

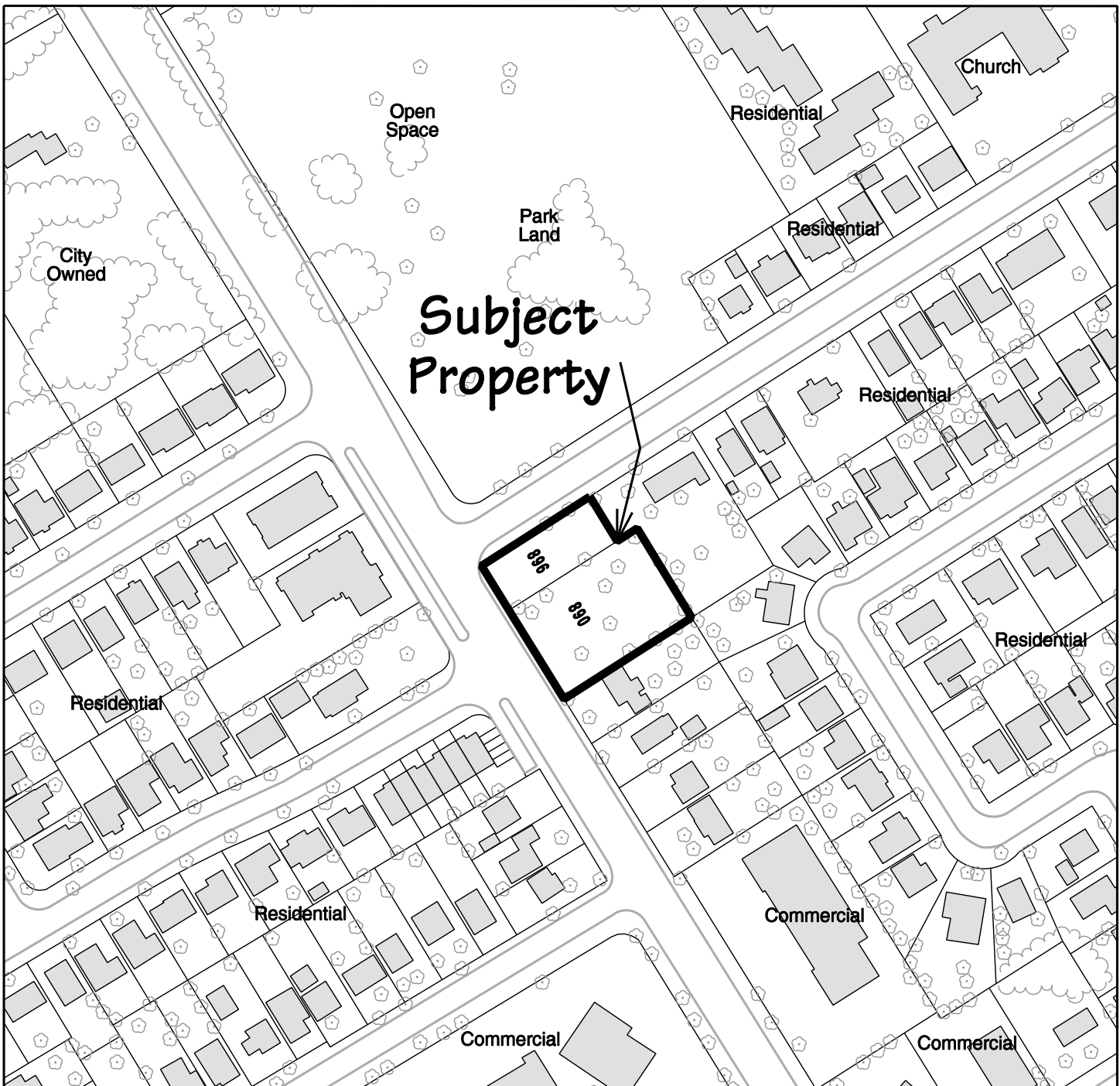
Land Use Map

File # z0915

Property Location: 890, 896 Chemong Rd

EXHIBIT
SHEET OF

Exhibit A
Page 1 of 1



The City of Peterborough Planning Division

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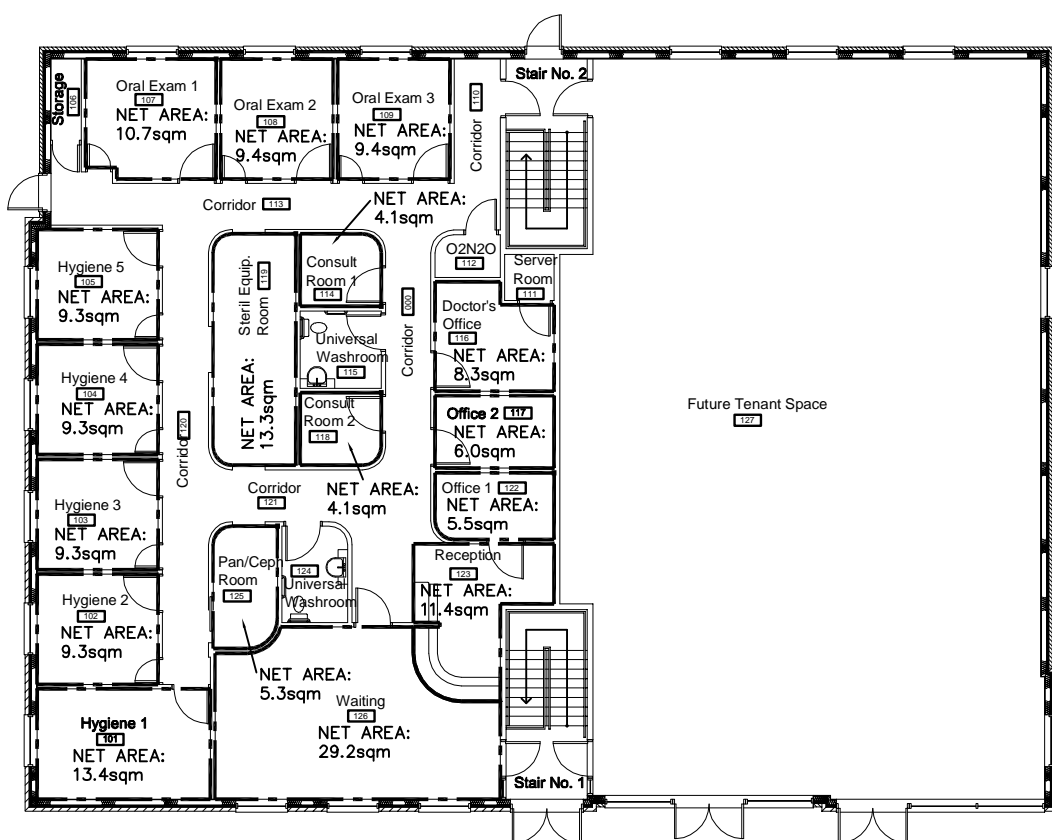


