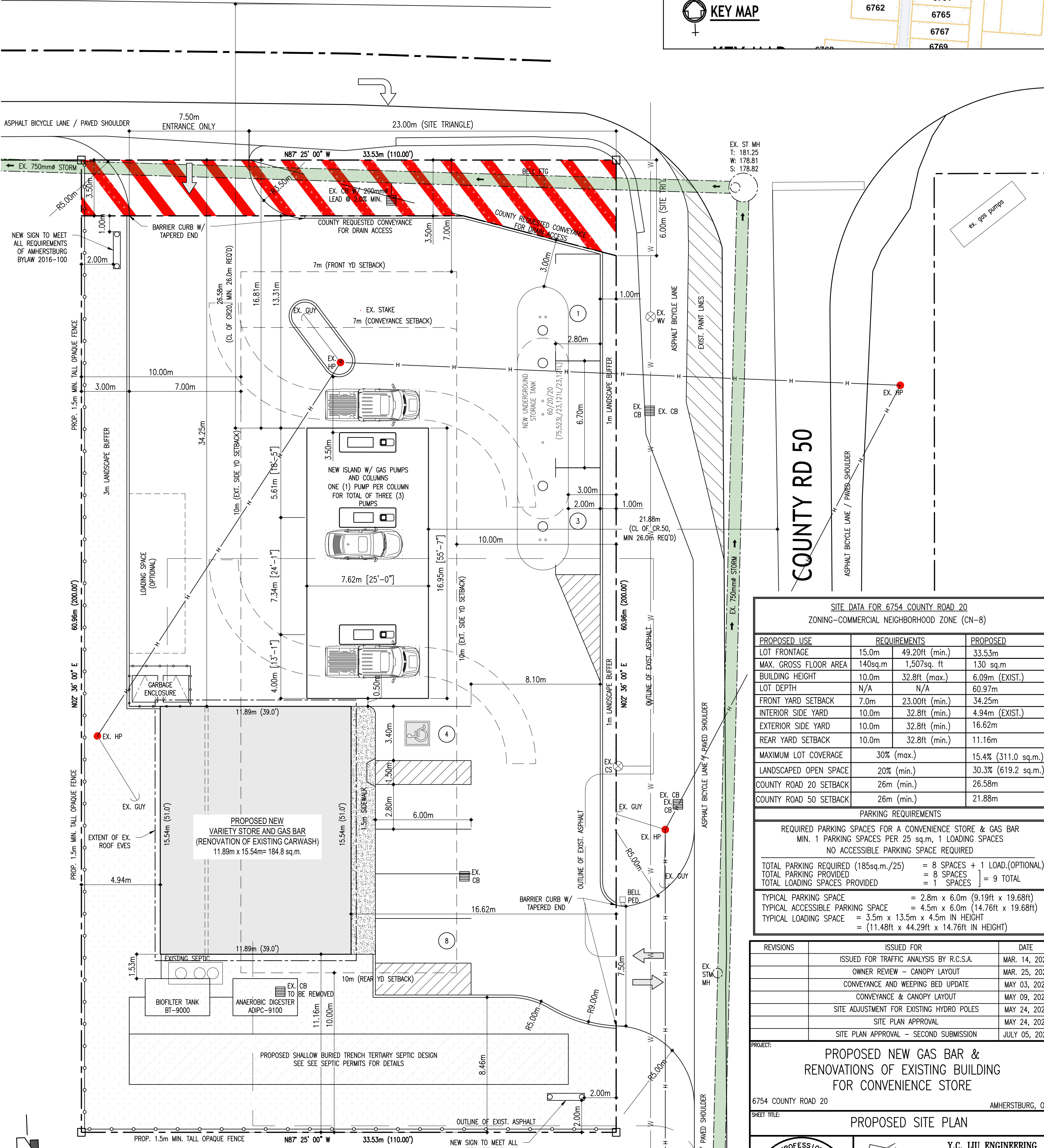


COUNTY RD 20



SITE DATA FOR 6754 COUNTY ROAD 20
ZONING-COMMERCIAL NEIGHBORHOOD ZONE (CN-8)

