

BLOCK 107 BLOCK 108

BLOCK 114 234

COLGAN CRESCENT

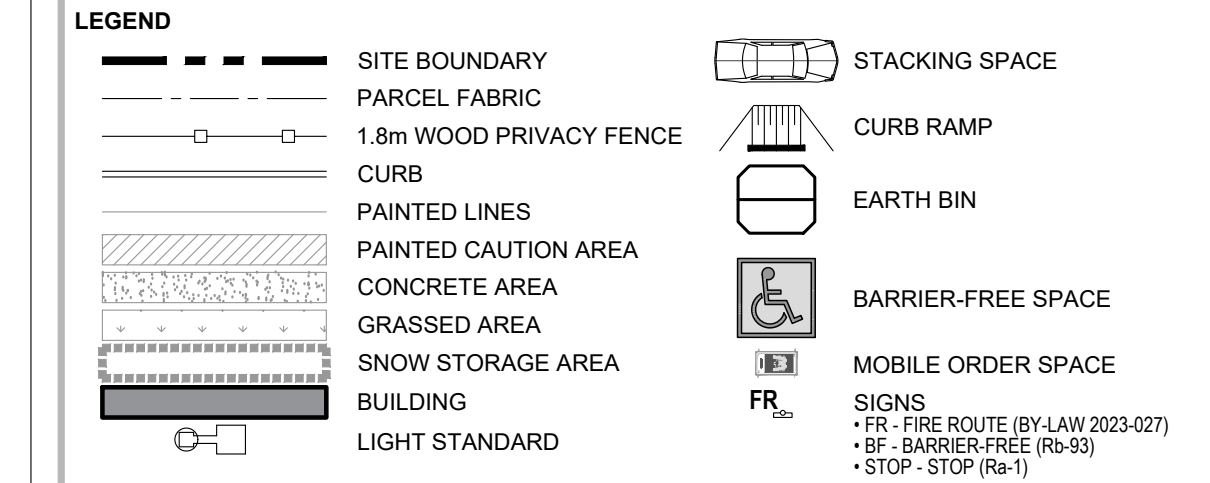
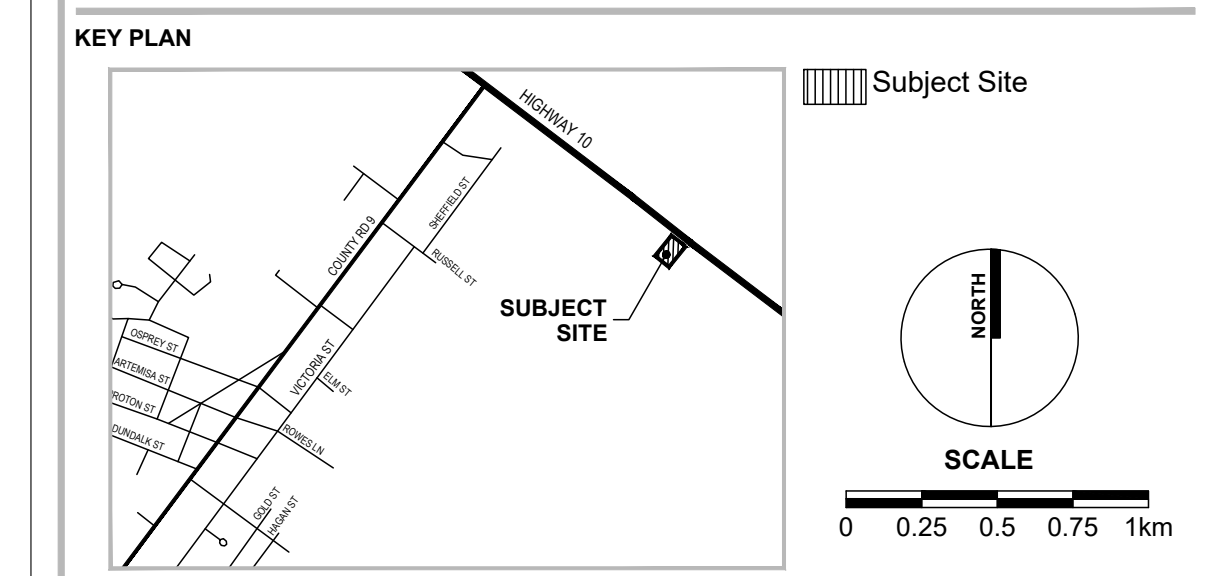
SYMINGTON STREET