Date - June 2011

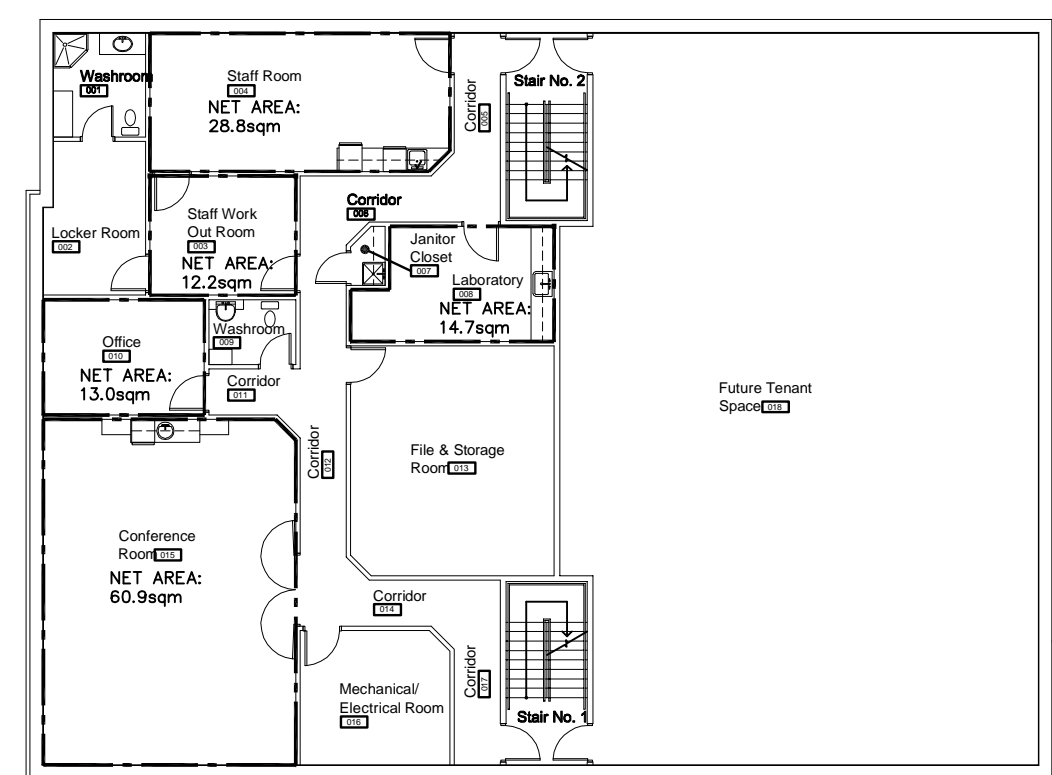
Dwg. by - CBerry

METRES

10 5 0 10 20 30 40

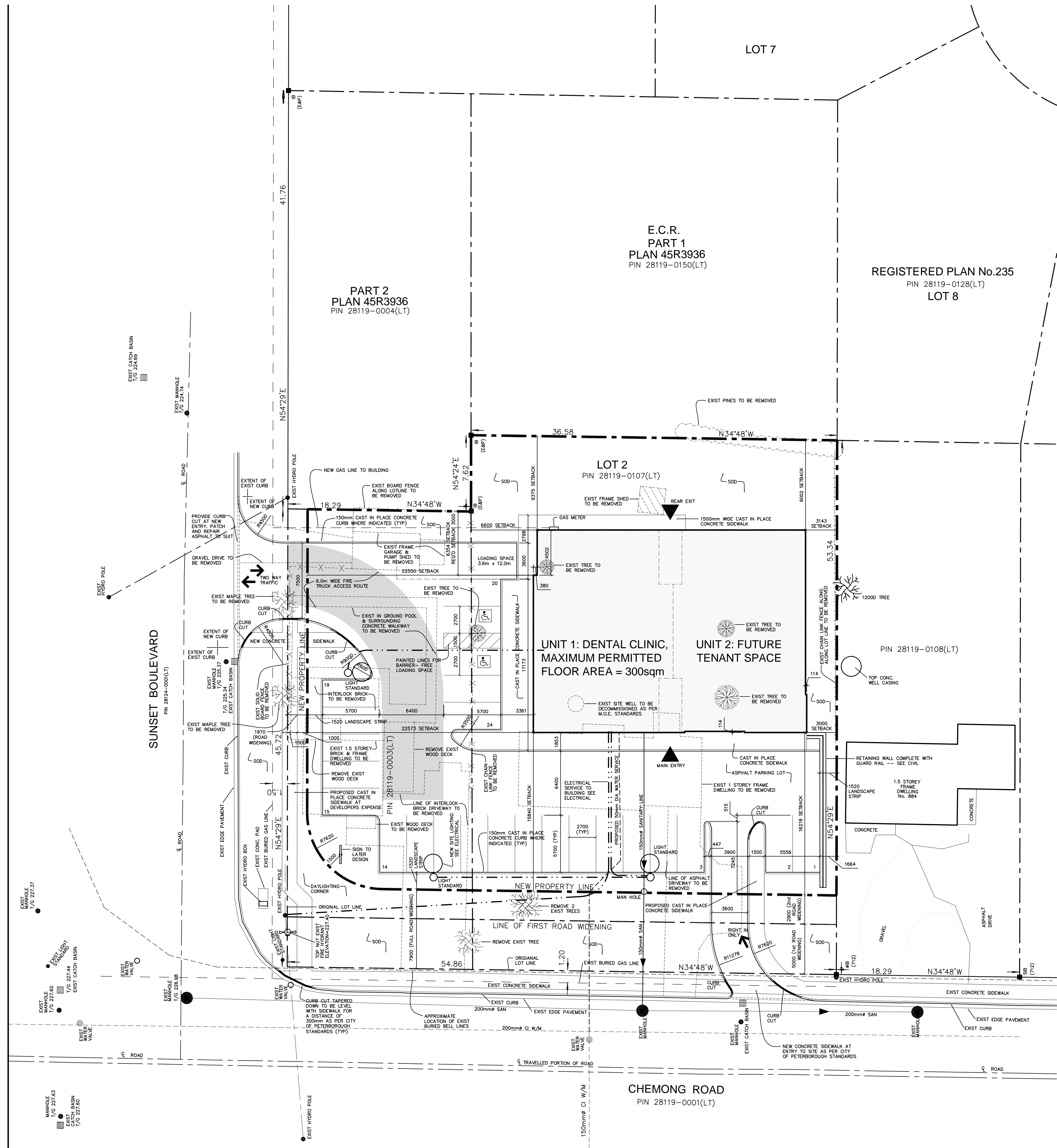


1. MAIN FLOOR NET AREA CALCULATIONS



2. BASEMENT NET AREA CALCULATIONS

No.	Room Name	Net Area
BASEMENT		
001	Washroom	N/A
002	Locker Room	N/A
003	Staff Work-Out Room	12.2sqm
004	Staff Room	28.8sqm
005	Corridor	N/A
006	Corridor	N/A
007	Janitor's Closet	N/A
008	Laboratory	14.7sqm
009	Washroom	N/A
010	Office	13.0sqm
011	Corridor	N/A
012	Corridor	N/A
013	File & Storage Room	N/A
014	Corridor	N/A
015	Conference Room	60.9sqm
016	Mechanica/ Electrical	N/A
017	Corridor	N/A
018	Future Tenant	N/A
MAIN FLOOR PLAN		
101	Hygiene 1	13.4sqm
102	Hygiene 2	9.3sqm
103	Hygiene 3	9.3sqm
104	Hygiene 4	9.3sqm
105	Hygiene 5	9.3sqm
106	Rear Entry	N/A
107	Oral Exam 1	10.7sqm
108	Oral Exam 2	9.4sqm
109	Oral Exam 3	9.4sqm
110	Corridor	N/A
111	Sever Room	N/A
112	02N20 Closet	N/A
113	Corridor	N/A
114	Consult Room 1	4.1sqm
115	Universal Washroom	N/A
116	Doctor's Office	8.3sqm
117	Office 2	6.0sqm
118	Consult Room 2	4.1sqm
119	Steri Equipment Room	13.3sqm
120	Corridor	N/A
121	Corridor	N/A
122	Office 1	5.5sqm