PROPOSED USE	REQUIREMENTS	PROPOSED	
LOT FRONTAGE	15.0m	49.20ft (min.)	33.53m
MAX. GROSS FLOOR AREA	140sq.m	1,507sq. ft	130 sq.m
BUILDING HEIGHT	10.0m	32.8ft (max.)	6.09m (EXIST.)
LOT DEPTH	N/A	N/A	60.97m
FRONT YARD SETBACK	7.0m	23.00ft (min.)	34.25m
INTERIOR SIDE YARD	10.0m	32.8ft (min.)	4.94m (EXIST.)
EXTERIOR SIDE YARD	10.0m	32.8ft (min.)	16.62m
REAR YARD SETBACK	10.0m	32.8ft (min.)	11.16m
MAXIMUM LOT COVERAGE	30% (max.)		15.4% (311.0 sq.m.)
LANDSCAPED OPEN SPACE	20% (min.)		30.3% (619.2 sq.m.)
COUNTY ROAD 20 SETBACK	26m (min.)		26.58m
COUNTY ROAD 50 SETBACK	26m (min.)		21.88m

PARKING REQUIREMENTS

REQUIRED PARKING SPACES FOR A CONVENIENCE STORE & GAS BAR
MIN. 1 PARKING SPACES PER 25 sq.m, 1 LOADING SPACES
NO ACCESSIBLE PARKING SPACE REQUIRED

TOTAL PARKING REQUIRED (185sq.m./25)	= 8 SPACES + 1 LOAD.(OPTIONAL)
TOTAL PARKING PROVIDED	= 8 SPACES
TOTAL LOADING SPACES PROVIDED	= 1 SPACES
	= 9 TOTAL

TYPICAL PARKING SPACE	= 2.8m x 6.0m (9.19ft x 19.68ft)
TYPICAL ACCESSIBLE PARKING SPACE	= 4.5m x 6.0m (14.76ft x 19.68ft)
TYPICAL LOADING SPACE	= 3.5m x 13.5m x 4.5m IN HEIGHT (11.48ft x 44.29ft x 14.76ft IN HEIGHT)

REVISIONS	ISSUED FOR	DATE
	ISSUED FOR TRAFFIC ANALYSIS BY R.C.S.A.	MAR. 14, 2024
	OWNER REVIEW - CANOPY LAYOUT	MAR. 25, 2024
	CONVEYANCE AND WEAVING BED UPDATE	MAY 03, 2024
	CONVEYANCE & CANOPY LAYOUT	MAY 09, 2024
	SITE ADJUSTMENT FOR EXISTING HYDRO POLES	MAY 24, 2024
	SITE PLAN APPROVAL	MAY 24, 2024
	SITE PLAN APPROVAL - SECOND SUBMISSION	JULY 05, 2024

PROJECT:
PROPOSED NEW GAS BAR & RENOVATIONS OF EXISTING BUILDING FOR CONVENIENCE STORE
6754 COUNTY ROAD 20 AMHERSTBURG, ON

SHEET TITLE: **PROPOSED SITE PLAN**

DRAWN	CHECKED	FILE NO.	DWG. NO.
C.L./A.B.	C.L.	23-300	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	DEC/23	SP-1 of 4

REGISTERED PROFESSIONAL ENGINEER
MAY 24/24
Y-C. LIU
PROVINCE OF ONTARIO

Y.C. LIU ENGINEERING
30 McNICOLLTON AVE. WEST
CHATHAM, ONTARIO N7L 1R2
TEL: (519) 351-9012
FAX: (519) 351-9528

SITE PLAN

SCALE: 1:150 (457.2mm x 609.6mm SHEET)