KING'S HIGHWAY No. 10

MILLINER AVENUE

LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93

LEGAL DESCRIPTION
PART OF LOT 233 AND LOT 234
CONCESSION 1
VILLAGE OF DUNDALK
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY



NOTES

- SITE PLAN INFORMATION PROVIDED BY ARCADIS + IBI GROUP, DATED OCTOBER 28, 2022
- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- GC TO COORDINATE AND PROVIDE SERVICING LOCATES TO IBI GROUP PRIOR TO CONSTRUCTION START TO CONFIRM THERE ARE NO CONFLICTS WITH PROPOSED.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

REVISION No. DATE ISSUED/REVISION BY

PLANNER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY OR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL PLANNER, WITHIN THE MEANING OF THE ONTARIO PROFESSIONAL PLANNERS INSTITUTE ACT, 1994.

DATE: _____ KORY CHISHOLM - B.S., M.Sc., M.C.P., R.P.P.
REGISTERED PROFESSIONAL PLANNER

STAMP DATE: Apr. 26, 2023

DRAWN BY: M.M.

PLAN SCALE: 1:200 (ARCH D)

FILE No.: 9922 M

CHECKED BY: S.C.

OTHER:

PROJECT: McDonald's 41288 - DUNDALK
McDonald's Restaurants of Canada Ltd.
McDonald's Place
Toronto, Ontario M3C 3L4
Tel: 416-443-1000
Fax: 416-446-3376

