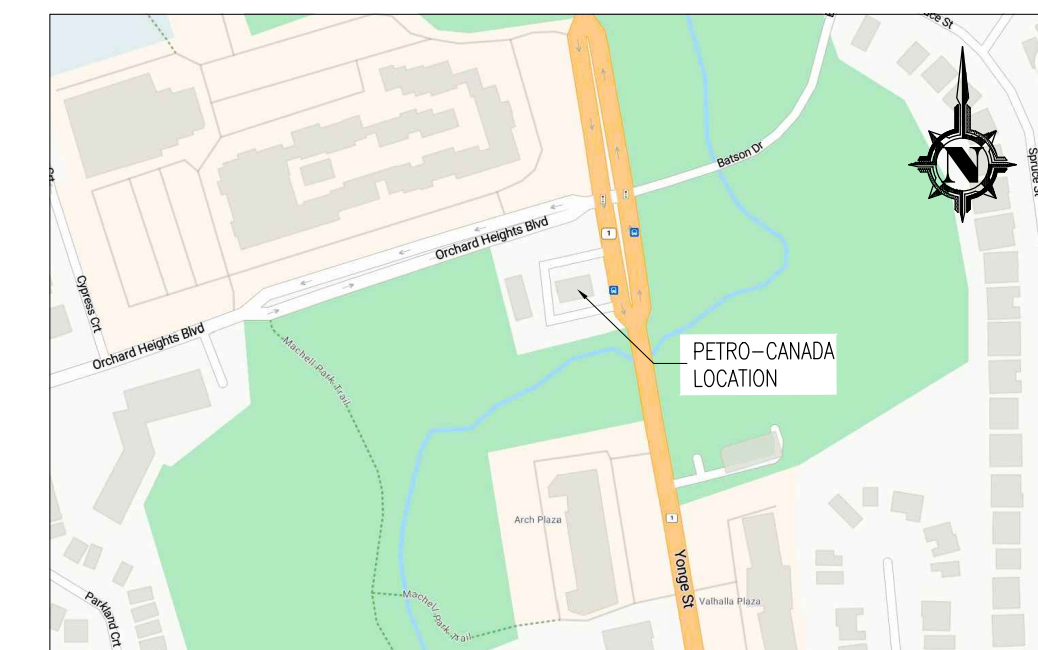


SITE AND BUILDING DATA	
LEGAL DESCRIPTION	PART LOT 2, PLAN 246
MUNICIPAL ADDRESS	15612 YONGE STREET, AURORA, ONTARIO
EXISTING	PROPOSED
ZONING:	C3 - SERVICE COMMERCIAL ZONE & EP - ENVIRONMENTAL PROTECTION ZONE
SUBJECT PROPERTY ZONING	C3 - SERVICE COMMERCIAL ZONE & EP - ENVIRONMENTAL PROTECTION ZONE
ADJACENT ZONING	EP - ENVIRONMENTAL PROTECTION ZONE
NOTES:	SITE WITHIN NATURAL HAZARD OVERLAY SITE WITHIN 0-2 YEAR ZONE FOR WELLHEAD PROTECTION AREA
LOT FRONTAGE:	52.287m
LOT COVERAGE:	MAX 35% = 2696.715m <sup>2</sup>
SITE AREAS:	
C3 ZONING	±3687.389m <sup>2</sup>
EP ZONING	±4017.511m <sup>2</sup>
TOTAL PROPERTY AREA	7704.9m <sup>2</sup> (1.904Ac, 0.77Ha)
BUILDING AREA C-STORE AND QSR (GFA)	287.1m <sup>2</sup> TOTAL
GFA BREAKDOWN C-STORE AND QSR	C-STORE = 178.013m <sup>2</sup> , QSR = 109.087m <sup>2</sup>
CAR WASH (GFA)	167.7m <sup>2</sup>
CANOPY AREA	212.287m <sup>2</sup>
LANDSCAPE AREA	790.047m <sup>2</sup>
ASPHALT AREA	3483.813m <sup>2</sup> (45.2%)
REQUIRED	PROPOSED
SETBACKS:	
FRONT	10m
EXTERIOR SIDE	10m
INTERIOR SIDE	3m
REAR	7.5m
PUMP / CANOPY SETBACKS	4.5m
LANDSCAPING STRIP	3m
LANDSCAPING	
8% OF TOTAL LOT AREA	616.392m <sup>2</sup> (8%)
8% OF PROPOSED DEVELOPED C3 AREA	450.722m <sup>2</sup> (8%)

