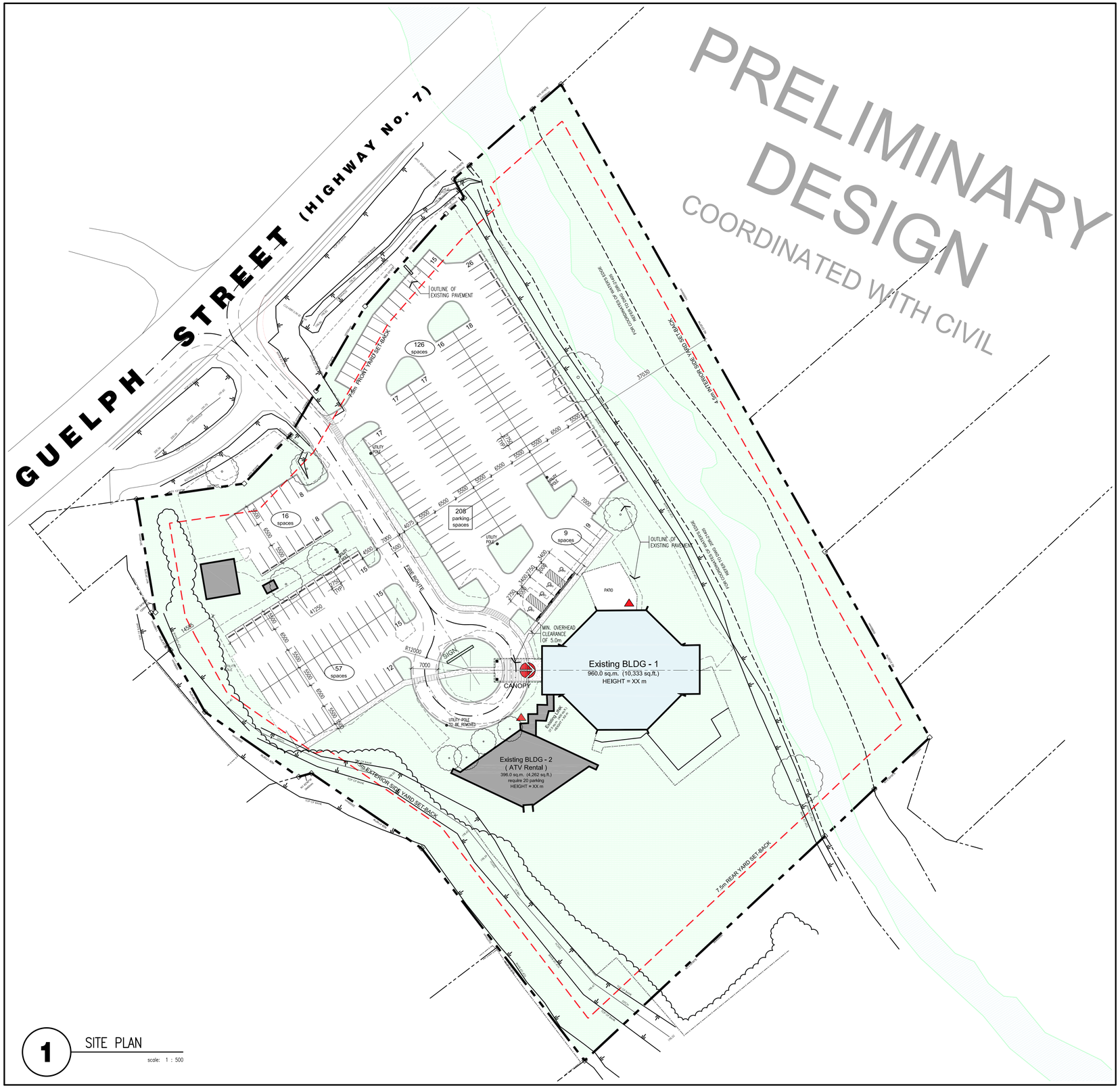


1 SITE PLAN

scale: 1 : 500

ZONE: HC zone (HAMLET COMMERCIAL)

PERMITTED USES:	CONFERENCE CENTER	AUTOMOTIVE RENTAL	
ZONING REGULATION	REQUIRED	PROVIDED	COMPLIANCE
MIN. LOT FRONTAGE	30.0 m	155.7 m	YES
MIN. LOT AREA	2,000 sq.m	26741 sq.m	YES
MINIMUM FRONT YARD	7.50m	XX m	YES
MINIMUM EXTERIOR SIDE YARD	4.50m	XX m	YES
MINIMUM INTERIOR SIDE YARD	4.50m	XX m	YES
MINIMUM REAR YARD	7.50m	XX m	YES
MAXIMUM BUILDING HEIGHT	2 STOREYS (11.00 m)	2 STOREYS (XX m TO U/S DECK)	YES