123	Reception	11.4sqm
124	Universal Washroom	N/A
125	Pan/ Ceph Room	5.3sqm
126	Waiting	29.2sqm
127	Future Tenant Space	N/A
STAIR No. 1		N/A
STAIR No. 2		N/A
NET AREA TOTALS		296.9sqm



SITE STATISTICS

SITE AREA: 2,267.0sqm (24,402sqft)

BUILDING AREA: 547.6sqm (5894.0sqft)

SITE COVERAGE (PROPOSED)

BUILDING AREA: $547.6/2267.0 = 24.2\%$
PARKING & DRIVEWAYS: $975.1/2267.0 = 42.9\%$

PARKING & DRIVEWAYS: $955.1/2207.0 = 41.2\%$

LANDSCAPED AREA: $784.3/2267.0 = 34.6\%$

MAIN FLOOR

NET BUILDING AREA (used to calculate parking) $547.6 \times 65\% = 355.9 \text{ sqm}$

PARKING REQUIRED: 1/18sqm OF CLINIC SPACE (355.9sqm)

$$355.9/18 = 19.77 \text{ SPACES}$$

BASEMENT

REQUIRING PARKING (Conference Room,
Laboratory & Office):
 $88.6\text{sqm}/28 = 3.16$ spaces

TOTAL PARKING REQUIRED: $19.8 + 3.2 = 22.93$ SPACES (23 SPACES)

PARKING PROVIDED = 24 SPACES

ORIGINAL SITE AREA: 30,000sqft (2,787.1sqm)




SITE AREA AFTER INITIAL ROAD WIDENING:
27,048sqft (2,512.8sqm)

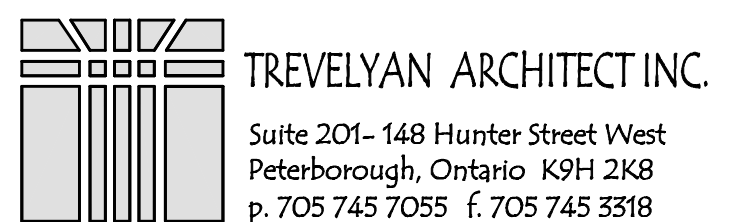
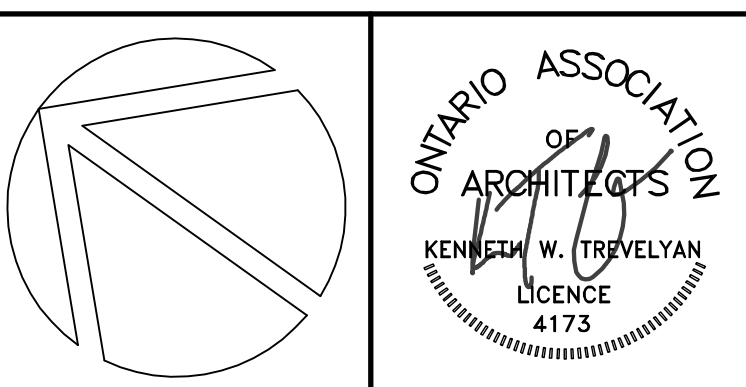
SITE AREA AFTER SECOND ROAD WIDENING:
24,620sqft (2,267.02sqm)

