



KEY PLAN

NOTE: ADDITIONAL SNOW IS TO BE HAULED OFF SITE.

PARCEL SEPARATION

SITE PLAN LEGEND

	PRIMARY ENTRANCE		DESIGNATED BARRIER-FREE PARKING SPACE
	SECONDARY ENTRANCE		DESIGNATED ELECTRIC VEHICLE SPACE
	SCOPE OF WORK		PROPERTY LINE
	HEAVY DUTY ASPHALT		BUILDING SETBACK LINE
	LANDSCAPE / SOO AREA		20m ROW LINE (INCLUDED IN SUBMISSION)
	CONCRETE SIDEWALK		RETAIL/CRU
	NEW ASPHALT		HOTEL
	EXISTING ASPHALT		CONCRETE DRIVE THRU LANES

Chamberlain Architects
Constructors
Managers

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NO.	ISSUED	DATE
SPA	CLIENT REVIEW	27 MAY 2022
	ISSUED FOR PERMITS	16 JUNE 2022
	CLIENT REVIEW	11 JULY 2022
	CLIENT REVIEW	21 NOV 2022
	CLIENT REVIEW	01 FEB 2023
	CLIENT REVIEW	08 FEB 2023
	CLIENT REVIEW	15 MAR 2023
	CLIENT REVIEW	13 APR 2023
	CLIENT REVIEW	17 APR 2023
	CLIENT REVIEW	19 JUN 2023
	COORDINATION	12 JUL 2023
	COORDINATION	21 AUG 2023
	COORDINATION	21 AUG 2023
	COORDINATION	11 SEPT 2023
	ISSUED FOR SPA	30 OCT 2023
	COORDINATION	30 JAN 2024
	COORDINATION	09 FEB 2024
	COORDINATION	14 MAR 2024
	MAJOR VARIANCE	05 APR 2024
		#1

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CLIENT

Owner

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
J. CHAMBERLAIN
LICENCEE
8208

CONSTRUCTION NORTH **TRUE NORTH**

PROJECT

HAMPTON INN & SUITES

HWY 26 & MOSLEY ST,
WASAGA

SHEET NAME

OVERALL SITE PLAN

START DATE	MAY 2022
DRAWN BY	CMC/HK/MMW
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	122026

DRAWING

A.001

WASAGA ZONING BY-LAW 2003-60
ZONE: CD - DISTRICT COMMERCIAL

PERMITTED USES:

- CAR WASH AND/OR GASOLINE RETAIL FACILITY
- RESTAURANT AND/OR RESTAURANT, TAKE OUT RESTAURANT AND/OR TAVERN
- RETAIL STORE, DEPARTMENT STORE, GENERAL MERCHANDISER AND/OR SUPERMARKET
- TOURIST ESTABLISHMENT (INCLUDES HOTEL)

DEFINITIONS:

Gross Floor Area

Shall mean the aggregate of the floor areas of all the stories of all buildings on a lot and including the floor area of any basement, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level, and for the purpose of this paragraph, the walls of an interior court shall be deemed to be exterior walls, but excluding the following:

- any accessory dwelling unit;
- any part, below finished grade, of a building or structure which is used for heating equipment;
- any part, below finished grade, of a building or structure which is used for the storage or parking of motor vehicles; or
- enclosed malls when used as a common area between stores.

Landscape Area

Shall mean the open, unobstructed space, at finished grade on a lot, accessible by walking from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping. This definition shall not include any surfaced walk, patio or similar area, driveway or ramp, whether surfaced or not, nor any curb, retaining wall, parking area or open space beneath or within a building or structure.

PARKING REQUIREMENTS:

HOTEL BUILDING

1.25 SPACE PER GUESTROOM PLUS 1 SPACE PER 14m² OF GROSS FLOOR AREA OF EACH OFFICE, TAVERN, DINING ROOM AND MEETING ROOM.

RETAIL STORE

1 SPACE PER 18m² OF GROSS FLOOR AREA AND A MINIMUM OF 4 SPACES SHALL BE PROVIDED FOR EACH USE.

RESTAURANT, TAKE-OUT

1 SPACE PER 18m² GROSS FLOOR AREA

GASOLINE RETAIL FACILITY

1 SPACE PER 18m² GROSS FLOOR AREA

PER TOWN - DESIGNATED ACCESSIBLE PARKING SPACES REQUIREMENTS:

