



**PROJECT STATISTICS-**

ADDRESS: 167 10th. AVENUE, HANOVER, ON. N4N 1N6

ZONING : C1-DOWNTOWN COMMERCIAL

	REQUIRED	PROVIDED
LOT(SITE) AREA (m <sup>2</sup> )		2509.71 SQM. (0.62 ACRE)
LOT FRONTAGE MIN.		60.41 M.
LOT COVERAGE	MAX.80%	(11.08%) 278.127 SQM
C-STORE GFA		152.91 SQM (1645.91 SQFT)
CARWASH GFA		125.26 SQM (1348.28 SQFT)
TOTAL GFA		278.17 SQM (2994.19 SQFT)
PAVED AREA		- SQM (-%)
LANDSCAPE (MIN.)		585.20 SQM (21.48%)
TOTAL PARKING		19 (1HC PARKING)
BUILDING HEIGHT	12.0M	6.70M

**SETBACKS**

	ALLOWED	PROPOSED
FRONT YARD SETBACK (NORTH)	-	23.03 M
EXT. SIDE YARD SETBACK (EAST)	7.50 M	1.5 M
REAR YARD SETBACK (SOUTH)	6.00 M	10.86 M
INTERIOR YARD SIDE SETBACK (WEST)	7.50 M	14.90 M

**PARKING CALCULATIONS**

	REQUIRED	PROVIDED
3 SPACE/GASOLINE PUMP ISLAND KIOSK	9	9
1 SPACE/30 SQM. OF GROSS FLOOR AREA- CONVENIENCE STORE	5	5
AUTOMOTIVE WASHING ESTABLISHMENTS	5	5
<b>TOTAL</b>	<b>19</b>	<b>19 (1HC PARKING)</b>

**PARKING SPACE SIZE**

REGULAR	2.8MX6M
H/C	4.6MX6M

**LEGEND**

- NEW BUILDING
- ASPHALT
- LANDSCAPE
- CONC. PAVEMENT, 150MM RAISED
- BARRIER FREE
- MAIN ENTRANCE
- OVERHEAD DOOR
- TREE
- BARRIER CURB
- BARRIER FREE CURB
- EXISTING SIDEWALK

**1 SITE PLAN**  
A-1.0 SCALE: 1:150

**APPLICANT**  
n Architecture Inc  
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SUITE-208,  
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**SURVEY INFORMATION**  
HEWETT AND MILNE LIMITED  
ONTARIO LAND SURVEYORS  
302, 9th STREET EAST,  
OWEN SOUND, ONTARIO  
P.O. BOX 112, N4K 5P1  
TEL. 519-376-5528  
FAX 519-376-5534  
EMAIL: handm@bmts.com

**LEGAL DESCRIPTION**  
TOPOGRAPHICAL SURVEY OF  
ALL OF LOTS 9 & 10  
& PART OF LOT 11 BLOCK 5  
REGISTERED PLAN 772  
TOWN OF HANOVER  
COUNTY OF GREY

**MUNICIPAL ADDRESS**  
167 10th. AVENUE,  
HANOVER, ON. N4N 1N6



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8th DECEMBER 2020  
ISSUED FOR SPA I

No.	Date	Version	Dwn.
1.	-----,2020	ISSUED FOR SPA I	JH

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**PROJECT:**  
**167 10th. STREET,  
HANOVER, ON.**

**DRAWING TITLE:**  
**PROPOSED  
SITE PLAN**

DRAWN BY: JH DATE: AUGUST 04 2020  
CHECKED BY: NM SCALE: AS NOTED

**PROJECT NO.:** 20-44  
**DRAWING NO.:** A-1.0 (OPT.-2)