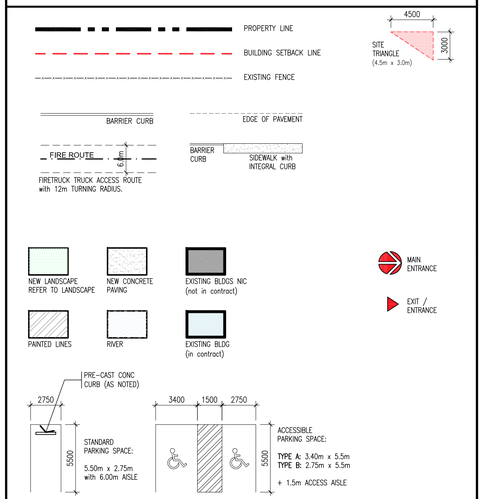
OFF-STREET PARKING

ZONING REGULATION	REQUIRED	PROVIDED	COMPLIANCE
PARKING REQUIREMENTS (HC Zone): min. PARKING SPACES = 1 per 10.0 sq.m.	TOTAL min. = 149 spaces REQUIRED	208 spaces PROVIDED (INCLUDING 4 BF SPACES)	YES
PARKING REQUIREMENTS – CONFERENCE CENTRE 1 space / 5.8 sq.m – ATV RENTAL 1 space / 20.0 sq.m – STORAGE 1 space / 30.0 sq.m	CONFERENCE CENTER and/or LINK (997.5 sq.m.) = **172** spaces ATV RENTAL (395.9 sq.m) = **20** spaces STORAGE (95.9 sq.m) = **4** spaces TOTAL min. = **196** spaces REQUIRED	208 spaces PROVIDED (INCLUDING 4 BF SPACES)	YES
PARKING DIMENSIONS	2.750m X 5.500m	2.600m X 5.500m (includes a 6.00m aisle)	YES
ACCESSIBLE PARKING REQUIREMENTS IF BETWEEN 13 to 100 REQUIRED PARKING SPACES, then MINIMUM 4% SHALL BE BARRIER FREE	1 BF space REQUIRED	2 BF space	YES
ACCESSIBLE PARKING DIMENSIONS	TYPE 'A' (3.40m x 5.50m) TYPE 'B' (2.75m X 5.50m) + 1.50m aisle	TYPE 'A' (3.40m x 5.50m) TYPE 'B' (2.75m X 5.50m) + 1.50m aisle	YES
MINIMUM WIDTH OF DRIVEWAYS AND PARKING AISLES	6.7 m	7.0 m	YES

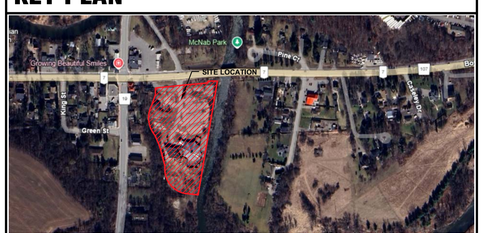
BICYCLE PARKING

ZONING REGULATION	REQUIRED	PROVIDED	COMPLIANCE
2 BICYCLE PARKING SPACES PLUS 1 PER 1000 sq.m. OF GROSS FLOOR AREA.	4 SPACES	4 SPACES	YES

LEGEND



KEY PLAN



THE LEGAL DESCRIPTION & PROPERTY INFORMATION USED FOR THIS DRAWING HAS BEEN TRANSFERRED FROM THE FOLLOWING DRAWING(S): PDF OF LAND SURVEY PROVIDED BY CLIENT. VAN HARTEN LAND SURVEYORS, NOVEMBER 28, 2024.

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DESIGN

Option-01b 2025-07-18

(coordinated with Civil & Survey)

No.	REVISIONS	date
02		
01	ISSUED FOR ZBA/OBA	2025.02.28

PROJECT NORTH

TRUE NORTH

scale AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS — BRANT R. JOHNSON LICENCE 9684

drawn	CRT
last worked on	2025.07.18
by	CRT
checked	B.R.J.
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BJC architects + assocs. inc.

client
HALTON MANAGEMENT INC.
16917 STEELES AVENUE
HORNBY ONTARIO

project
CONFERENCE CENTER
530 GUELPH STREET
NORVAL ONTARIO

drawing title
PROPOSED SITE PLAN

reference

project no. 24-108

client reference number

sheet no. A-101 01

s:\ 2024 \ 23-108 (Halton Management Inc) Conference Center (Norval) \ 01-BJCa \18-Drawings \ 03-SPA & or ZBA \ **