- 5 TO 10 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE
- 11 TO 20 SPACES = 2 DESIGNATED ACCESSIBLE PARKING SPACES
- 21 TO 50 SPACES = 3 DESIGNATED ACCESSIBLE PARKING SPACES
- 51 TO 90 SPACES = 4 DESIGNATED ACCESSIBLE PARKING SPACES
- 91 TO 190 SPACES = 5 DESIGNATED ACCESSIBLE PARKING SPACES
- 191 TO 290 SPACES = 6 DESIGNATED ACCESSIBLE PARKING SPACES
- 291 TO 390 SPACES = 7 DESIGNATED ACCESSIBLE PARKING SPACES
- 391 TO 490 SPACES = 8 DESIGNATED ACCESSIBLE PARKING SPACES

PER AODA - DESIGNATED ACCESSIBLE PARKING SPACES REQUIREMENTS:

- 0 TO 12 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE
- 13 TO 100 SPACES = 4% OF STANDRAD SPACES
- 101 TO 200 SPACES = 1+3% OF STANDRAD SPACES
- 201 TO 1000 SPACES = 2+2% OF STANDRAD SPACES
- OVER 1000 SPACES = 1+1% OF STANDRAD SPACES

ACCESSIBLE PARKING SPACES ARE BEING CALCULATED FOR BOTH VERSIONS, THE HIGHER NUMBER IS BEING USED.

ZONING PROVISIONS		
PROVISION	MOTOR VEHICLE SERVICE ESTABLISHMENT	OTHER USE

LOT AREA (MINIMUM)	1,860sm	
--LOT SERVED BY A PUBLIC WATER SYSTEM AND A SANITARY SEWER SYSTEM	1,400sm	-
--LOT SERVED BY A PUBLIC WATER SYSTEM	1,400sm	1,400sm
--OTHER LOT	5,000sm	1,860sm
LOT FRONTAGE (MINIMUM)	30m	
--LOT SERVED BY A PUBLIC WATER SYSTEM AND A SANITARY SEWER SYSTEM	38m	
--LOT SERVED BY A PUBLIC WATER SYSTEM	38m	30m
--OTHER LOT	60m	30m
FRONT YARD DEPTH (MINIMUM)	15m	6m
EXTERIOR SIDE YARD (MINIMUM)	15m	6m
INTERIOR SIDE YARD (MINIMUM)		
--WHERE IT ABUTS A R ZONE	7.6m	6m
--WHERE IT ABUTS A C or M ZONE	10m	0m
--WHERE IT ABUTS ANY OTHER ZONE	10m	3m
REAR YARD (MINIMUM)		
--WHERE IT ABUTS A R ZONE	7.6m	6m
--WHERE IT ABUTS A C or M ZONE	10m	0m
--WHERE IT ABUTS ANY OTHER ZONE	10m	3m
LANDSCAPE OPEN SPACE	5%	5%
HEIGHT OF BUILDIGN (MAXIMUM)	12m	12m

OVERALL

SITE STATISTICS (PARCEL 6/7/8/9)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL	2,099.05 m ²	22,594 ft ²	4.1%
GAS STATION	351.50 m ²	3,784 ft ²	0.7%
HOTEL	2,678.60 m ²	28,832 ft ²	5.3%
	5,129.15 m ²	55,210 ft ²	10.1%
HARD LANDSCAPE			
CURBS	1,027.28 m ²	11,058 ft ²	2.0%
ASPHALT	23,540.30 m ²	253,386 ft ²	46.3%
CONCRETE	766.98 m ²	8,256 ft ²	1.5%
PAVER	289.49 m ²	3,116 ft ²	0.6%
SIDEWALK	5,723.97 m ²	61,612 ft ²	11.3%
	31,348.02 m ²	337,427 ft ²	61.6%
SOFT LANDSCAPE			
LANDSCAPE	14,388.25 m ²	154,874 ft ²	28.3%
	50,865.42 m ²	547,511 ft ²	100.0%
OVERALL SITE	50,864.49 m ²	547,501 ft ²	100.0%