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES TO THE SITE & ARRANGING FOR THEIR DISCONNECTS.
2. THE EXISTING WELL IS TO BE DECOMMISSIONED AS PER M.O.E. STANDARDS
3. THE EXISTING WELL IS TO BE DECOMMISSIONED AS PER M.O.E. STANDARDS
4. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE UTILITIES SERVICES OF ANY DISCONNECTS TO BE MADE TO THE MUNICIPAL RIGHT OF WAY. ALLOW FOR A MINIMUM OF 48 HOURS NOTICE.
5. A ROAD OCUPANCY/ CUT PERMIT IS REQUIRED FOR ANY WORK TO BE COMPLETED WITHIN THE MUNICIPAL RIGHT OF WAY.
6. ALL WORK TO BE COMPLETED WITHIN THE ROAD ALLOWANCE, INCLUDING RESTORATION IS TO BE PERFORMED PER MUNICIPAL STAFF DIRECTION.
7. ALL PROPOSED CURBS APPROACHING SIDEWALKS ARE TO BE TAPERED DO WITHIN THE ROAD ALLOWANCE TO A DISTANCE OF 300mm as per CITY OF PETERBOROUGH STANDARDS.
8. THE SITE PLAN AGREEMENT WILL INCLUDE A CLAUSE FOR THE ALLOWANCE OF FUTURE PARKING LOT CONNECTIVITY TO THE ADJACENT PROPERTY TO ALLOW FOR THE EVENT THAT THE NEIGHBOURING PROPERTY IS COMMERCIALY DEVELOPED.

PRELIMINARY
NOT FOR CONSTRUCTION

	Site Plan Agreement	June 1, 2011
	Site Plan Re-Submission	Mar 25, 2011
	Site Plan Approval	Dec 20, 2010
No.	Issued / Revision	Date

