SITE PLAN GENERAL NOTES:

1) REFER TO LOT GRADING PLAN PREPARED BY VAN HARTEN
2) ALL EXISTING PARKING AND LANDSCAPE SPACES TO REMAIN UNLESS NOTED OTHERWISE.
3) ALL NEW PROPOSED LIGHTING TO BE DARK SKY COMPLIANT
4) CONTRACTOR TO ENSURE INSTALLATIONS OF EXISTING/PROPOSED SERVICE LATERALS (STORM/SANITARY) INVERTS, SIZE/SLOPE ARE AS PER THE TOWNSHIP OF CENTRE WELLINGTON STANDARDS.

LEGEND

- TACTILE INDICATOR
- WALL SCONCE
- SIAMESE CONNECTION
- PAINTED LINES
- LIGHT POLE
- BENCH
- ACC. ACCESSIBLE PARKING SIGN (GROUND MOUNTED)

SIGNAGE NOTE:
ALL SIGNAGE TO BE APPROVED AND CONFIRMED BY A SIGNAGE PERMIT TO THE TOWNSHIP OF CENTRE WELLINGTON

GRADING/SERVING NOTE:
REFER TO SITE GRADING & SERVICING PLAN PREPARED BY VAN HARTEN SURVEYING INC.

LANDSCAPE NOTE:
REFER LANDSCAPE PLAN PREPARED BY ABOUD & ASSOCIATES INC. FOR ALL LANDSCAPE DETAILS.

ELECTRICAL NOTE:
REFER TO SITE PHOTOMETRIC AND LIGHTING PLAN PREPARED BY MAGH ENGINEERING INC..

PROPOSED SIGNAGE FOR BURGER KING RESTAURANT
EXISTING SIGNAGE
EXISTING CURB TO BE REMOVED AND RELOCATED
NEW CURB
PAINTED CROSS WALK LINES
EXISTING CURB TO REMAIN
EXCESS SNOW STORAGE AS REQUIRED 70.4m²
EXCESS STORAGE STORAGE AS REQUIRED 63.9m²
REMOVE CHAIN LINK FENCE AND REPLACE w/ SOLID BOARD FENCE. REFER TO LANDSCAPE PLANS
EXISTING FIRE-ROUTE FROM HOTEL PROPERTY
EXISTING SOLID BOARD FENCE AT ADJACENT RESIDENTIAL PROPERTY TO REMAIN
EXISTING SHARED ENTRANCE TO REMAIN
EXISTING CURB TO REMAIN
LANDSCAPE BUFFER
PROPOSED MUDMAT
RELOCATED CURB CUT
REMOVE EXISTING CURB
RELOCATED CURB

PARK LOT 4, REGISTERED PLAN 132
PARK LOT 3, REGISTERED PLAN 132

BUILDING C
1 STOREY DRIVE-THRU RESTAURANT
LOT COVERAGE = 233.2 sq.m

BUILDING A
EXISTING 2 STOREY HOTEL
NO. 830
(40 ROOMS)
LOT COVERAGE = 996 sq.m

BUILDING B
5 STOREY
MIXED-USED RESIDENTIAL
NO. 820
(45 UNITS)
LOT COVERAGE = 969 sq.m

No. 810
EXISTING GAS STATION CONVENIENCE STORE w/ DRIVE-THRU

FIRE-ROUTE
CENTERLINE OF FIRE ROUTE

EXISTING PORTE COCHERE
EXISTING GRAVEL PATH
EXISTING TRANSFORMER TO REMAIN
LOADING PAD
LOADING SPACE
SNOW STORAGE 14.4m²
SNOW STORAGE 38.4m²
SNOW STORAGE 13.5m²
RELOCATED EXISTING HYDRANT
STAIR A
STAIR B
GARBAGE / LOADING ROOM
MECH.
ELEC.
ELEV.
WALKWAY
BICYCLE PARKING
LOADING SPACE
ACCESSIBLE PARKING SIGN
TACTILE STRIP (TYP.)
PROPOSED UNDERGROUND SERVICE ROUTE
PROPOSED FIRE ROUTE DETAILS, SEE DETAILS ON SHEET 3
EXISTING SIDEWALK
EXISTING GRADES
STEEL LID
CONCRETE
PROPANE TANK
MOLOK GARAGE CONTAINERS
ESSO SIGN
TRANSFORMER
AIR PUMP
PART 4, 61R-11201
PART 6, 61R-11201
PART 7, 61R-11201
PART 2, 61R-11201
ST. DAVID STREET NORTH (HWY NO. 6)
STRATHALLEN STREET
TRUE NORTH
0m 2m 5m 10m 20m