PARCEL AREAS			
PARCEL	OCCUPANCIES	AREA (SM)	AREA (SF)
PARCEL 1	FUTURE DEVELOPMENT	12,572 m ²	135,322 ft ²
PARCEL 2	FUTURE DEVELOPMENT	9,318 m ²	100,294 ft ²
PARCEL 3	FUTURE DEVELOPMENT	16,161 m ²	173,959 ft ²
PARCEL 4	FUTURE DEVELOPMENT	10,580 m ²	113,995 ft ²
PARCEL 5	FUTURE DEVELOPMENT	11,562 m ²	124,451 ft ²
PARCEL 6	HOTEL	12,330 m ²	132,721 ft ²
PARCEL 7	HAMPTON INN & SUITES	8,082 m ²	86,999 ft ²
PARCEL 8	BUILDING A,C,D	14,567 m ²	156,796 ft ²
PARCEL 9	BUILDING B & RETAIL	7,175 m ²	77,230 ft ²
ROW	20m ROW	8,710 m ²	93,754 ft ²
		111,068 m ²	1,195,522 ft ²

PARKING SCHEDULE	
TYPE	COUNT
ACCESSIBLE - 4.3m x 6.0m	26
EV PARKING SPACE	10
TYPICAL PARKING SPACE	463

BICYCLE RACKS	
TYPE	COUNT
BIKE PARKING (0.6m x 1.8m)	45

REQUIRED PARKING	STANDARD	*ACCESSIBLE
*BREAKDOWNS OF REQUIRED PARKING LISTED WITH EACH BUILDING		
BUILDING A:	28 SPACES	3 SPACES
BUILDING B:	14 SPACES	2 SPACES
BUILDING C:	23 SPACES	3 SPACES
BUILDING D:	14 SPACES	2 SPACES
RETAIL:	64 SPACES	4 SPACES
HAMPTON INN & SUITES:	159 SPACES	6 SPACES
HOTEL:	166 SPACES	6 SPACES
TOTAL REQUIRED:	468 SPACES	26 SPACES
PROPOSED PARKING		
BUILDING A:	38 SPACES	3 SPACES
BUILDING B:	14 SPACES	2 SPACES
BUILDING C:	43 SPACES	3 SPACES
BUILDING D:	26 SPACES	2 SPACES
RETAIL:	65 SPACES	4 SPACES
HAMPTON INN & SUITES:	124 SPACES	6 SPACES
HOTEL:	153 SPACES	6 SPACES
TOTAL PROPOSED:	463 SPACES	26 SPACES

DEFICIENT BY 5 PARKING SPACES

*NOTE: ACCESSIBLE PARKING IS INCLUDED IN THE OVERALL REQUIRED PARKING PER BUILDING.

R.O.W.

SITE STATISTICS (ROW)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
HARD LANDSCAPE			
CURBS	413.37 m ²	4,449 ft ²	4.7%
ASPHALT	4,151.94 m ²	44,691 ft ²	47.7%
SIDEWALK	1,248.01 m ²	13,433 ft ²	14.3%
	5,813.31 m ²	62,574 ft ²	66.7%
SOFT LANDSCAPE			
LANDSCAPE	2,897.76 m ²	31,191 ft ²	33.3%
	2,897.76 m ²	31,191 ft ²	33.3%
	8,711.07 m ²	93,765 ft ²	100.0%

PARCEL 6

ZONING REGULATIONS - PARCEL 6				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	21.874m	YES
EXTERIOR SIDE YARD SETBACK	6.0m	-	-	YES
REAR YARD SETBACK	0.0m	-	14.958m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	35.297m	YES
BUILDING COVERAGE	-	-	10.8%	YES
LANDSCAPE SETBACK	3.0m	-	3.0m	YES
LANDSCAPE COVERAGE	5.0%	-	33.7%	YES
BUILDING HEIGHT	-	12.0m	18.034m	NO

SITE STATISTICS (PARCEL 6)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
HOTEL	1,330.99 m ²	14,327 ft ²	10.8%
	1,330.99 m ²	14,327 ft ²	10.8%
HARD LANDSCAPE			
CURBS	160.53 m ²	1,728 ft ²	1.3%
ASPHALT	5,583.64 m ²	60,102 ft ²	45.3%
PAVER	199.65 m ²	2,149 ft ²	1.6%
SIDEWALK	905.93 m ²	9,751 ft ²	7.3%
	6,849.75 m ²	73,730 ft ²	55.6%
SOFT LANDSCAPE			
LANDSCAPE	4,149.50 m ²	44,665 ft ²	33.7%
	4,149.50 m ²	44,665 ft ²	33.7%
	12,330.24 m ²	132,722 ft ²	100.0%

