

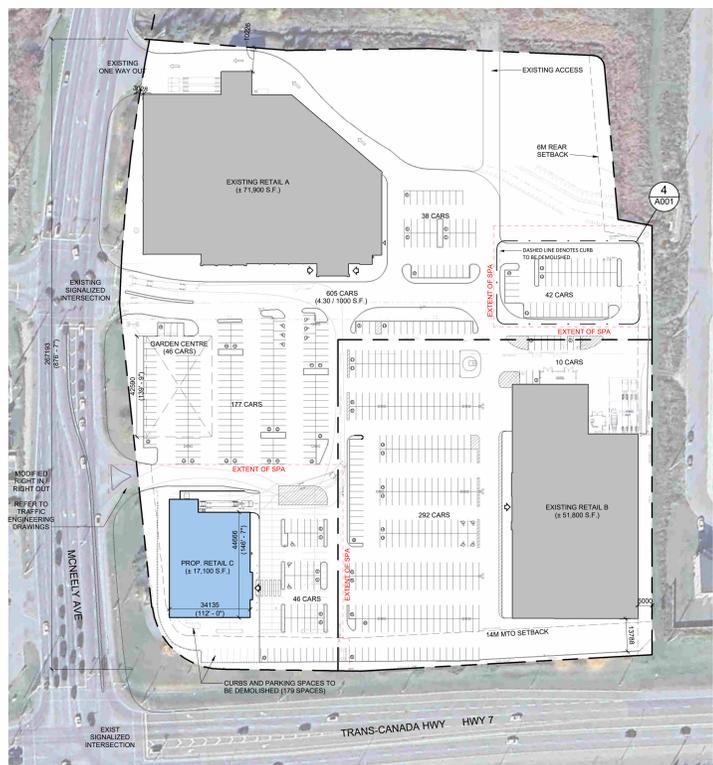
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ZONING COMPLIANCE CHART - HIGHWAY COMMERCIAL DISTRICT			
	REQUIRED	EXISTING	PROPOSED
Lot Area (min)	No Minimum	13.78 acres	13.78 acres
Lot coverage (max)	60%	20.58%	23.46%
Lot Frontage (min)	15 m	267.20m	267.20m
Front Yard Setback (min) - McNeely Ave	6 m	3.02m	3.02m
Exterior Side Yard Setback (min)- Hwy 7	6 m	13.78m	13.78m
Interior Side Yard Setback (min)	1.2 m	10.22m	10.22m
Rear Yard Setback (min)	6 m	6m	6m
Building Height (max)	11 m	8m	8m
Landscape buffer strip (min)	5 m	1.11m	3.06 m
Parking space dimension (min)	2.75 m by 6.0 m	2.75 m by 6.0 m	2.75 m by 6.0 m
Maximum Parking (1 space per 20 sqm of gross floor area)	524	700	605
Minimum Parking	5 spaces	700	605
Bicycle Parking Spaces	5% of parking or 8 spaces, whichever is greater	5	10

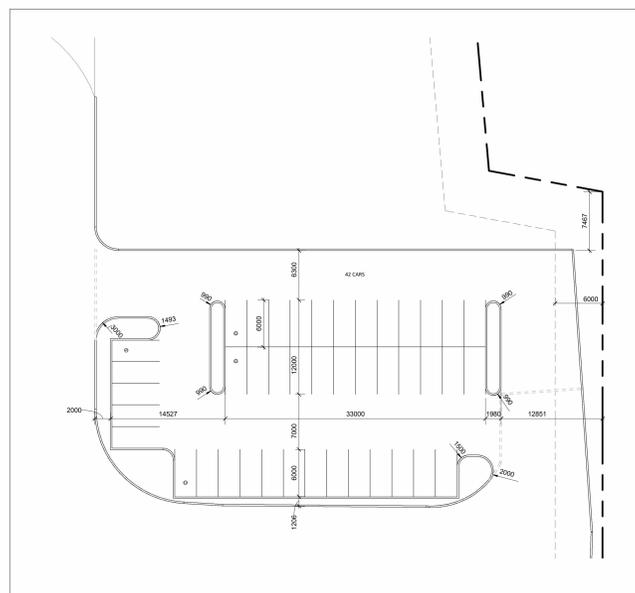
SITE STATISTICS		
SITE AREA	± 13.78 AC.	± 5.58 HA.
EXIST. RETAIL A	± 71,900 S.F.	± 6,680 S.M.
EXIST. RETAIL B	± 51,800 S.F.	± 4,812 S.M.
PROP. RETAIL C	± 17,100 S.F.	± 1,589 S.M.
TOTAL BUILDING AREA	± 140,800 S.F.	± 13,081 S.M.
EXIST. PARKING		700 CARS
	4.97/1000 S.F.	5.35/100 S.M.
PROP. PARKING (N.I.C. GARDEN CENTRE)	4.30/1000 S.F.	4.63/100 S.M.
PROP. PARKING (INC. GARDEN CENTRE)	3.97/1000 S.F.	559 CARS
		4.27/100 S.M.
COVERAGE		23.46%



