

VACANT RESIDENTIAL  
(SD-2004-011)

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JUNCTION ROAD  
BY REGISTERED PLAN 51M-1173

JUNCTION ROAD

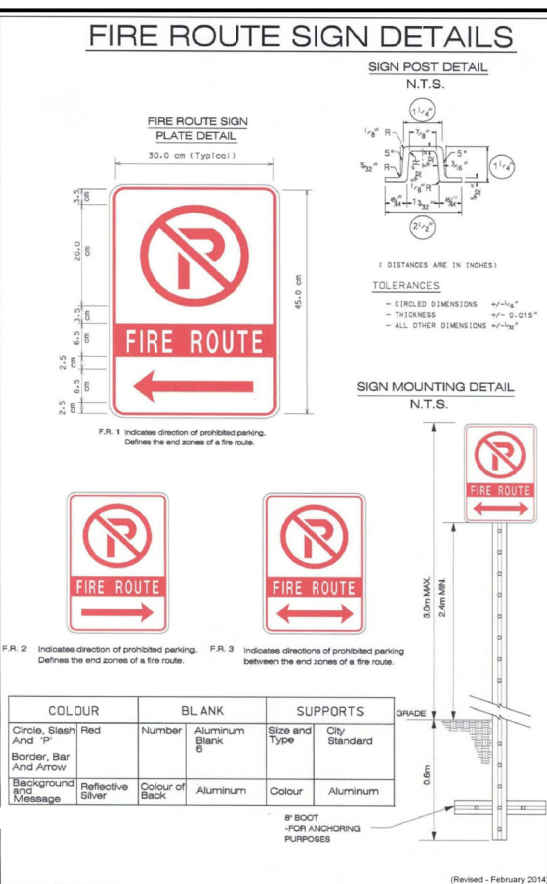
R=4.500  
A=7.063  
C=6.360

### SITE STATISTICS

LAND USE SCHEDULE	
TOTAL SITE AREA:	44,237.00 sq.m. (100.0%)
FUTURE DEVELOPMENT AREA	19,418.00 sq.m. (43.90%)
PHASE 1 TOTAL BUILDING ENVELOPES	4,261.53 sq.m. (9.63%)
BUILDING 1 - FOODLAND	2,375.62 sq.m.
DOLLARAMA FUTURE EXPANSION	998.91 sq.m.
BUILDING 2	511.00 sq.m.
BUILDING 3	376.00 sq.m.
ASPHALT AREA	12,958.37 sq.m. (29.29%)
LANDSCAPED AREA (including walkway)	6,555.10 sq.m. (14.82%)
BLOCK 1: 0.3 m. RESERVE	135.00 sq.m. (0.31%)
BLOCK 2: LANDS TO BE CONVEYED	909.00 sq.m. (2.05%)
TOTAL GFA - BUILDINGS 1-3	4,261.43 sq.m.
BUILDING 1	3,551.43 sq.m.
GROUND FLOOR	2,375.62 sq.m.
MEZZANINE	176.90 sq.m.
DOLLARAMA FUTURE EXPANSION	998.91 sq.m.
BUILDING 2	511.00 sq.m.
GROUND FLOOR	511.00 sq.m.
BUILDING 3	376.00 sq.m.
GROUND FLOOR	376.00 sq.m.
BUILDING HEIGHT	± 7.5 m
GARBAGE	STORED INDOORS/ PRIVATE COLLECTION
SNOW STORAGE REQUIRED	2,591sm (75% on Site/ 25% Trucked)
SNOW STORAGE PROVIDED	1,976sm Onsite
REQUIRED PARKING	250 MAX. (as per CoA File No. 24-A17)
PROVIDED PARKING	247 (INC. 10 ACCESSIBLE SPACES)
REQUIRED LOADING SPACES	4
PROVIDED LOADING SPACES	4
EXISTING ZONING	DEVELOPMENT AREA
PROPOSED ZONING	C4-3: LARGE FORMAT COMMERCIAL
EXISTING USE OF LAND	COMMERCIAL SPECIAL POLICY 1
PROPOSED USE OF LAND	COMMERCIAL SPECIAL POLICY 1
ADJACENT USE OF LAND	SEE PLAN

VACANT COMMERCIAL  
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PHASE 2  
FUTURE DEVELOPMENT



BLOCK 78  
REGISTERED PLAN 51M-1173  
N9°56'25"W  
1.087

N9°56'25"W  
3.087

N72°29'20"E

73.11

N72°29'20"E

21:270

N72°24'20"E

173.411

PART 14  
PART 3  
PLAN 51R - 41138

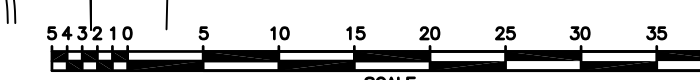
BLOCK 1  
0.3 m. RESERVE  
135.0 sq.m.

BLOCK 2  
LANDS TO BE CONVEYED FOR ROAD WIDENING  
909.2 sq.m.

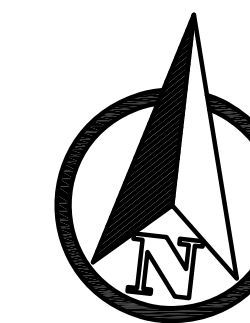
## THE KING'S HIGHWAY No. 26

ROAD ALLOWANCE BETWEEN LOTS 24 AND 25  
(DESIGNATED AS A CONTROLLED ACCESS HIGHWAY BY ORDER IN COUNCIL OC-1621/81 INST. No. R0745412, MTO PLAN P-1904-133)

The accessible parking space shall have pavement markings and be signed with an accessible permit parking sign in accordance with section 11 of Regulation 581 of the Revised Regulations of Ontario, 1990 (Accessible Parking for Persons with Disabilities) made under the Highway Traffic Act. O. Reg. 413/12, s. 6.

