

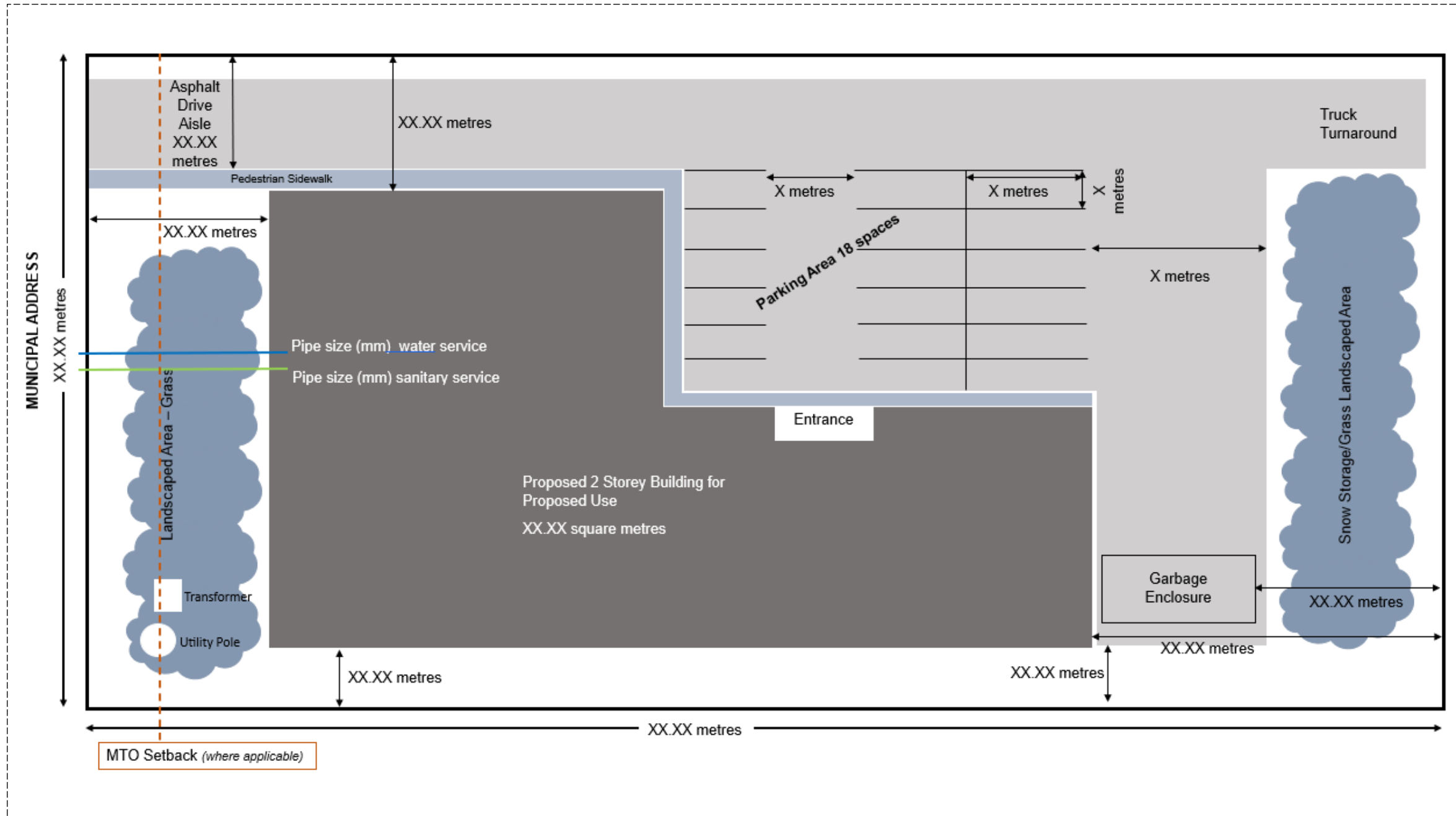


Sample Site Plan

The purpose of this Sample Site Plan Illustration is to demonstrate the type of information that must be provided in a Site Plan drawing which is to be submitted to the Town in support of a development application such as Zoning By-Law Amendments, Site Plan Control, Consent to Sever, Minor Variance, as well as site alteration or even Road Occupancy Work Authorization.

The concept site plan detailing the proposal should provide the following (all measurements to be in metric):

- site dimensions
- proposed and existing buildings
- identification of the uses of the proposed and existing building
- Municipal setbacks (and any applicable MTO or County setbacks)
- zoning conformity matrix (where applicable – see Sample Zoning Matrix below)
- pedestrian and vehicular access and circulation
- drive aisle widths, identification of parking areas, parking stalls and the dimensions of parking stalls
- loading space location and size (where applicable)
- barrier free parking spaces and their dimensions (where required)
- treed and/or landscaping areas, snow storage, garbage enclosures, type of surface material
- location of incoming servicing including water, sanitary, utility poles, utility boxes, etc.
- location of proposed stormwater management pond (if required)
- any environmental constraints (if EIS or constraint mapping has been undertaken).
- location of any amenity space/patios/etc. if proposed
- any other relevant information



*The above noted drawing is for illustration purposes only and additional information other than what is identified in this document may be required. This is not an exhaustive list of requirements.



Sample Zoning Matrix

The Zoning Matrix should be accompanied with the site plan either as a separate document or included as part of the overall plan.

Section of Zoning By-law	Required	Proposed
X.X.X Minimum Lot Area	X metres	X metres
X.X.X Minimum Lot Frontage	X metres	X metres
X.X.X Maximum Lot Coverage	X metres	X metres
X.X.X Minimum Front Yard Setback	X metres	X metres
X.X.X Minimum Rear Yard Setback	X metres	X metres
X.X.X Minimum Side Yard Setback	X metres	X metres
X.X.X Maximum Building Height	X metres	X metres
X.X.X Minimum Required Parking Spaces (include calculation as to how parking space was calculated – show the math)	X spaces	X spaces
X.X.X Minimum Required Parking Stall Size	X metres wide by X metres in length	X metres wide by X metres in length
X.X.X Minimum Required Barrier Free Parking Spaces	X metres wide by X metres in length and X metres aisle width	X metres wide by X metres in length and X metres aisle width
X.X.X Minimum Required Loading Space(s) (show calculation to confirm requiring for loading spaces)	X loading space(s)	X loading space(s)
X.X.X Minimum Loading Space Size	X metres wide by X metres in length and vertical clearance of X metres	X metres wide by X metres in length and vertical clearance of X metres

**The above chart is for illustration purposes only and does not constitute the only applicable sections of the Zoning By-law that may need to be outlined for a particular application*