PARKING - Hotel	
TYPE	COUNT
ACCESSIBLE - 4.3m x 6.0m	6
TYPICAL PARKING SPACE	144
EV PARKING SPACE	3
	153
129 SUITES	

HOTEL REQUIRED PARKING:
1.25 SPACE PER GUESTOOM = 161.25
TOTAL = 162

1 SPACE / 14m²
47.99 m² / 14 = 3.43 (4) SPACES

TOTAL = 166

REQUIRED ACCESSIBLE (AODA): 6 SPACES

PARCEL 7

ZONING REGULATIONS - PARCEL 7				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	62.439m	YES
EXTERIOR SIDE YARD SETBACK	6.0m	-	5.015m	YES
REAR YARD SETBACK	0.0m	-	13.488m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	8.029m	YES
BUILDING COVERAGE	-	-	16.7%	YES
LANDSCAPE SETBACK	3.0m	-	1.840m	NO
LANDSCAPE COVERAGE	5.0%	-	25.1%	YES
BUILDING HEIGHT	-	12.0m	18.999	NO

SITE STATISTICS (PARCEL 7)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
HOTEL	1,347.61 m ²	14,506 ft ²	16.7%
	1,347.61 m ²	14,506 ft ²	16.7%
HARD LANDSCAPE			
CURBS	90.40 m ²	973 ft ²	1.1%
ASPHALT	4,019.03 m ²	43,260 ft ²	49.7%
PAVER	89.85 m ²	967 ft ²	1.1%
SIDEWALK	508.93 m ²	5,478 ft ²	6.3%
	4,708.21 m ²	50,679 ft ²	58.3%
SOFT LANDSCAPE			
LANDSCAPE	2,026.60 m ²	21,814 ft ²	25.1%
	2,026.60 m ²	21,814 ft ²	25.1%
	8,082.42 m ²	86,998 ft ²	100.0%

PARKING - Hampton	
TYPE	COUNT
ACCESSIBLE - 4.3m x 6.0m	6
TYPICAL PARKING SPACE	116
EV PARKING SPACE	2
	124
115 SUITES	

HOTEL REQUIRED PARKING:
1.25 SPACE PER GUESTOOM = 143.75
TOTAL = 144

1 SPACE / 14m²
206.99 m² / 14 = 14.79 (15) SPACES

TOTAL = 159

REQUIRED ACCESSIBLE (AODA): 6 SPACES

PARCEL 8

ZONING REGULATIONS - PARCEL 8				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	13.315m	YES
EXTERIOR SIDE YARD SETBACK	6.0m	-	22.351m	YES
REAR YARD SETBACK	0.0m	-	35.443m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	9.348m	YES
BUILDING COVERAGE	-	-	6.90%	YES
LANDSCAPE SETBACK	3.0m	-	0.00m	NO
LANDSCAPE COVERAGE	5.0%	-	30.4%	YES
BUILDING HEIGHT	-	12.0m	5.639m	YES

SITE STATISTICS (PARCEL 8)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL	659.65 m ²	7,100 ft ²	4.5%
GAS STATION	351.50 m ²	3,784 ft ²	2.4%
	1,011.15 m ²	10,884 ft ²	6.9%
HARD LANDSCAPE			
CURBS	232.39 m ²	2,501 ft ²	1.6%
ASPHALT	5,892.42 m ²	63,425 ft ²	40.5%
CONCRETE	766.98 m ²	8,256 ft ²	5.3%
SIDEWALK	2,229.36 m ²	23,997 ft ²	15.3%
	9,121.14 m ²	98,179 ft ²	62.6%
SOFT LANDSCAPE			
LANDSCAPE	4,434.32 m ²	47,731 ft ²	30.4%
	4,434.32 m ²	47,731 ft ²	30.4%
	14,566.62 m ²	156,794 ft ²	100.0%

PARKING - BUILDING A	
TYPE	COUNT
ACCESSIBLE - 4.3m x 6.0m	3
TYPICAL PARKING SPACE	29
TYPICAL PARKING SPACE	1
EV PARKING SPACE	5
	38