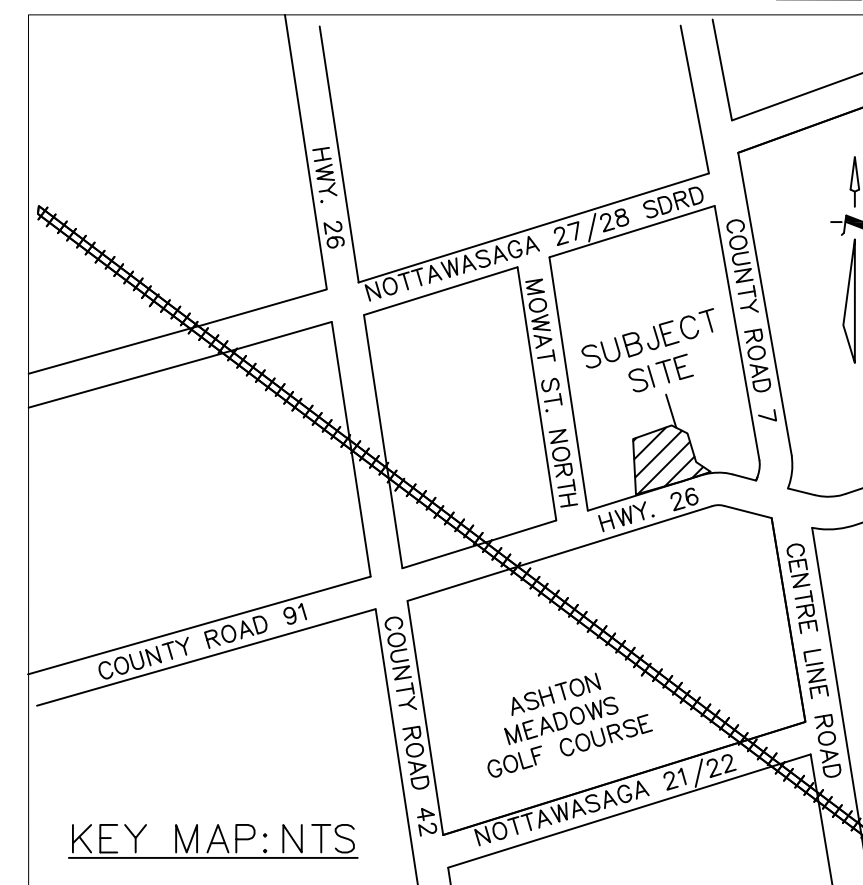


REVISIONS		
#	DATE	
1	ISSUED FOR REVIEW/ COORDINATION	JL 22 22
2	ISSUED FOR SPA	AU 25 22
3	ADDED MTD 14m MTD STRUCTURAL SETBACK	JA 19 23
4	REVISED FOR SUBMISSION	MR 22 23
5	REVISED AS PER TOWN COMMENTS	JULY 31 23
6	REVISED ACCESSIBLE PARKING	AU 21 23
7	ADDED LANDSCAPE SCREEN	AU 30 23
8	REVISED ENTRANCE AND PARKING	SE 29 23
9	REVISED DOLLARAMA	DE 11 23
10	REVISED DOLLARAMA AREA/SET BACK	DE 16 23
11	REVISED SET BACK AND BUILDING ENVELOPE	AP 03 24
12	REVISED PARKING ADDED TRUCK TURNING	AP 10 24
13	REVISED PARKING LAYOUT	AP 30 24
14	REVISED CURBS	MA 08 24
15	REVISED CURBS, LOADING, SIDEWALK	JN 06 24
16	ISSUED FOR SITE PLAN AMENDMENT	JL 12 24
17	RE-ISSUED FOR SITE PLAN AMENDMENT	AUG 2 24
18	ISSUED FOR WORK VARIANCE	AUG 28 24
19	UPDATED LOADING AREA/ PARKING	OCT 10 24
20	UPDATED FOR NEW MCDONALDS BUILDING/ LAYOUT	DEC 10 24
21	UPDATED PER CITY MCDONALDS LAYOUT COMMENTS	FEB 3 25
22	UPDATED SITE STATS / STACKING FOR MCDONALDS	FEB 3 25
23	ISSUED FOR SITE PLAN AMENDMENT	FEB 21 25
24	ADDED PEDESTRIAN SIDEWALK	MAR 3 25



### LEGAL DESCRIPTION

PART OF PARK LOTS 3 AND 4 SOUTH SIDE OF FIRST RANGE REGISTERED PLAN 197 AND PART OF UNNAMED ROAD REGISTERED PLAN 197 GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA COUNTY OF SIMCOE



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ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL. THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT. ALL DRAWINGS MUST NOT BE SCALED.

### ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3Y9  
TEL 905 660-9393  
FAX 905 660-9419

PROJECT  
PROPOSED DEVELOPMENT  
FOR: DANCOR CONSTRUCTION DEVELOPMENT AT: THE KING HIGHWAY No26 STAYNER

DRAWING	
SITE PLAN	
DATE	FEB '25
DRAWN	L.A.
CHECKED	
SCALE	1:500
PROJECT NO.	22-013
DRAWING NO.	A-1