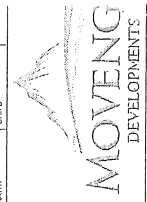


CONCEPT SITE PLAN

2070 RYMAL ROAD EAST,
FORMER TOWNSHIP OF GLANBROOK,
NOW IN THE CITY OF HAMILTON

NET LWP - 141.2

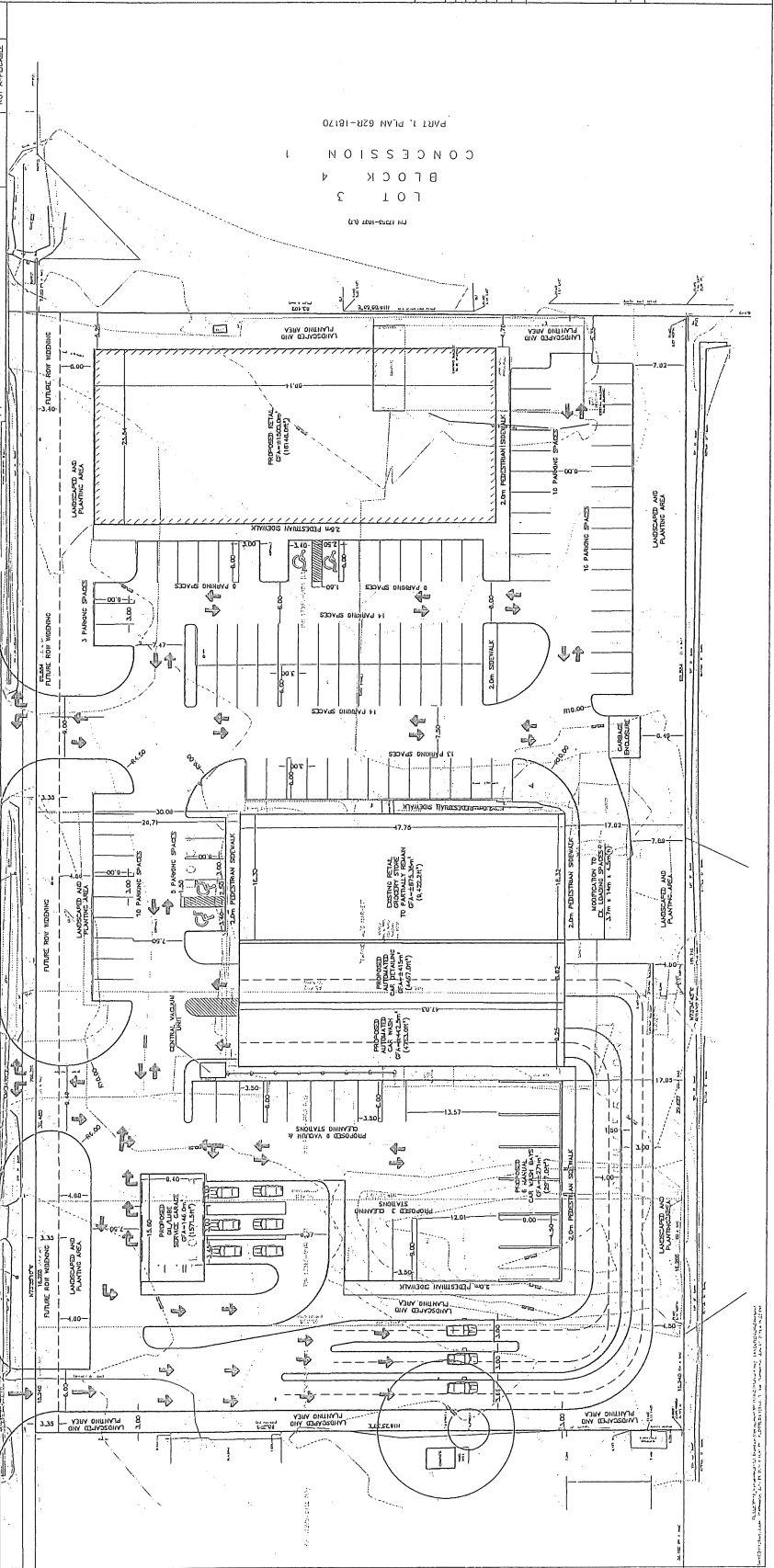


SCALE	1:200	1:500	1:1000	1:2000
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DESIGN	DATE	DATE	DATE	DATE
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APPROVALS				
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PROPOSED ZONING BY-LAW AND DEVELOPMENT STATISTICS
GENERAL COMMERCIAL "C3" ZONE, MODIFIED

ZONING PROVISION	REQUIRED	PROPOSED	Maximum
(A) MINIMUM LOT FRONTAGE	20.0 METRES	162 METRES	
(B) MINIMUM LOT DEPTH	20.0 METRES	85.4 METRES	
(C) MINIMUM LOT AREA	700.0m ²	1.6 HECTARES	
(D) MAXIMUM LOT COVERAGE	50 PERCENT	24 PERCENT	
(E) MAXIMUM GROSS FLOOR AREA	150 PERCENT	4.5 METRES	
(F) MINIMUM FRONT YARD	3.0 METRES	4.7 METRES	X
(G) MINIMUM SIDE YARD	3.0 METRES	17.6 METRES	
(H) MINIMUM REAR YARD	10.7 METRES	1 STOREY	
(I) MAXIMUM BUILDING HEIGHT	10.7 METRES	1 STOREY	

PARKING & LOADING SPACE REQUIREMENTS	PROPOSED
(L) MINIMUM PARKING REQUIREMENTS	1 SPACE/1,200m ² OF GFA
1. AUTOMATIC SERVICE STATION	X
2. AUTOMATIC CAR WASH	X
3. MANUAL SERVICE STATION	X
4. MANUAL CAR WASH	X
5. MANUAL SERVICE STATION	X
6. MANUAL CAR WASH	X
7. MANUAL SERVICE STATION	X
8. MANUAL CAR WASH	X
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97. MANUAL SERVICE STATION	X
98. MANUAL CAR WASH	X
99. MANUAL SERVICE STATION	X
100. MANUAL CAR WASH	X



PART 1, PLAN 62R-18170
 CONCESSION
 BLOCK
 LOT 3
 PLAN 193-197 03

RYMAL ROAD EAST

DEPOSITED PLAN 789 HSC (P=340)

MOVENG DEVELOPMENTS INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1B 2Y4. TEL: 416-291-1111. WWW.MOVENGDEVELOPMENTS.COM