



SITE PLAN

6 PRINCESS STREET
MOUNT ALBERT

LOT 125 AND PART OF LOT 126
JUDGE'S PLAN 403
BEING IN THE
TOWN OF EAST GWILLIMBURY
REGIONAL MUNICIPALITY OF YORK

Subject Lands - 12347m2

SITE STATISTICS	
Existing retail floor area	1070m2
Proposed retail floor area	487m2
Total retail floor area	1557m2
Proposed second floor office floor area	246m2
Existing storage building	670m2
Proposed storage building addition	165m2
Total storage area	835m2
Existing lot coverage	14%
Proposed lot coverage	21%

ZONING COMPLIANCE CHART		
Zoning C3 - ORM (98) - Map #6		
	Required	Proposed
Lot Frontage	Nil	77.87 (existing)
Lot area minimum	5ha	1.23ha (existing)
Lot area maximum	15ha	1.23ha (existing)
Minimum front yard	3.0m	3.7m
Minimum rear yard	3.0m	18.0m
Minimum int side yard	3.0m	11.65m
Minimum ext side yard	3.0m	40.99 (existing)
Maximum retail floor area	2000m2	1557m2
Retail parking (1/20m2)	78 spaces	
Warehouse parking (1/185m2)	5 spaces	
Office parking (1/30m2)	8 spaces	
Total parking required	92 spaces	82 spaces
Accessible parking	4 spaces	4 spaces

Proposed new impervious area 460m2

- Legend**
- HP Hydro Pole
 - LS Light Standard
 - ↔ Traffic Flow
 - DH Dry Hydrant Fire Prevention
 - DW Drilled Well
 - ▭ Catch Basin & Drain
 - ➔ Direction of Overland Flow
 - ➔ Drainage
 - ▭ Fire Route

Thorstone Consulting Services
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PREPARED FOR:
WILLETTS

DATE:
MAY 10, 2018

REVISION

Site Servicing July 21/18

Notes - July 23 for Site Plan Submission July 26/18

Sept 18/18

Oct 10/18

Sept 23/22

Oct 18/22

May 8/23

