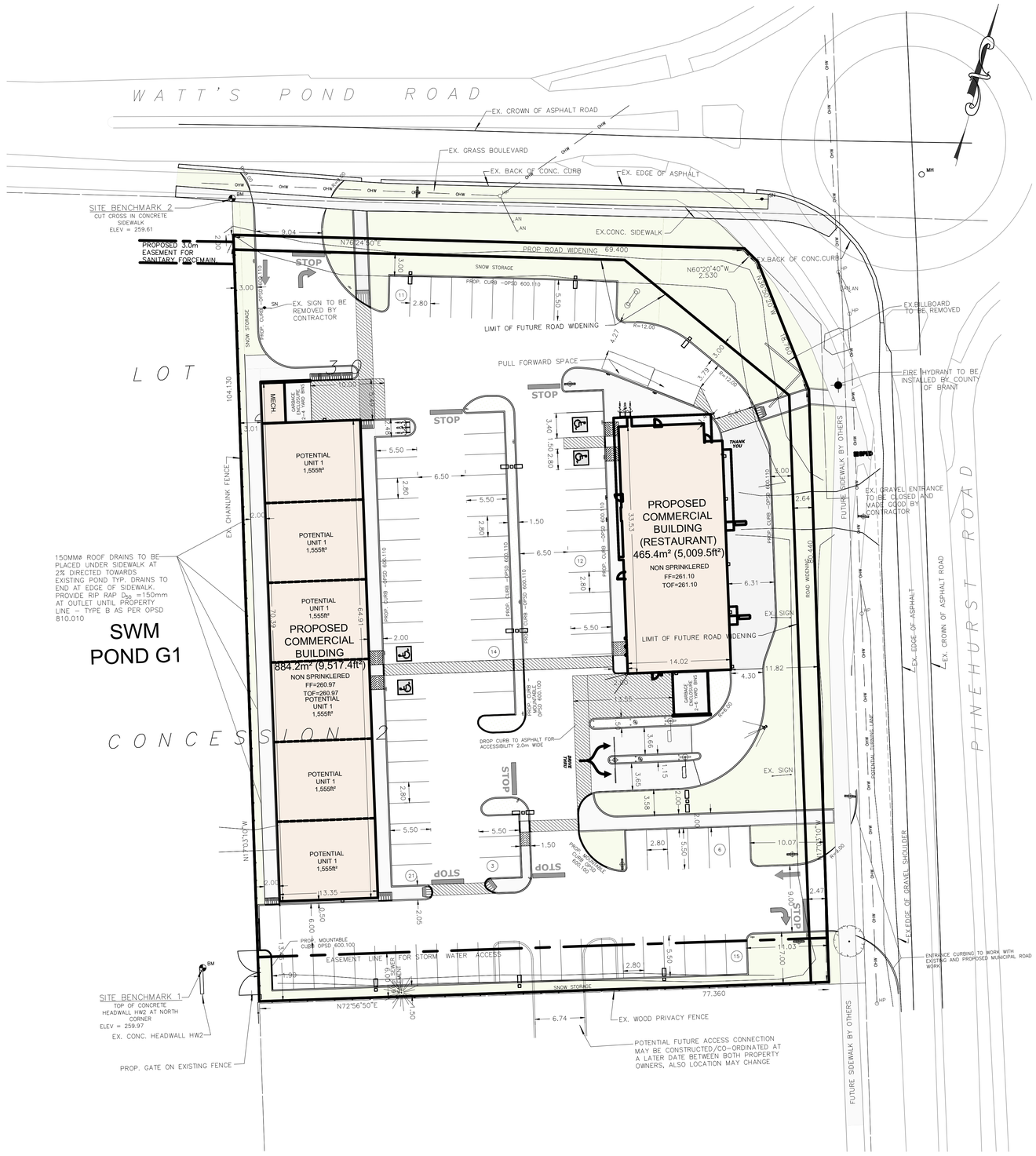
SITE STATISTICS

	ZONING REQUIREMENTS	PROPOSED
ZONING CATEGORY	C2	C2
REQUIREMENTS		
MINIMUM LOT AREA	0.1 ha	0.78 ha (0.73 ha AFTER ROAD WIDENING)
MINIMUM LOT FRONTAGE	15.0m	74.7m
MAXIMUM LOT COVERAGE	60.0%	20.0 %
OFFICE BUILDING AREA		884.2m²
MCDONALDS BUILDING		465.4m²
TOTAL		1349.6m²
LANDSCAPE AREA	10.0%	16.0%
MAXIMUM BUILDING HEIGHT	12.0m	SINGLE STOREY
FRONT YARD SETBACK	6.0m	19.8m
REAR YARD SETBACK	3.0m	13.4m
SIDE YARD		
INTERIOR	3.0m	3.01m
EXTERIOR	6.0m	11.2m

SITE STATISTICS

	ZONING REQUIREMENTS		PROPOSED
ZONING CATEGORY	C2		
PARKING REQUIREMENTS			
RESTAURANT	1 / 10 m²	47	
CONVENIENCE STORE	1 / 25 m²	6	
DRY CLEANING & LAUNDROMAT	1 / 25 m²	3	
FINANCIAL INSTITUTION	1 / 25 m²	6	
RETAIL STORE	1 / 25 m²	6	
PERSONAL SERVICE ESTABLISHMENT	1 / 50 m²	3	
MEDICAL OFFICE	1 / 15 m²	10	
TOTAL=		81	84 (INCLUDING PULL AHEAD SPACES)



KEY PLAN

NOTES

1. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY SANDS SURVEYING AND DRAFTING.
2. THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMAINS, SEWERS & OTHER UNDERGROUND & ABOVE GROUND UTILITIES & STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION & SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES & SHALL ASSUME ALL LIABILITY FROM DAMAGE TO SAME.
3. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS
4. REMOVE CURBS AND POUR NEW CURBS FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED AND / OR MADE GOOD.
5. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF BUILDING OFFICIAL.
6. ABANDONED ENTRANCES TO BE REMOVED AND CURBS / SIDEWALKS RESTORED AS REQUIRED
7. ACCESSIBLE PARKING SPACES TO BE INDICATED WITH PAINTED SYMBOL ON ASPHALT AND EITHER POLE-MOUNT OR BUILDING-MOUNT SIGNS AS PER IMAGE BELOW AND IN ACCORDANCE WITH LOCAL BY-LAWS
8. MUNICIPAL FUTURE DESIGN IS PRELIMINARY ONLY. DETAILED DESIGN ON THE MUNICIPAL CORRIDOR IS ONGOING BY THE COUNTY. ADDITIONAL INFORMATION WILL BE PROVIDED WHEN IT IS AVAILABLE.
9. ENTRANCE RADII ARE SUBJECT TO CHANGE AS DETAILED DESIGN IS INCOMPLETE FOR THE COUNTY RIGHT-OF-WAY.

REV.	DESCRIPTION	DATE	APRVD BY
2	AMENDED FOR CITY COMMENTS	2021.01.13	CM
1	AMENDED FOR CITY COMMENTS	2020.10.02	CM
0	INITIAL RELEASE	2020.05.05	--

PROJECT

PROPOSED SITE PLAN OF

PART OF LOT 30
CONCESSION 2
SOUTH DUMFRIES
DESIGNATED AS PART 1 PLAN 2R-7950
COUNTY OF BRANT

197 PINEHURST ROAD
BRANT, ONTARIO

CITY FILE NO. SP7-20-DN

Scale 1 : 300
12 9 6 3 0 Metres 6 12

UNITS & CONVERSION
ALL DIMENSIONS IN **METRES**. (CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE
BEARINGS & COORDINATES SHOWN ON THIS PLAN ARE UTM DERIVED FROM OBSERVATIONS USING LEICA SMARTNET BASE STATION NETWORK & ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE OF THE UTM SYSTEM, NAD 83(CSRS)(V 7.1) EPOCH 2010 ZONE 17 NORTH. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES & CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999589.

