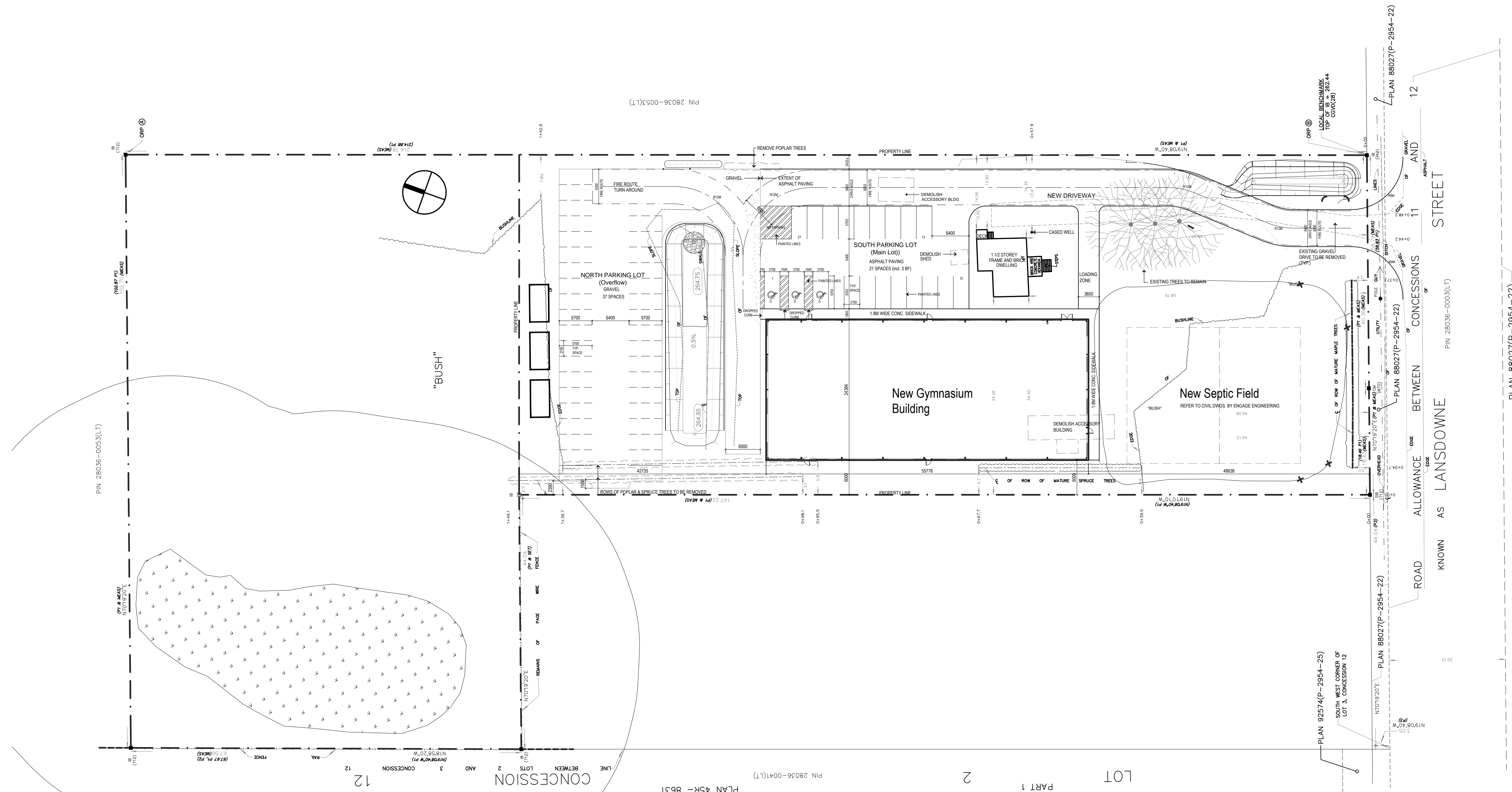




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AS PER ZONING BY-LAW 2004-62  
TWSMP OF CAVAN MONAGHAN

**SUMMARY OF EXISTING PROPERTY**  
LOT AREA 15604.0m<sup>2</sup>  
LOT FRONTAGE 58.79m  
CURRENTLY HAS A TWO STOREY SINGLE FAMILY RESIDENTIAL BUILDING

**COVERAGE**  
EXISTING RESIDENCE 75.6m<sup>2</sup>  
GYMNASIUM 1360m<sup>2</sup>  
TOTAL BLDG FOOTPRINT 1435.6m<sup>2</sup>  
COVERAGE 9.2%

**PROPOSED GYMNASIUM**  
HEIGHT OF BLDG <9.5m

**SETBACKS**  
3.21 1.5m PLANTING BUFFER REQUIRED  
3m FROM DRIVEWAY

**PROPOSED SETBACKS**  
GYMNASIUM  
FRONT YARD SETBACK 48.7m  
REAR YARD SETBACK 123.5m  
INTERIOR SIDE YARD SETBACK 6.0m  
INTERIOR SIDE YARD SETBACK 10.1m

**EXISTING RESIDENCE**  
FRONT YARD SETBACK 58.7m  
REAR YARD SETBACK 147.3m  
INTERIOR SIDE YARD SETBACK 14.4m  
SETBACK FROM GYMNASIUM 3.67m

**PARKING CALCULATIONS**  
TOTAL OFFICE AREA 68.4m<sup>2</sup>  
TOTAL GYMNASIA AREA 1269m<sup>2</sup>

**REQUIRED PARKING**  
OFFICE 1 SPACE PER 18.5m<sup>2</sup> 7  
ASSEMBLY 1 SPACE PER 9m<sup>2</sup> 141  
RESIDENTIAL 1 SPACE PER DWELLING 2

**PROPOSED PARKING**  
PARKING SPACES 58  
ACCESSIBLE PARKING SPACES 3

3.20.7 ACCESSIBLE PARKING  
3 ACCESSIBLE SPACES REQUIRED FOR 21-100 PARKING SPACES

3.20.7.1 ACCESSIBLE PARKING SPACES SIZE  
3m(W)x6m(L) WITH 1.5m AISLE

3.16 LOADING BAY  
REQUIRED 2 FOR BLDG >280m<sup>2</sup> IN AREA  
PROPOSED 1 LOADING BAY (3m x 6m MIN.)

3.20.5 DRIVEWAY  
NO PARKING WITHIN 3m OF A RESIDENTIAL ZONE

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mm/dd/yy	description
1   11.01.16	1 APPLICATION
2   03.22.17	1 REVISIONS
3	
4	
5	
6	
7	
8	
8	
9	

SCALE 1:400

SITE PLAN

GYMNASIUM  
CHAMPION GYMNASIUMS  
2410 LANSLOWNE ST WEST,  
PETERBOROUGH, ON.

a 1.0