FILE NAME: SITE PLAN DWG No. 1 of 1

SCALE BAR: 0 1 2 3 4 5 7.5 10 15 20m

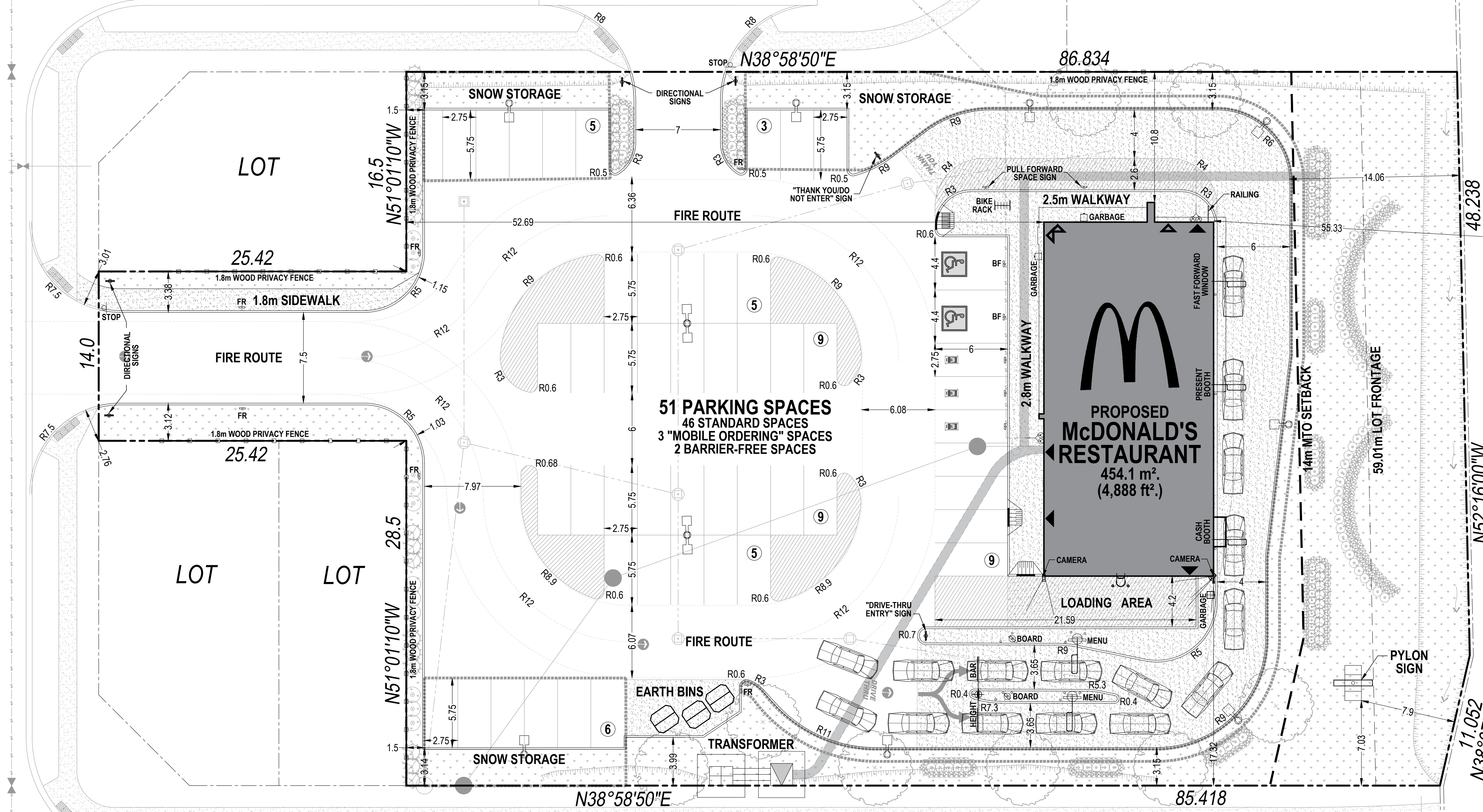
MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TOWNSHIP OF SOUTHGATE ZONING BY-LAW 19-2002
LOCAL COMMERCIAL EXCEPTION 465 (C1-465) ZONE

PROVISION	REQUIRED	PROVIDED
LOT FRONTAGE (MIN.)	15m	59.01m
LOT AREA (MIN.)	690m ²	5,502.4m ²
LOT COVERAGE (MAX.)	30%	8.3%(454.1m ²)
GROSS FLOOR AREA (MAX.)	45% OF LOT AREA	8.3% (454.1m ²)
FRONT YARD (MIN.)	32m FROM CENTRE OF HWY 10	55.33m
INTERIOR SIDE YARD (MIN.)	3m	10.80m
EXTERIOR SIDE YARD (MIN.)	3m	17.32m
REAR YARD (MIN.)	10m	52.69m
BUILDING HEIGHT (MAX.)	2 STOREYS	1 STOREY
RESTAURANT GFA (MAX.)	600m ²	454.1m ²
RESTAURANT SEATS	-	90 SEATS
PARKING (MIN.)	33 SPACES	51 SPACES (INCL. 2 BARRIER FREE & 3 MOBILE ORDER PICKUP SPACES)
DRIVE THROUGH STACKING SPACE	-	15 SPACES
LOADING SPACE (MIN.)	1 SPACE (4m x 9m)	1 SPACE (4.2m x 21.98m)

SITE STATISTICS

STATISTIC	AREA	PERCENTAGE
BUILDING AREA	454.1m ²	8.2%
LANDSCAPED AREA	1,566.7m ²	28.5%
ASPHALT AND CONCRETE AREA (SNOW STORAGE - 10% OF CLEARED AREA)	3,481.6m ² (533.5m ²)	63.3% (15.3%)
TOTAL SITE AREA	5,502.4m ²	100%



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