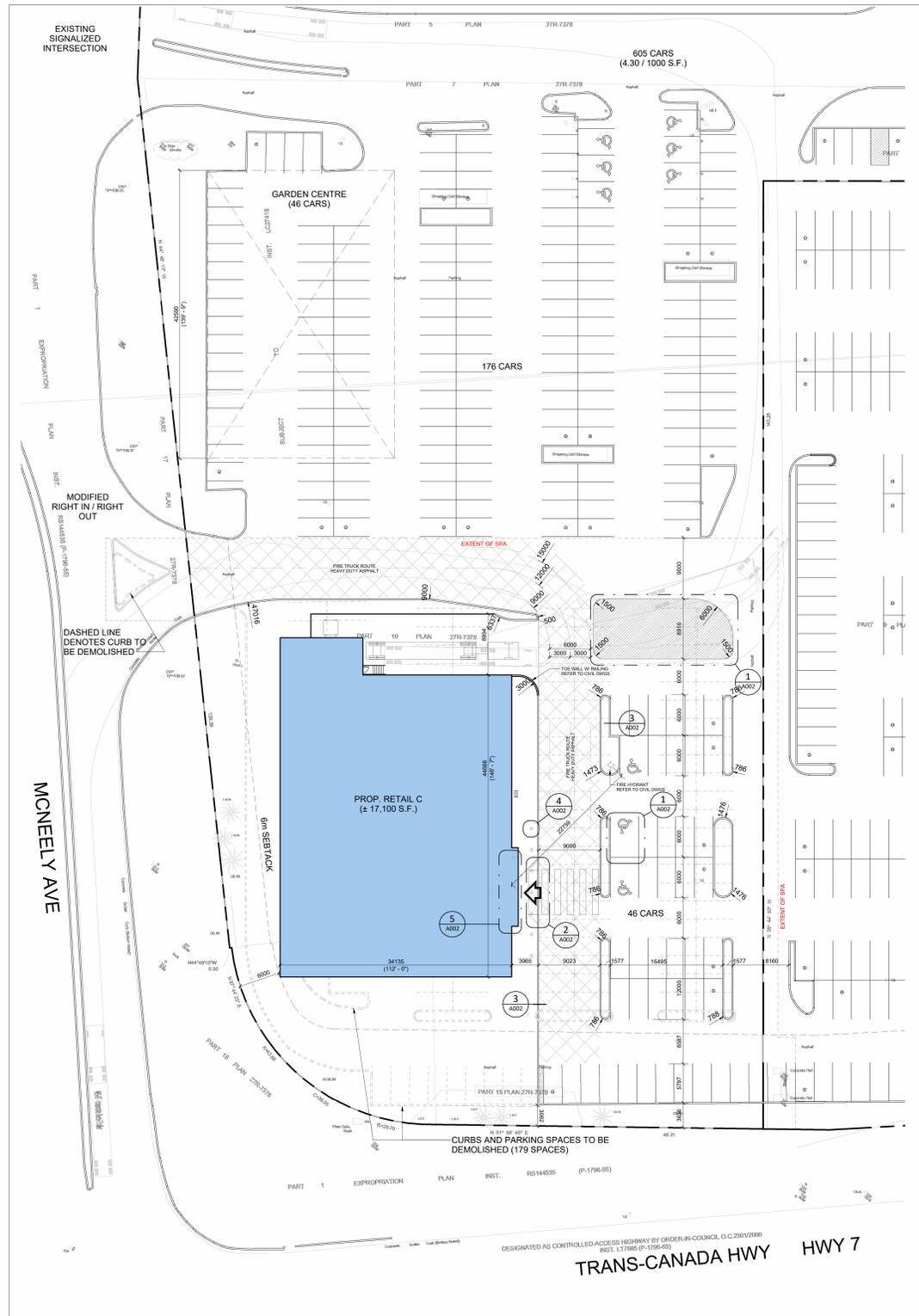
3 CONTEXT PLAN
A001 1: 5000



2 OVERALL SITE PLAN
A001 1: 1000



4 SITE DETAIL- PROPOSED PARKING
A001 1: 300



1 SITE PLAN
A001 1: 300

NO.	DATE	DESCRIPTION	BY
1	2025-11-18	ISSUED FOR SPA	GEA



PROPOSED RETAIL DEVELOPMENT

455 MCNEELY AVE
CARLETON PLACE, ON

SPA SITE PLAN

PROJECT NO.	01 054PD4
PROJECT DATE	2025-11-21
DRAWN BY	GEA
CHECKED BY	RCH
SCALE	As indicated

DRAWING NO.	REV.
A001	1