PARKING - BUILDING C	
TYPE	COUNT
ACCESSIBLE - 4.3m x 6.0m	3
TYPICAL PARKING SPACE	40
	43

PARKING - BUILDING D	
TYPE	COUNT
ACCESSIBLE - 4.3m x 6.0m	2
TYPICAL PARKING SPACE	24
	26

GAS STATION REQUIRED PARKING:
1 SPACE PER 18 SQ.M = 491.68 SQ.M / 18 = 27.32
TOTAL = 28

REQUIRED ACCESSIBLE (TOWN): 3 SPACES

RESTAURANT, TAKE-OUT REQUIRED PARKING:
1 SPACE PER 18 SQ.M = 411.17 SQ.M / 18 = 22.84
TOTAL = 23

REQUIRED ACCESSIBLE (TOWN): 3 SPACES

RESTAURANT, TAKE-OUT REQUIRED PARKING:
1 SPACE PER 18 SQ.M = 249.20 SQ.M / 18 = 13.84
TOTAL = 14

REQUIRED ACCESSIBLE (TOWN): 2 SPACES

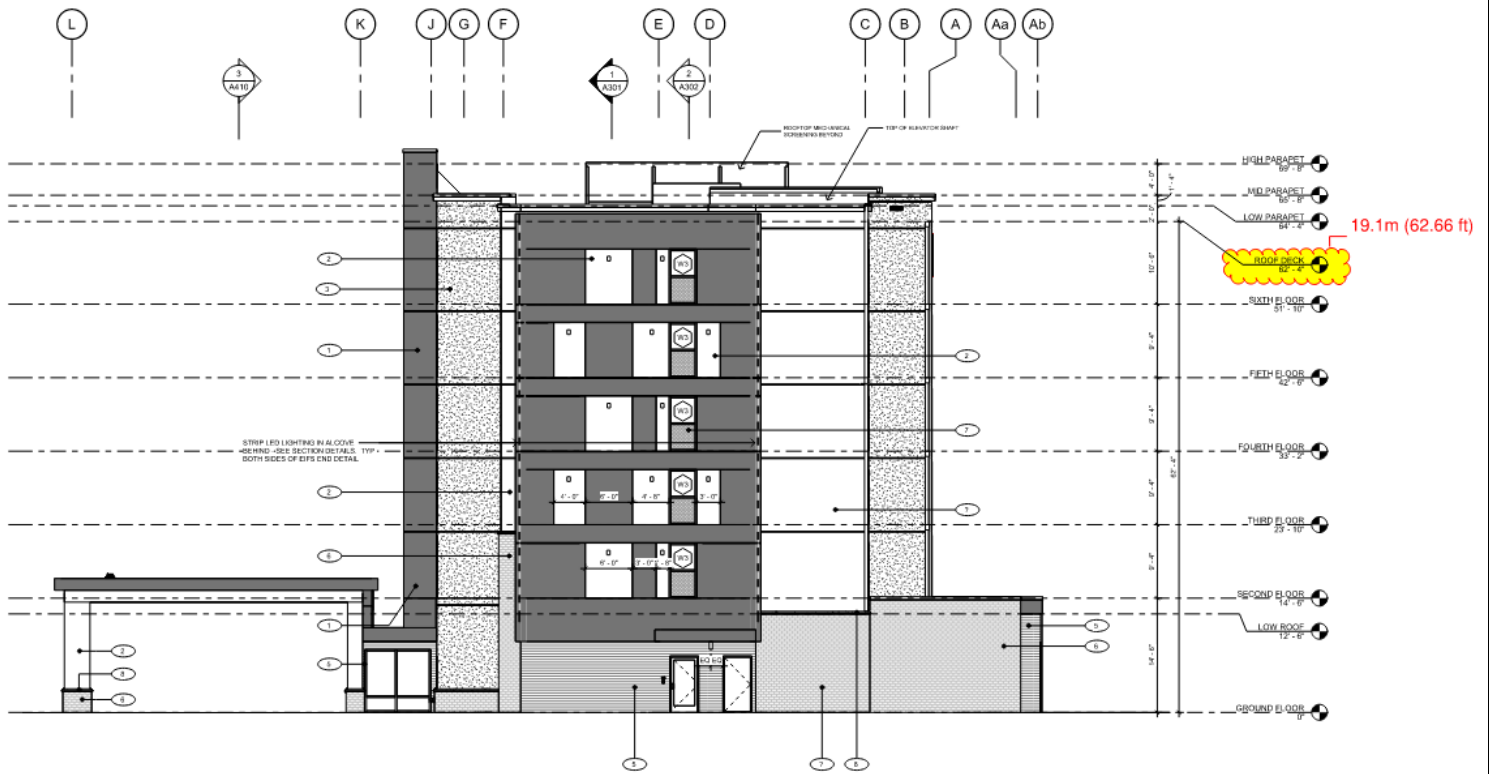
PARCEL 9

ZONING REGULATIONS - PARCEL 9				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	4.785m	NO