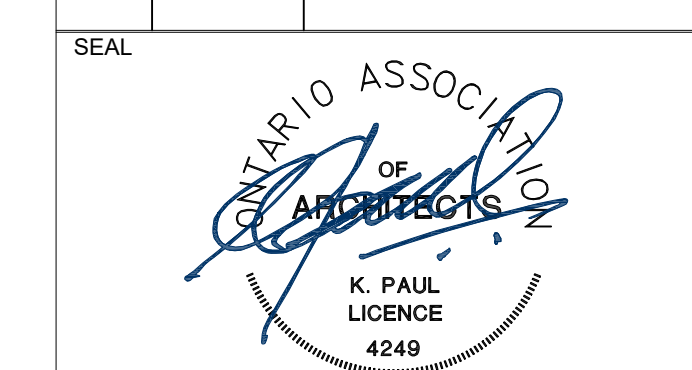
SITE AND BUILDING DATA CONTINUED	
BUILDING HEIGHT	5.3m SINGLE STOREY
C-STORE AND QSR	4.82m SINGLE STOREY
CAR WASH	5.5m
CANOPY	5.5m
PARKING AND STACKING:	REQUIRED
LOADING SPACE	1 @ 3.5m x 9m
RESTAURANT PARKING 178m <sup>2</sup> GFA	12
CONVENIENCE STORE 178m <sup>2</sup> GFA	5
CAR WASH 167.7m <sup>2</sup> GFA	2
EMPLOYEE STALLS	2
EV STALLS	2 @ 2.75m x 6.7m
TOTAL	17
ACCESSIBLE PARKING	19 INCLUDING 2 ACCESSIBLE + 2 EV + 2 VACUUM + 2 EMPLOYEE
RESTAURANT STACKING	1 TYPE "A" 3.65m WIDE x 5.3m DEEP
CAR WASH STACKING	1 TYPE "A" 3.65m WIDE x 6.0m DEEP
BICYCLE PARKING: 2 + 1 PER 1000m <sup>2</sup> GFA	1 TYPE "B" 2.7m WIDE x 5.3m DEEP
	1 TYPE "B" 2.75m WIDE x 6.0m DEEP



**KEYPLAN NTS**  
PART OF SURVEY AND TOPOGRAPHY OF  
REGISTERED PLAN 246  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

ISSUED		
NO.	DATE	DESCRIPTION
01	2025-06-18	ISSUED FOR SPA

REVISION		
NO.	DATE	DESCRIPTION
1	2025-04-29	UPDATE ACCESS WIDTH ON ORCHARD HEIGHTS BOULEVARD
2	2025-05-05	UPDATE PARKING STATS TABLE