Chemong Rd./
Sunset Blvd. Development

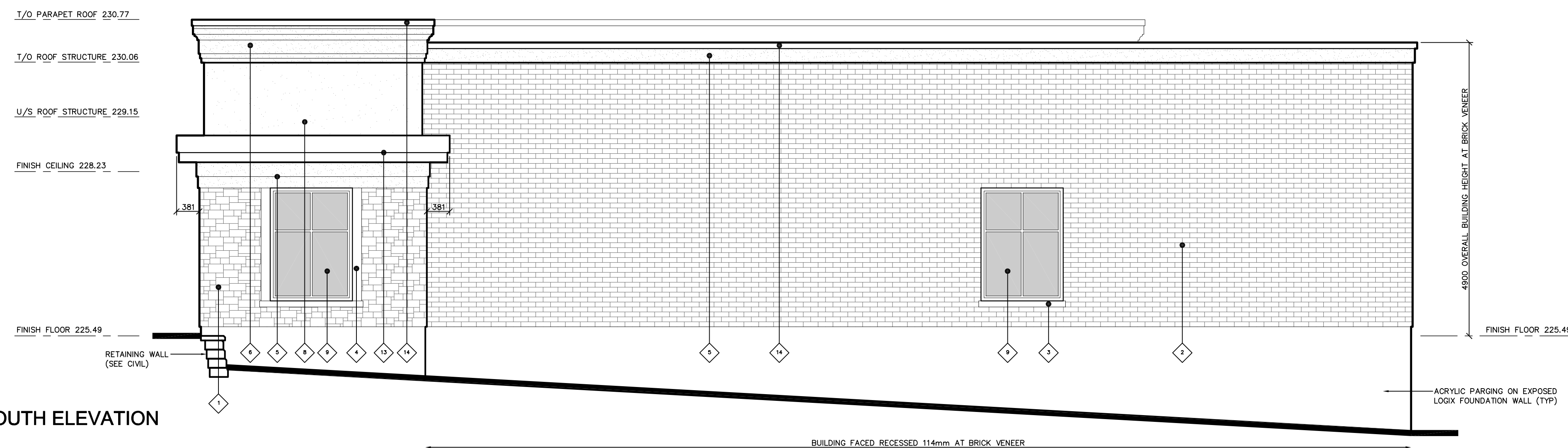
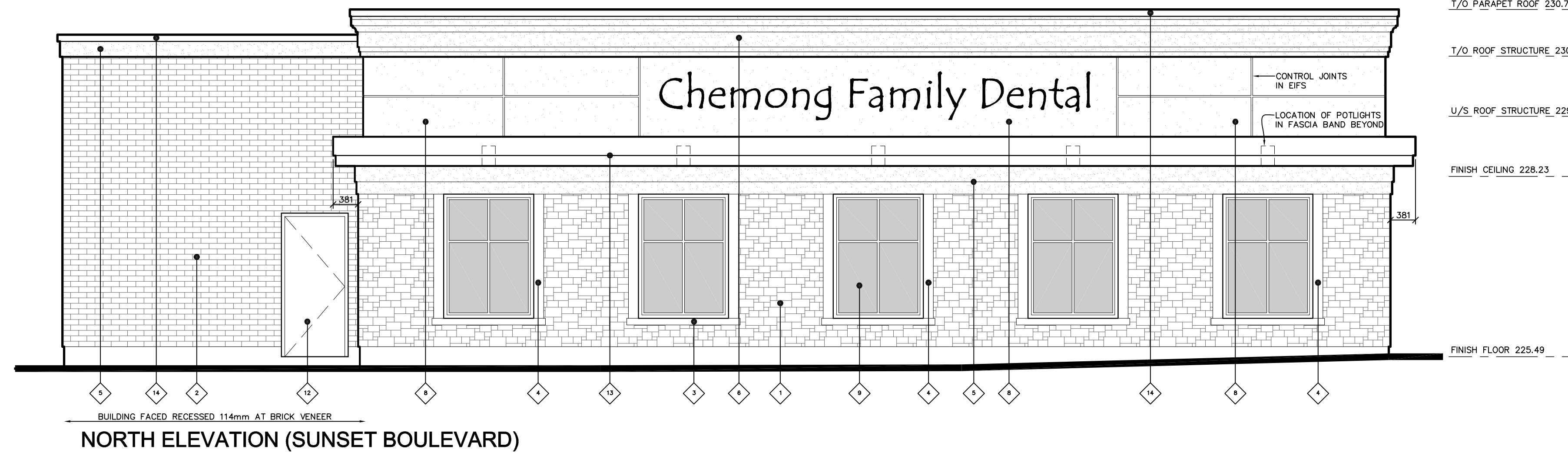
