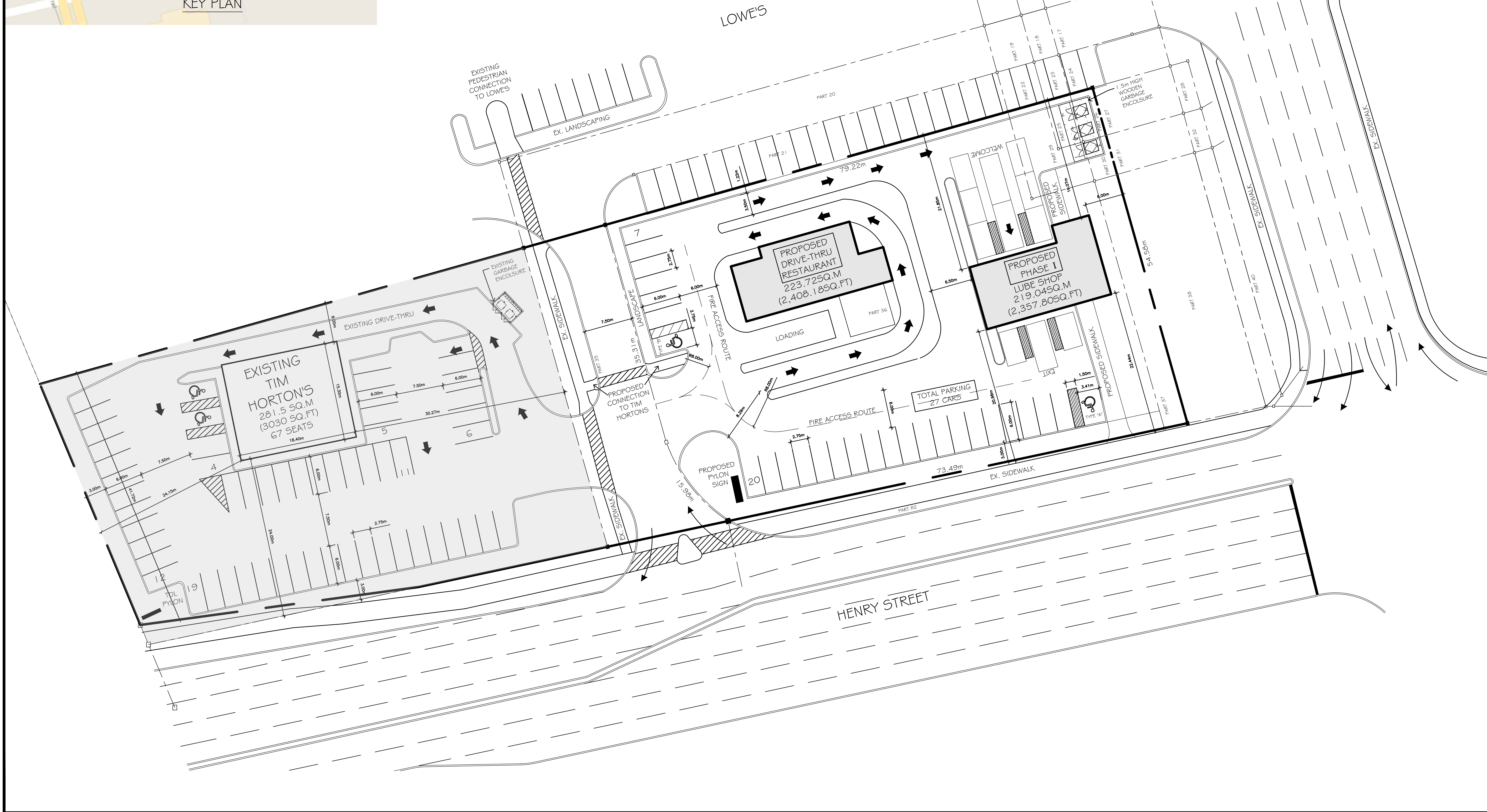
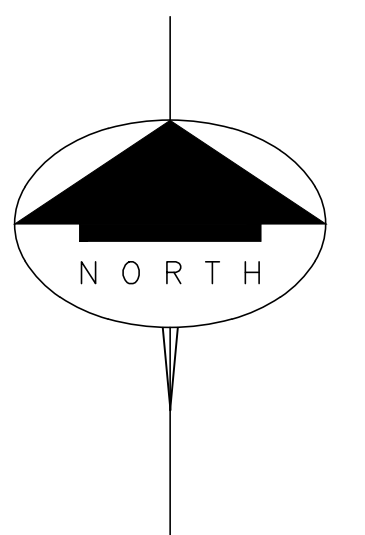


| Site Statistics                                     |                       |                    |
|---|-----------------------|--------------------|
| Zoning By-Law Compliance Review                     |                       |                    |
| Item  | Proposed              | Requirement        |
| Zoning Category                                     | C12                   | C12                |
| Gross Floor Area (total)                            | 500.54 m <sup>2</sup> | N/A                |
| Lot Area (minimum)                                  | 8,200 m <sup>2</sup>  | 750 m <sup>2</sup> |
| Lot Width (minimum)                                 | 41.7 m                | 30.0 m             |
| Lot Coverage (maximum)                              | 6.10%                 | 25%                |
| Building Height (maximum)                           | 6.7 m                 | 7.5 m              |
| Front Yard (Wayne Gretzky Parkway)                  | 24.15 m               | 15.0 m             |
| Rear Yard (minimum)                                 | 6.0 m                 | 6.0 m              |
| Interior Side Yard (minimum)                        | 19.07 m               | 6.0 m              |
| Exterior Side Yard (Henry Street)                   | 20.96 m               | 15.0 m             |
| Parking (Lube Shop - min. 4 spaces per service bay) | 27                    | 12                 |
| Parking (ex. Tim Horton's)                          | 57                    | 45                 |
| Stacking Lane Spaces (min. per service bay)         | 3                     | 0                  |
| Loading (minimum)                                   | 0                     | 0                  |
| Planting Strip (minimum)                            | 3.0 m                 | 3.0 m              |

| REVISION |                        |                  |
|----------|------------------------|------------------|
| NO.      | DESCRIPTION:           | DATE: (MM/DD/YY) |
| 1        | ISSUED FOR PRE-CONSULT | 11/09/17         |
| 2        | PRE-CONSULT REVISIONS  | 12/21/17         |
| 3        | RESTAURANT ADDED       | 04/06/18         |

Construction North: \_\_\_\_\_

Stamp: \_\_\_\_\_



VICANO CONSTRUCTION LIMITED  
 225 Paris Rd.  
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 TEL: 519-759-4120 FAX: 519-759-6911

PROPOSED  
 LUBE SHOP  
 225 HENRY STREET  
 BRANTFORD, ONTARIO

PRELIMINARY  
 SITE PLAN

Project Title: \_\_\_\_\_

Design: P.V.

Drawn: R.B.

Date: NOVEMBER 9, 2017

Dwg. no. \_\_\_\_\_

Scale: 1:250

SPI