The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

**K. PAUL ARCHITECT INC.**  
TORONTO • VANCOUVER • ORLANDO

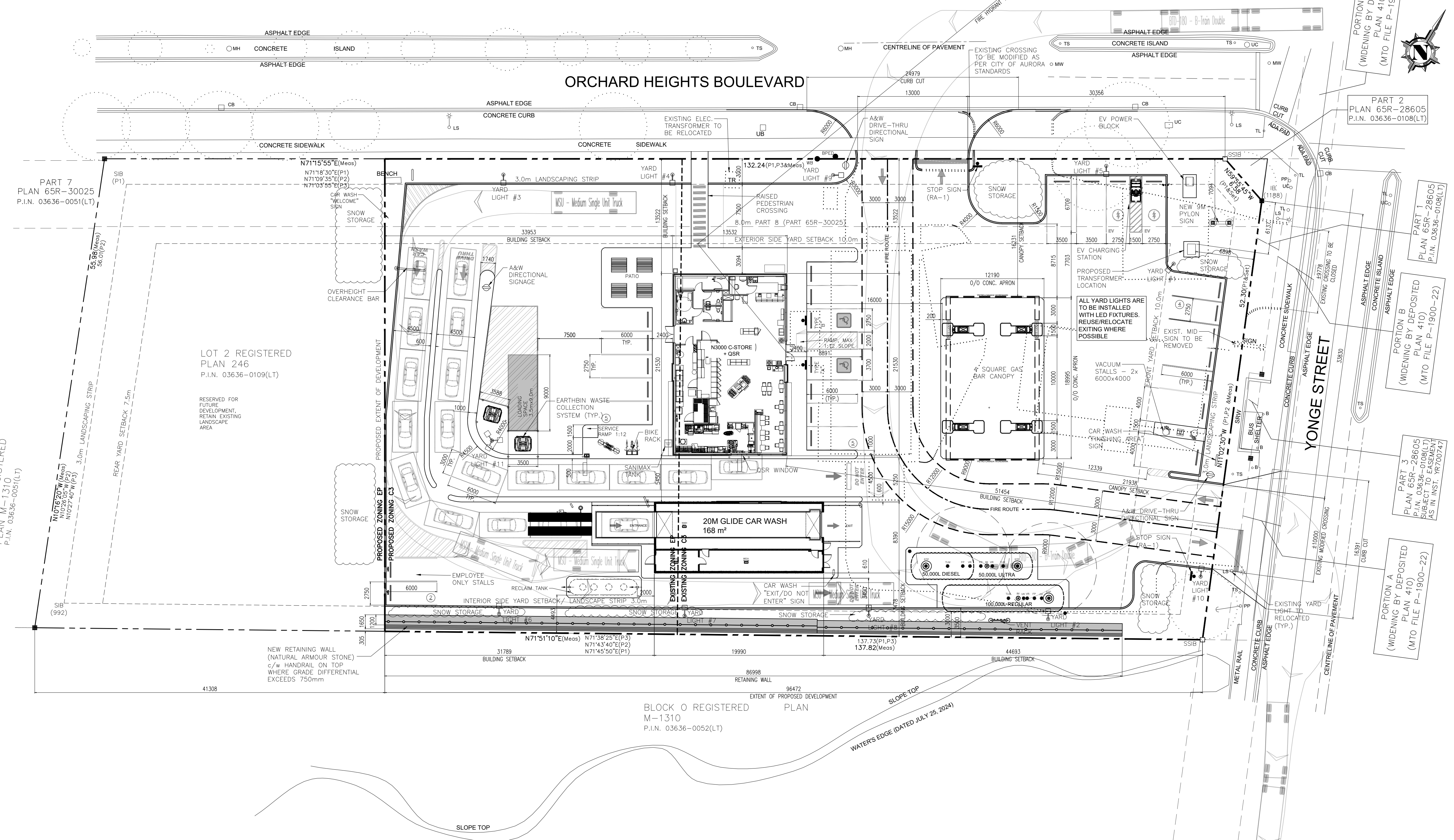
2660 Sherwood Heights Dr. Suite 200, Oakville, Ontario, L6J 7Y8  
www.kpaularchitect.com  
(905)337-9800 fax (905)337-1986



DRAWING TITLE  
**PROPOSED SITE PLAN**

PROJECT  
**15612 YONGE STREET  
AURORA, ONTARIO**

DRAWN	CHECKED
RD	
SCALE	DATE
1:250	2025-07-07
PROJECT NO.	DRAWING NO.
05289	SP1



05289 - SP1 - 2025-07-07.dwg 06:30:07 07/07/2025