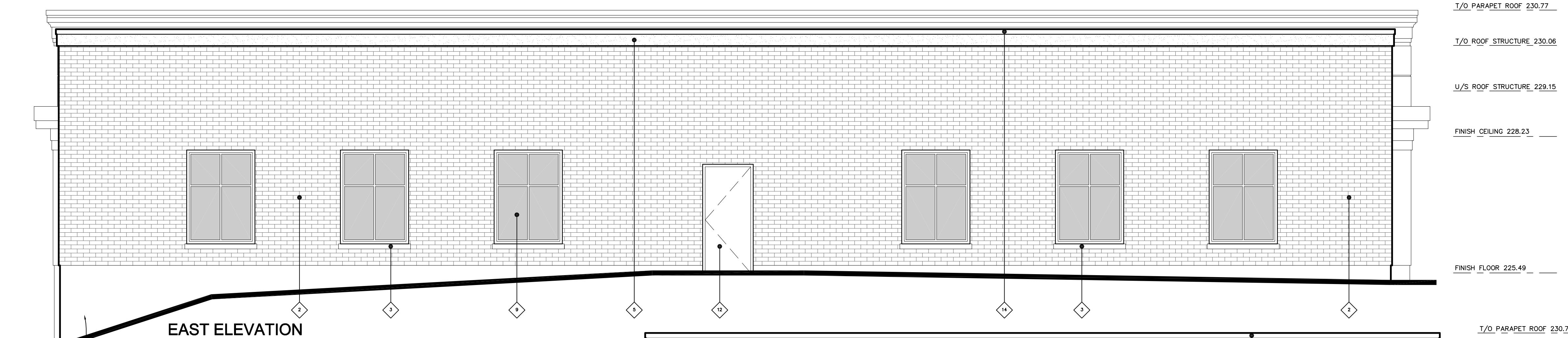
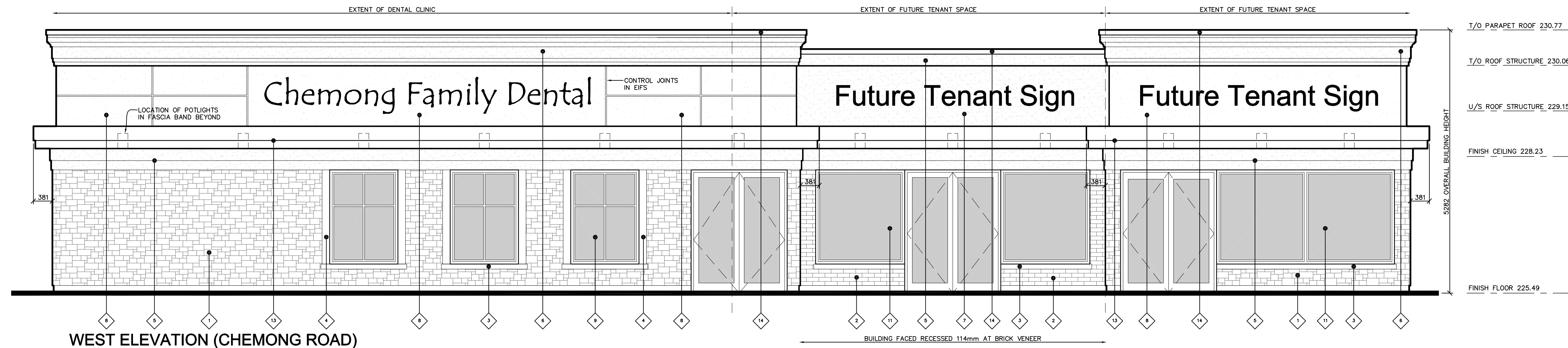
890 Chemong Road, Peterborough, ON