ELEVATION NOTES
ELEVATIONS ARE GEODETIC & WERE DERIVED FROM BENCHMARK NO. 0011978U006 HAVING AN ELEVATION OF 235.949 (CGVD28-78). BENCHMARK NO 0011978U006 BEING A TABLET SET IN CONCRETE SIDEWALK ON S.W. CORNER OF BRIDGE OVER GRAND RIVER ON HIGHWAY NO.2

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CLIENT
VICANO

SURVEY SYMBOLS

■	FOUND MONUMENTS	PL	REGISTERED PLAN
□	SET MONUMENTS	OU	ORIGIN UNKNOWN
IB	IRON BAR	M	MEASURED
SIB	STD. IRON BAR	PROP	PROPORTIONED
SSIB	SHORT STD. IRON BAR	WT	WITNESS
CC	CUT CROSS	BM	BENCHMARK
N&W	NAIL & WASHER	IP	IRON PIPE

STORM, SANITARY, WATER SERVICE SYMBOLS

INV = ###	PIPE INVERT DIM.	HYD	FIRE HYDRANT
		IS	SPRINKLER HEAD
		TH	TEST HOLE
BH	BOREHOLE	CBMH	CATCH BASIN MANHOLE
MW	MONITORING WELL	MH-H	MANHOLE - HYDRO
CUL	CULVERT	MH-T	MANHOLE - TRAFFIC
CB	CATCH BASIN	MH-B	MANHOLE - BELL
CB	DOUBLE CATCH BASIN	MH-F	MANHOLE - FIBER OPTIC
DICB	DITCH INLET CATCH BASIN	MH	MANHOLE - UNSPECIFIED
WV	WATER VALVE	MH-S	MANHOLE - SANITARY
VC	VALVE CHAMBER	MH-ST	MANHOLE - STORM
DRN	DRAIN	DCBMH	DBL. CATCH BASIN MANHOLE
WELL	WATER WELL		
CS	CURB STOP VALVE		

UTILITY SERVICES SYMBOLS

GV	GAS VALVE	HGUY	HYDRO GUIDE WIRE
GMRK	GAS MARKER	BGUY	BELL GUIDE WIRE
UP	UTILITY POLE	HTRAN	HYDRO TRANSFORMER
HP	HYDRO POLE	BMRK	BELL MARKER
BP	BELL POLE	BP	BELL PEDESTAL
LS	LIGHT STD.	CMRK	CABLE TV MARKER
HLS	HYDRO LIGHT STD.	CTV	CABLE PEDESTAL

GRADING SYMBOLS

x-108.28	EXISTING GRADE (m)
BC=108.20	PROPOSED GRADE (m) BC = BOTTOM of CURB TC = TOP of CURB BW = BOTTOM of WALL TW = TOP of WALL SW = SWALE
	SEDIMENT TRAP
	DIRECTION OF SURFACE WATER

OTHER SYMBOLS

	TREELINE	FP	FLAG POLE
	TRAFFIC SIGN	DP	DECORATIVE POLE
RXS	RAILWAY SIGN	BLRD	BOLLARD
SN	SIGN (OTHER)	PLR	PILLAR
TL	TRAFFIC LIGHT	GP	GUARD POST
TCB	TRAFFIC CONTROL BOX	MB	MAIL BOX
RSB	RAILWAY SIGNAL CTRL BOX	PKM	PARKING METER
		FL	FLOOD LIGHT
		AC	AIR CONDITIONER

UNDERGROUND SERVICES

ST	ST	STORM	PROPERTY LINES
S	S	SANITARY	OVER-HEAD WIRES
B		BELL / PHONE / CABLE	SILT FENCING - LIGHT DUTY
P	P	HYDRO	SILT FENCING - HEAVY DUTY
G	G	GAS	SWALE / DIRECTION
W	W	WATER	GRADE SLOPE INDICATOR C/W SLOPE (ABOVE), OVERALL DISTANCE (BELOW)

LICENCED PROFESSIONAL ENGINEER
J. A. BUTLER
2021.01.13
PROVINCE OF ONTARIO

DRAWN:	CHECKED:	DATE:
CHM	JAB	2020.05.05

SHEET: SHEET 02 OF 14

SITE PLAN

DRAWING NO. 201605 - V101

REV. 1