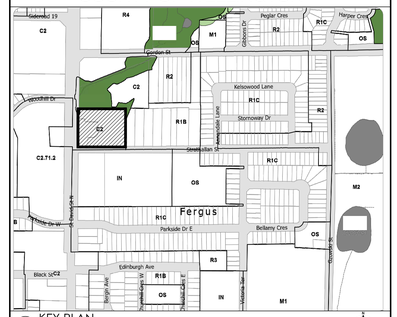
1 SITE PLAN
1:250

SITE PLAN APPLICATION NUMBER

SP01-2021

TOWN OF FERGUS SITE PLAN

PLAN 167
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON



2 KEY PLAN
N.T.S

ZONING INFORMATION - ZONING BYLAW no. 2009-045					
PROPOSED BUILDING STATS					
(GH&D: Highway Commercial (C2) Zone for Mixed-Use					
Permitted Uses					
MIXED-USE					
RESIDENTIAL/COMME		YES			
Zone Provisions (Section 10.3.2 & 10.3.4)		REQ'D (SM/M)	PROV.(SM/M)		
			Building A (existing hotel)	Building B	Building C
(a)	Min. Lot Area	700 sq.		9,435.7	
(b)	Min. Lot Frontage	20 m		51.4 m	
(c)	Min. Front Yard Depth	3m	62.58	7.61	12.80m
	For a building containing dwelling units adjacent to the street line, the building face shall be stepped back 2 m for each storey above the third	2 m	n/a	0 m	n/a
(d)	Min. Landscape Buffer Abutting Street Line	3m	N/A	4.87 m	4.99 m
(e)	Residential Uses on Ground Floor	Not permitted within 7m of a street line		n/a	
(f)	Min. Rear Yard	7.5m	14.46m	58.99	54.06m
(g)	Min. Interior Side Yard	3m	6.24m / 31.04m	15.99	3m / 8m
(h)	Min. Landscape Open Space	20%		20.11%	
	soft landscape			1296.90m²	
	hard landscape			930.80m²	
	rooftop amenity & greenspace			179.50m²	
	TOTAL LANDSCAPE			2415.20m²	
(i)	Max. Building Height	18 m but no greater than 5 storeys for a building containing dwelling units	2 Storeys (7m) [pre-existing legal-non-compliant]	5 Storeys (17.2 m)	1 Storeys (4m) [pre-existing legal-non-compliant]
(j)	Min. Building Height	7.5 m and 2 Storeys			
(k)	Buffer Strip	2.5 m		1.5m	
	Max. Lot Coverage	40%	10.3%	10.6%	2.4%
				23.31%	

BUILDING 'B' GFA

Floor level			AREA (m²)	AREA (SF)	
1	GROUND FLOOR AREA (COMMERCIAL)	1 floor	906.0	9,752.1	
2	SECOND FLOOR AREA (RESIDENTIAL/BUISNESS)	1 floor	989.0	10,645.5	
3	THIRD FLOOR (RESIDENTIAL)	1 floor	989.0	10,645.5	
4	FOURTH FLOOR (RESIDENTIAL)	1 floor	989.0	10,645.5	
5	FIFTH FLOOR (RESIDENTIAL)	1 floor	790.0	8,503.5	
TOTAL GFA		5 floors	4663.0	20,397.6	

LOT COVERAGE STATS

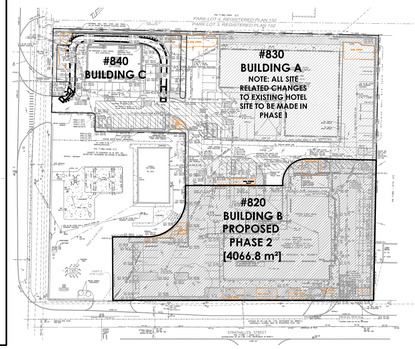
		AREA (m²)	AREA (SF)	
A	EXISTING BUILDING A	996.0	10,720.8	10.56%
B	BUILDING B (TP/ASE 2)	1014.0	10,914.6	10.63%
C	BUILDING C (P/ASE 1)	233.3	2,511.2	2.42%
TOTAL LOT COVERAGE		2243.3	24,146.7	23.31%

BYLAW - PARKING CALCULATION [PART 5.0]

	Building	Rooms/m2	Required	Proposed
BLDG. A	Hotel rooms	40 | 1 per guestroom	40	40
	Hotel SPA (Accessory service)	50.5 | 1 per 10m²	3	3
	TOTAL PARKING (including Accessible Parking)		43	43
BLDG. B	Apartment Units	45 | 1 per unit	45	45
	Commercial (1 SPACE PER 30m2)	516 | 1 per 30m²	17	13
	TOTAL PARKING (including Accessible Parking)		62	58
BLDG. C	Restaurant with Drive-Thru	86.4 | 1 per 9m²	10	10
	TOTAL PARKING (including Accessible Parking)		10	10
TOTAL PARKING			115	111

LOADING SPACES [part 5]

	SM	REQ'D	PROVIDED
BUILDING A (EXISTING)	996.0	1	0
BUILDING B (PHASE 2)	1,014.0	1	1
BUILDING C (PHASE 1)	233.3	0	1
TOTAL		2	2



2 PHASING PLAN
N.T.S

PROJECT NAME
ABBEYLAWN MANOR

PROJECT ADDRESS
820 ST. DAVID ST. N
FERGUS, ON

CLIENT
ABBEYLAWN MANOR LTD.

ARCHITECT
KHALSA DESIGN INC.
KHALSA DESIGN
BRAMPTON, ON
TELEPHONE: 647-468-2940

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REGISTRATION

ONTARIO ASSOCIATION OF ARCHITECTS
09 - 19 - 2023
AMRITPAL SINGH BANSAL
LICENCE
9524

Project number	19027
Date	09/19/2023
Drawn by	AB
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date
1	SPA RESUBMISSION #1	05/12/2021
2	SPA RESUBMISSION #2	09/10/2021
3	SPA RESUBMISSION #3	12/31/2021
4	SPA RESUBMISSION #4	05/02/2022
5	FIRE ROUTE UPDATE	06/30/2022
6	ZONING TABLE UPDATE	09/19/2023

PROPOSED SITE PLAN

ASP-1

ABBEYLAWN MANOR