Drawing

SITE PLAN

Scale	1:200 metric
Date	March 16, 2011
Drawn	sm
Project Number	2918

A1

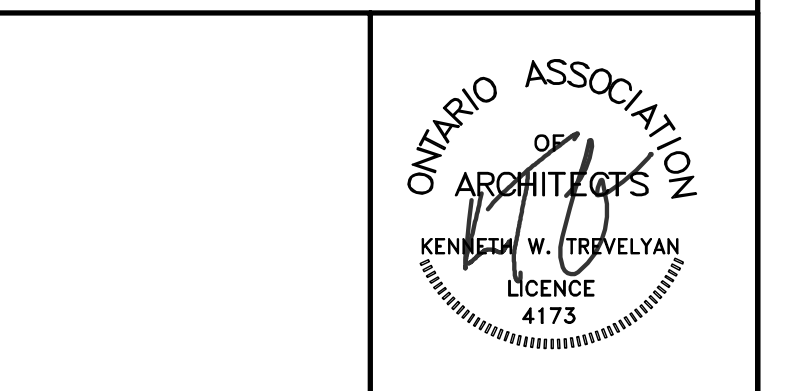


MATERIALS SCHEDULE

- 1 MANUFACTURED STONE VENEER
- 2 BRICK VENEER
- 3 MANUFACTURED STONE SILL
- 4 MANUFACTURED STONE TRIM
- 5 EIFS BAND (COLOUR #1)
- 6 EIFS CORNICE (COLOUR #1)
- 7 EIFS SIGN BAND (COLOUR #1)
- 8 EIFS SIGN BAND (COLOUR #2)
- 9 DOUBLE GLAZED ALUMINUM FRAMED WINDOW
- 10 DOUBLE GLAZED ALUMINUM ENTRY DOOR
- 11 DOUBLE GLAZED STOREFRONT ENTRY SYSTEM
- 12 HOLLOW METAL DOOR
- 13 PRE-FINISHED PROJECTING DOUBLE METAL FASCIA BAND
- 14 PRE-FINISHED METAL FLASHING

PRELIMINARY NOT FOR CONSTRUCTION

2	Site Plan Re-Submission	Mar 25, 2011
4	Site Plan Approval	Dec 20, 2010
No.	Issued / Revision	Date



Project
Chemong Road/
Sunset Blvd. Development

890 Chemong Road, Peterborough, ON

Drawing
ELEVATIONS

Scale 1:50 METRIC	A7
Date March 16, 2011	
Drawn sm	
Project Number 2918	

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 11- _____

**BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR 890 AND
896 CHEMONG ROAD**

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

1. **Map 7** forming part of schedule “A” to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule “A’
from SP.341-250 –“H” to SP.341-250.

