

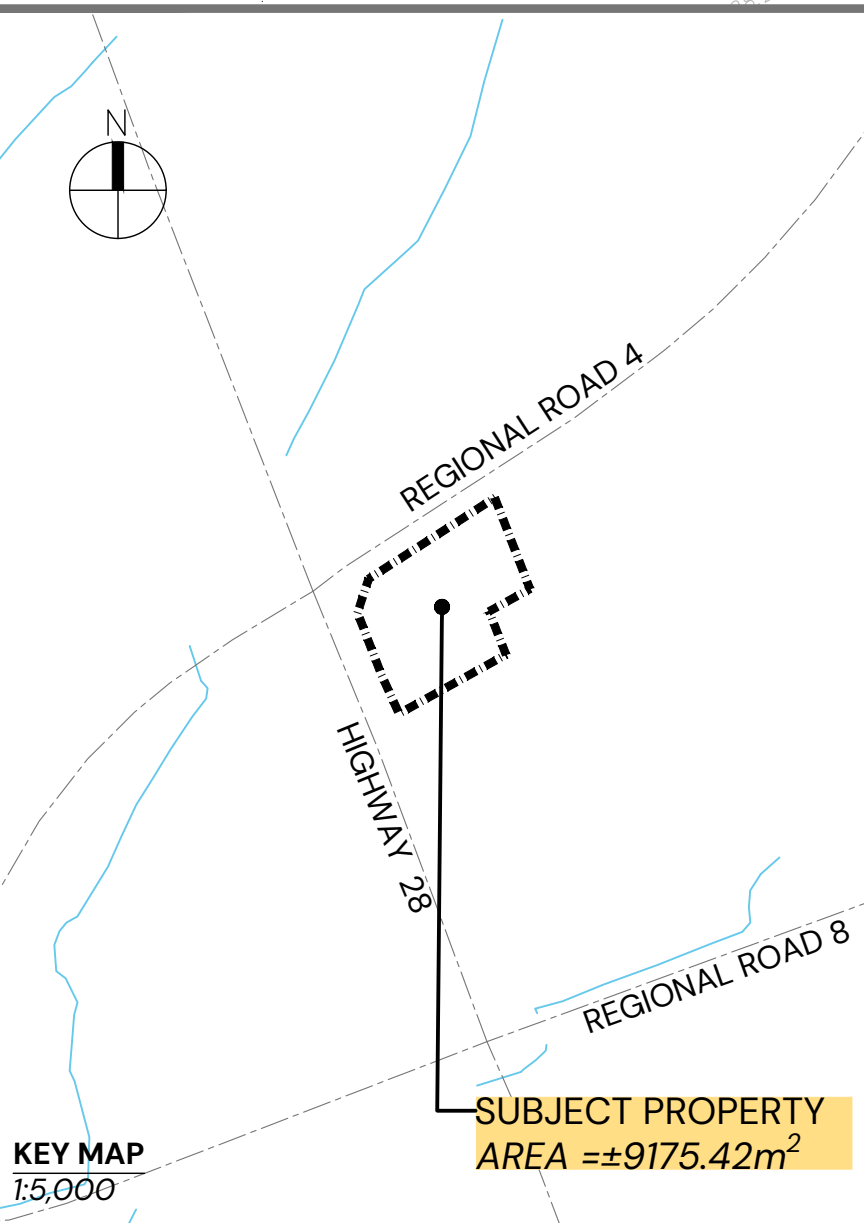


LEGEND

- SUBJECT PROPERTY
- EXISTING PARCEL
- EXISTING DRIVEWAY
- EXISTING BUILDING
- PROPOSED EMERGENCY VEHICLE ROUTE
- EXISTING STORM WATER DITCH
- DITCH

- NOTES:**
- Property boundaries shown on this plan are based on the landscape plan prepared by Lakeview Engineering, which references the survey boundary from the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, Peterborough, Ontario, dated August 14, 2013.
 - Topographic information is based on the Topographic Survey prepared by Beninger Surveying Ltd., dated August 14, 2013.
 - The height of existing building is ±9m.
 - The height of existing model display is ±6m.
 - Existing building is classified as Group E – Mercantile occupancy.
 - Existing model display office building is classified as Group D – Business and Personal Services occupancy.
 - Existing storm water ditch to be removed as part of the proposed development.

ZONING STATISTICS		
SPECIAL DISTRICT 177 ZONE	REQUIRED	PROPOSED
LOT AREA (MN.)	4050sq.m	9175.42sq.m
LOT FRONTAGE (MN.)	60m	30.76m
MIN. SETBACKS		
FRONT YARD (MIN.)	15m	16.50m
EXT. SIDE YARD (MIN.)	15m	47.49m
INT. SIDE YARD (MIN.)	6m	16.30m
REAR YARD (MIN.)	15m	39.02m
MIN. FLOOR AREA	100sq.m	640.90sq.m
MIN. FIRST STOREY FLOOR AREA	60sq.m	342.28sq.m
MAX. LOT COVERAGE	15%	3.73%
MAX. BUILDING HEIGHT	9m	<9m
MAX. NUMBER OF DWELLING UNITS PER LOT	1	N/A
PARKING SPACES (6m x 3m)		27 Parking spots + 2 accessible



SITE PLAN-EXISTING CONDITIONS SP1

Indacom Drive (Douro-Dummer) ZBA & SPA
Sean Harris

17 Indacom Drive, Douro-Dummer
Part of Lot O6
Concession O6
Geog. Twp. of Douro
Township of Douro-Dummer

Project Number: 25-2865
Drawn By: PP
Horiz. Scale: 1:250
Revision Date: March 04, 2026

KEY MAP
1:5,000

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