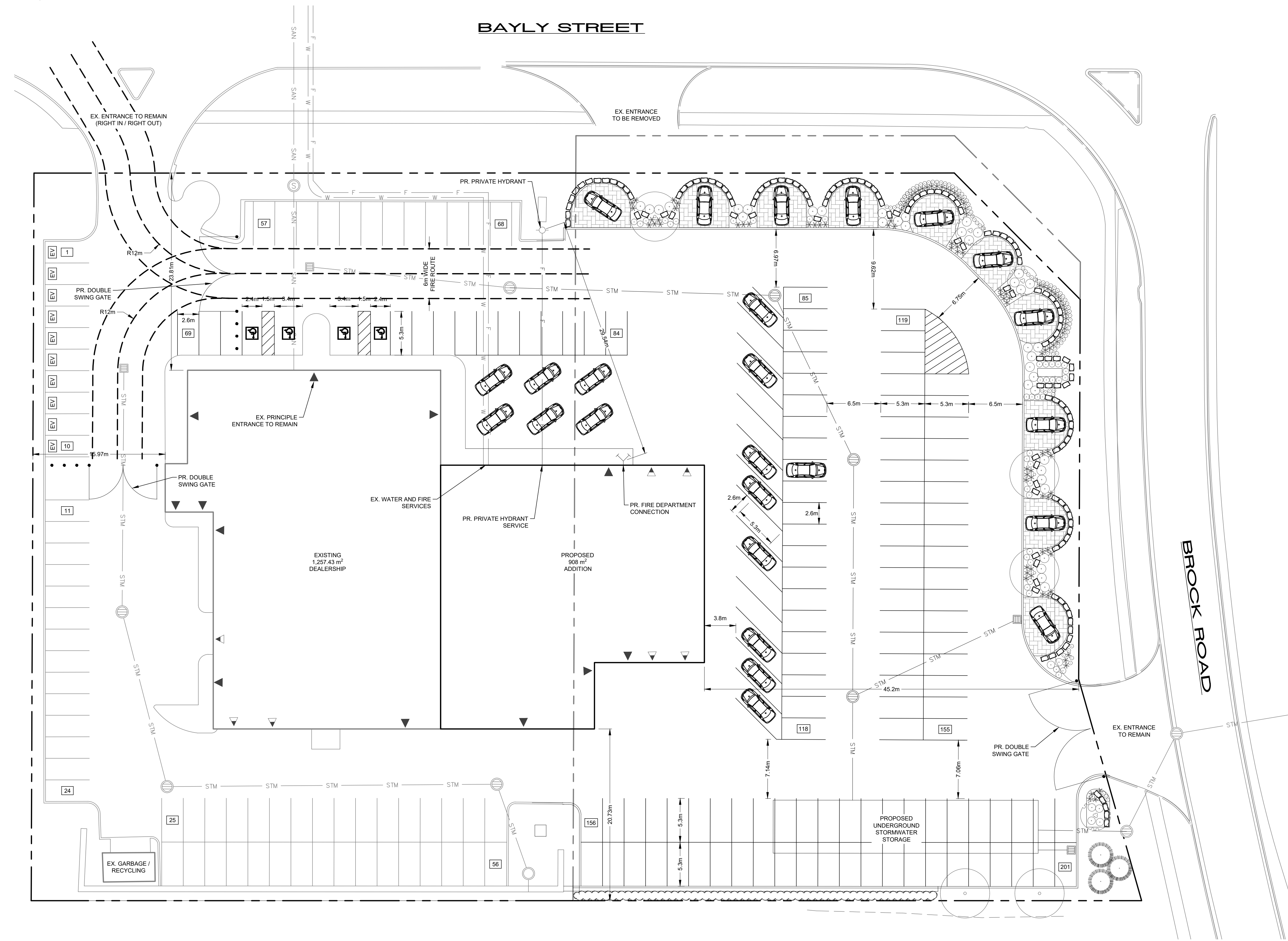
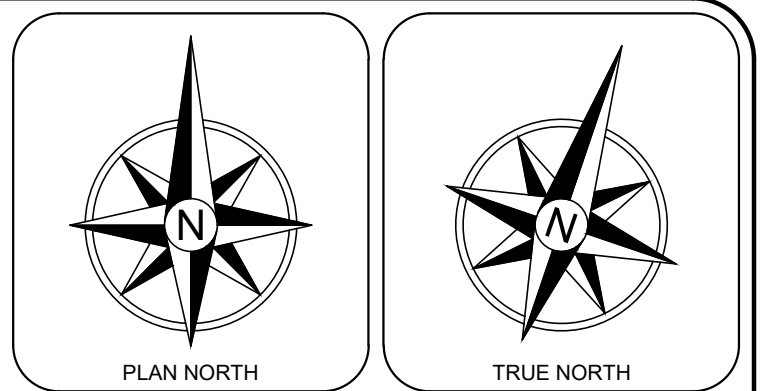
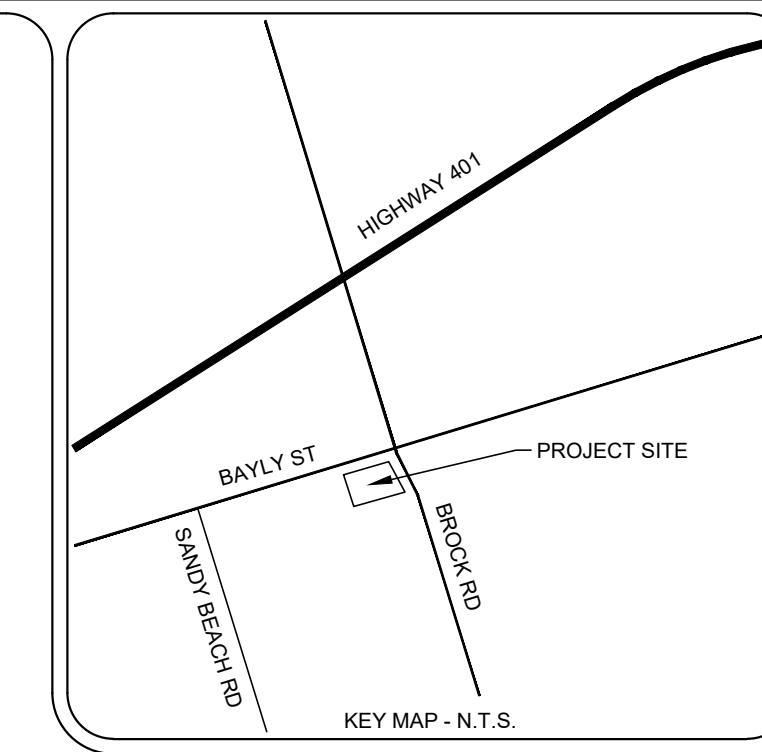