By-law read a first, second and third time this day of _____, 2011.

Daryl Bennett, Mayor

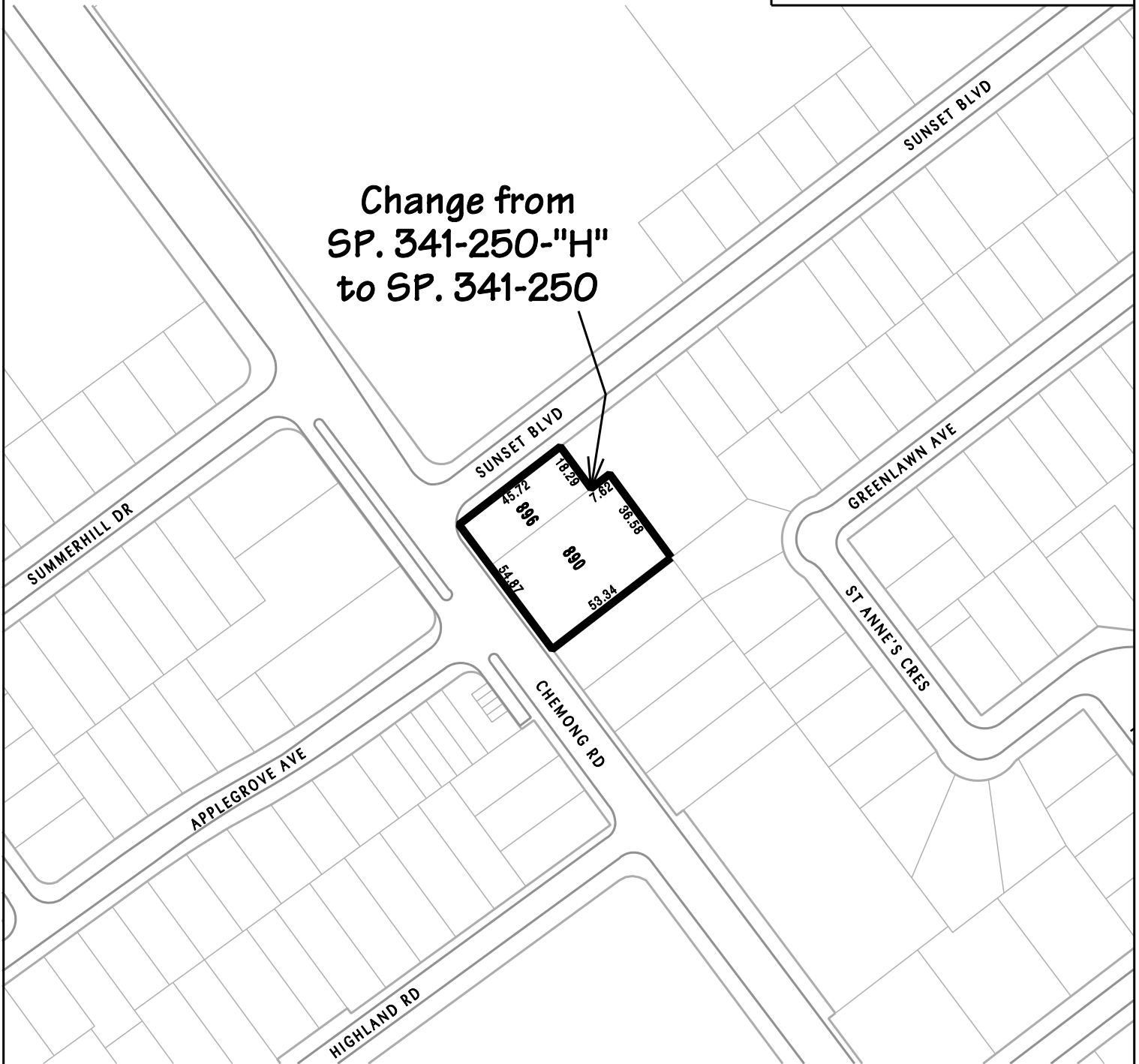
Nancy Wright-Laking, City Clerk

Diminensions are in metric



SCHEDULE 'A' TO
BYLAW 2011 -
PASSED THE DAY
OF 2011
MAYOR Exhibit C
CLERK Page 2 of 2

Change from
SP. 341-250-"H"
to SP. 341-250



City of
Peterborough

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File: z0915

