

# LOT 1, CONCESSION 8 EAST OF HURONTARIO STREET

PIN 34107-0079

**LOCATION:**

PIN 34107-0104, ALL OF LOTS 3-5  
TOWNSHIP OF MULMUR, COUNTY OF DUFFERIN  
AREA = 378 m<sup>2</sup>

**SITE DESCRIPTION:**

LOT 3-4 ZONING (CURRENT) PERMITTED USE:	GENERAL COMMERCIAL ZONE (CG) ACCESSORY DWELLING UNIT, RETAIL STORE, RESTAURANT
LOT 5 ZONING (CURRENT) PERMITTED USE:	GENERAL COMMERCIAL ZONE (CG) PENDING APPROVAL ACCESSORY DWELLING UNIT, RETAIL STORE

**BUILDING AREA:**

LOT 3-4 BUILDING AREA BASEMENT EXISTING 2ND FLOOR EXISTING TOTAL G.F.A.	323.5 m <sup>2</sup> 128.2 m <sup>2</sup> 136.0 m <sup>2</sup> 587.7 m <sup>2</sup>
LOT 5 BUILDING AREA BASEMENT EXISTING TOTAL G.F.A.	114.0 m <sup>2</sup> 114.0 m <sup>2</sup> 114.0 m <sup>2</sup>

**PARKING REQUIRED:**

LOT 3-4 RETAIL STORE RESTAURANT REQUIRED PARKING	1/20m <sup>2</sup> , 140m <sup>2</sup> / 20 = 7 SPACES 1/3 SEATS 44 SEATS = 14 SPACES 21 SPACES
LOT 5 RETAIL STORE REQUIRED PARKING	1/20m <sup>2</sup> , 140m <sup>2</sup> / 20 = 7 SPACES 21 SPACES

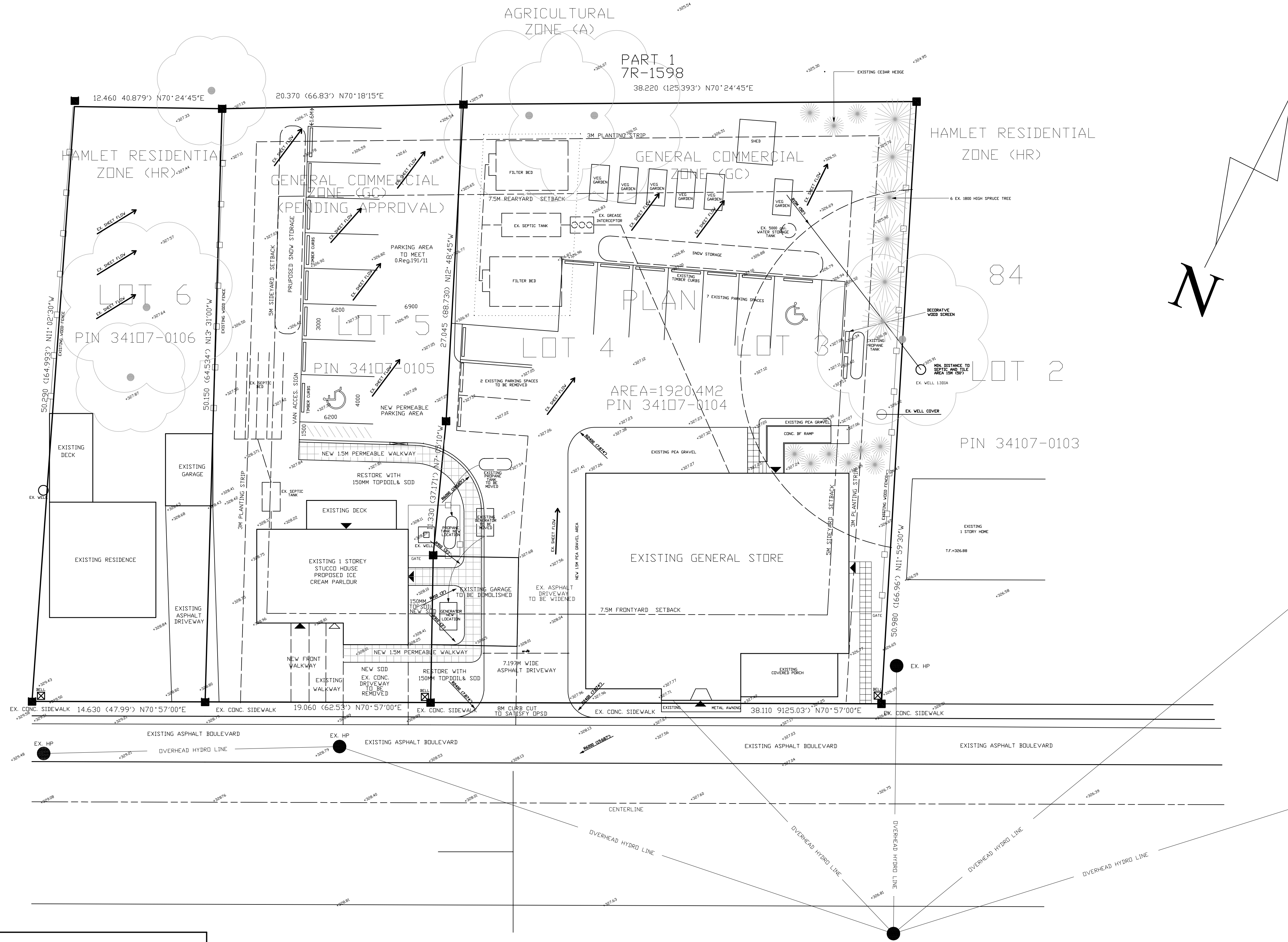
TYP. PARKING SPACES  
BARRIER FREE SPACES  
ARISE WIDTH

**OBC CLASSIFICATION:**

CLASSIFICATION 1.2.2.25 (GROUP A2) (RESTAURANT)  
2 STOREYS, FACING 1 STREET, COMBUSTIBLE  
CONSTRUCTION

**SITE STATISTICS:**

	REQUIRED	PROVIDED
LOT AREA	590m <sup>2</sup>	2903.0m <sup>2</sup>
LOT FRONTAGE	30.0m	57.19m
LANDSCAPE OPEN SPACES	MIN. 15%	41%
LOT COVERAGE	MAX. 50%	30%
FRONT YARD SETBACK	7.5m	1.25m
INTERIOR YARD SETBACK	5.0m	5.0m
EXTERIOR YARD SETBACK	7.5m	N/A
PLANTING STRIP (ANY YARD ABUTTING RESIDENTIAL ZONE)	MIN. 3.0m	1.85m
BUILDING HEIGHT	MAX. 10.5m	4.5m



**LEGEND:**

LIGHT DUTY PARKING:		
COURSE	THICKNESS	OPS SPEC.
ASPHALT SURFACE	40mm	HL-3
ASPHALT BINDERE	50mm	HL-8
GRANULAR BASE	150mm	GRANULAR 'A'
GRANULAR SUB-BASE	350mm	GRANULAR 'B'

- TIMBER CURB 200 X 200 X 2400 LONG
- DRAINAGE DIRECTION

## THE KING'S HIGHWAY No. 89

(ROAD ALLOWANCE BETWEEN THE TOWNSHIP OF MULMUR, COUNTY  
OF DUFFERIN AND THE TOWNSHIP OF ADJALA., COUNT OF SIMCDE)  
PIN 34107-0003

**Project Title:**

**ICE CREAM PARLOUR**

**Drawing Title:**

**SITE PLAN**

**Date:**

2018/04/12

**Scale:**

1:200

**Drawing No:**

**A01**