METRIC
ALL UNITS ARE METRIC UNLESS NOTED OTHERWISE

- NOTES:**
- TOPOGRAPHIC SURVEY PROVIDED BY J.D. BARNES LTD. (OCT 28, 2020). ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF PICKERING BENCHMARK No. R-042 HAVING A PUBLISHED ELEVATION OF 84.884m (CGVD-1928.1978).
 - THE LOCATIONS OF ALL UTILITIES ARE ILLUSTRATIVE ONLY. THE ACCURACY OF LOCATION, DEPTH OR ORIENTATION IS NOT IMPLIED. ALL SUB-CONTRACTORS ARE TO CONFIRM INDEPENDENTLY THE EXACT LOCATIONS OF ALL UTILITIES AND SHALL ASSUME LIABILITY FOR ANY AND ALL DAMAGES INCURRED BY THEM.
 - CONSTRUCTION DETAILS NOT SHOWN ON PLANS ARE TO BE REFERENCED TO ONTARIO PROVINCIAL STANDARD DRAWINGS AND MUNICIPAL SPECIFICATIONS & STANDARDS, AS APPLICABLE.

EXISTING ZONING 1675 BAYLY STREET (EXCEPTION ZONE 85) / 1695 BAYLY STREET (EXCEPTION ZONE 65)									
SITE STATISTICS			SITE AREAS			PARKING SPACES			
REGULATIONS	REQUIRED	PROVIDED	TYPE	AREA	COVERAGE	TYPE	REQUIRED	PROVIDED	
MIN. LOT AREA		11,086.5 m ²	TOTAL LOT*	11,086.5 m ²	100%	VEHICLE SALES			
MIN. FRONT YARD		23.81 m	BUILDINGS	2,187.4 m ²	20%	3 SPACES PER 100m ² GFA (2,844.9 m ² / 100 m ² x 3)	85	201	
MIN. REAR YARD		20.73 m	ASPHALT / CONCRETE	7,344.0 m ²	66%				
MIN. EXTERIOR SIDE YARD		45.20 m	LANDSCAPE	1,555.1 m ²	14%				
MIN. INTERIOR SIDE YARD		15.97 m	*LOT AREA CONSIDERED IS THE COMBINATION OF BOTH LOTS			ACCESSIBLE PARKING	4	4	



REV No.	DATE ISSUED DD-MM-YY	REVISION DESCRIPTION
2	01-04-26	REISSUED FOR REZONING
1	23-12-25	FOR REZONING

PROJECT NAME	
BESSADA KIA PROPOSED ADDITION	
1675 BAYLY STREET PICKERING, ON	
PROJECT No. 23-1368	

KIRBY STRUCTURES
1260 TERWILLEGAR AVENUE, UNIT No. 2
OSHAWA, ONTARIO L1J 7A5
(905) 723-2223 KIRBYSTRUCTURES.COM

SCALE	DRAWN	CHECKED	APPROVED
1:250	DL	DT	DL

DRAWING TITLE: **SITE PLAN** DRAWING No.: **C1**