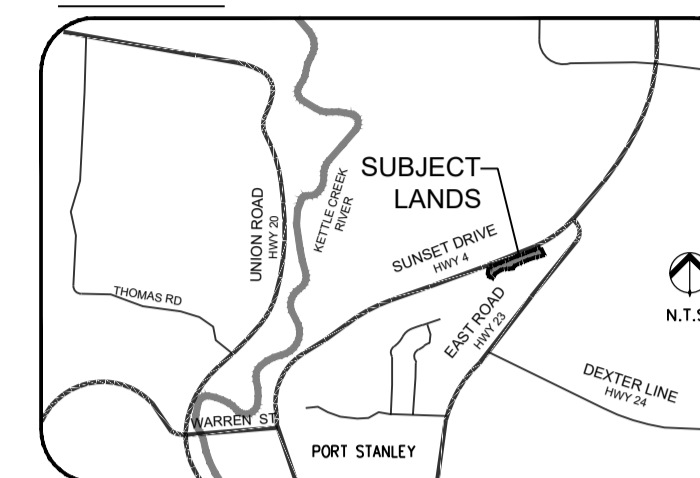




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KEY PLAN:



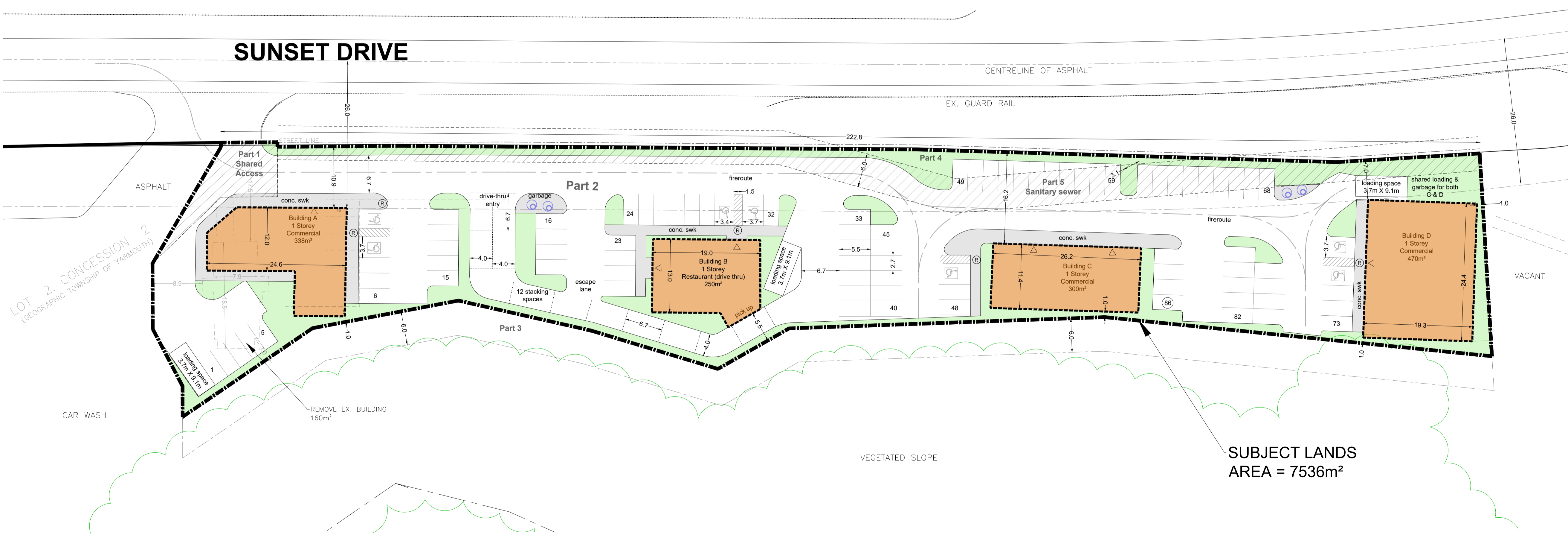
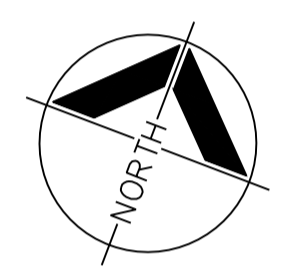
NOTES:

- GARBAGE COLLECTION WILL BE
- FOR DETAILS ON SITE GRADING AND SERVICING, SEE PLANS PREPARED BY
- FOR BUILDING ELEVATIONS AND UNIT DETAILS, SEE PLANS PREPARED BY.
- FOR LANDSCAPE PLAN AND DETAILS, SEE PLANS PREPARED BY

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY
 ALL LIMITS ARE APPROXIMATE

Site Data Table		
BY-LAW	Site Specific Business Zone (hB3-32)	Rezoned for CONCEPT
Permitted Uses	motel; tourist cabins; convenience store; restaurant; gift shop; accessory uses	ADDITIONAL USES: refreshment stand; fruit or vegetable stand; garden supply centre; automotive service station; tourist centre; business office; general office; general retail; home and auto supply store; warehouse commercial use; dry-cleaning establishment; animal clinic; medical clinic; fitness centre; pharmacy; post station; daycare
Lot Frontage (min.)	Motel, motor hotel or tourist cabins 61m Other permitted uses 30.5m	220m
Lot Depth (min.)	61m	27m (existing condition) *
Lot Coverage (max.)	25%	19%
Front Yard (min.)	15m	7m*
Side Yard (min.)	3.04m	1m*
Rear Yard (min.)	3.04m	1m*
Height (max.)	2 Storey	1 Storey
Parking (min.)	Convenience Store/Gift Shop 4.5/100m ² , Restaurant 8 /100m ² , Motel/Tourist Cabins 1 space per room or cabin	98 Including 12 stacking spaces (Average 1 / 14m ²)
Max Floor Area (max.)	maximum gross floor area for all convenience store and/or gift shop uses shall not exceed 150m ²	-
Building Area		1360m ²

* REPRESENTS SPECIAL PROVISION FOR REZONING



LEGEND

- SUBJECT LANDS
- EXISTING EASEMENT
- PROPOSED DOOR
- FIRE & GARBAGE ROUTE
- FIRE HYDRANT
- FIRE ROUTE SIGN
- BARRIER FREE RAMP
- MOLOK GARBAGE SYSTEM M-3000 UNIT

RECORD OF SUBMISSION

No.	REMARKS	DATE
1	SITE PLAN REVIEW	NOV 2022

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

SCALE 1 : 400

CLIENT:



PAGE TITLE:

Site Plan
 4090 SUNSET DRIVE
 Port Stanley
 Commercial Development

Prepared by: bs Drawn by: bs
 Checked by: pm Surveyed by: Kim Husted
 Approved: jmc Date: Nov. 1, 22
 Scale: 1:400 (24"36") Drawing No. SP1
 CITY No. FILE No. 07-998