EXTERIOR SIDE YARD SETBACK	6.0m	-	6.753m	YES
REAR YARD SETBACK	0.0m	-	1.7m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	6.0m	YES
BUILDING COVERAGE	-	-	20.1%	YES
LANDSCAPE SETBACK	3.0m	-	0.0m	NO
LANDSCAPE COVERAGE	5.0%	-	12.3%	YES
BUILDING HEIGHT	-	12m	5.334m	YES

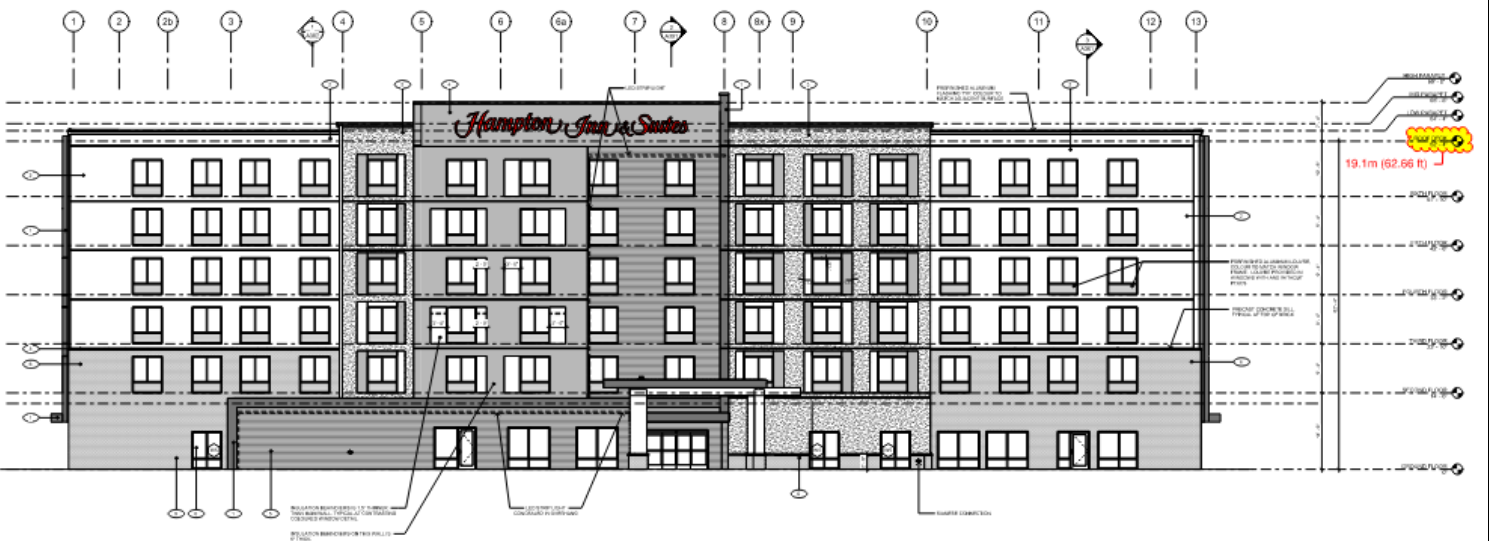
SITE STATISTICS (PARCEL 9)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL	1,439.40 m ²	15,494 ft ²	20.1%
	1,439.40 m ²	15,494 ft ²	20.1%
HARD LANDSCAPE			
CURBS	130.60 m ²	1,406 ft ²	1.8%
ASPHALT	3,893.28 m ²	41,907 ft ²	54.3%
SIDEWALK	831.74 m ²	8,953 ft ²	11.6%
	4,855.61 m ²	52,265 ft ²	67.7%
SOFT LANDSCAPE			
LANDSCAPE	880.07 m ²	9,473 ft ²	12.3%
	880.07 m ²	9,473 ft ²	12.3%
	7,175.07 m ²	77,232 ft ²	100.0%

A01424- Proposed Severed Lot B00724

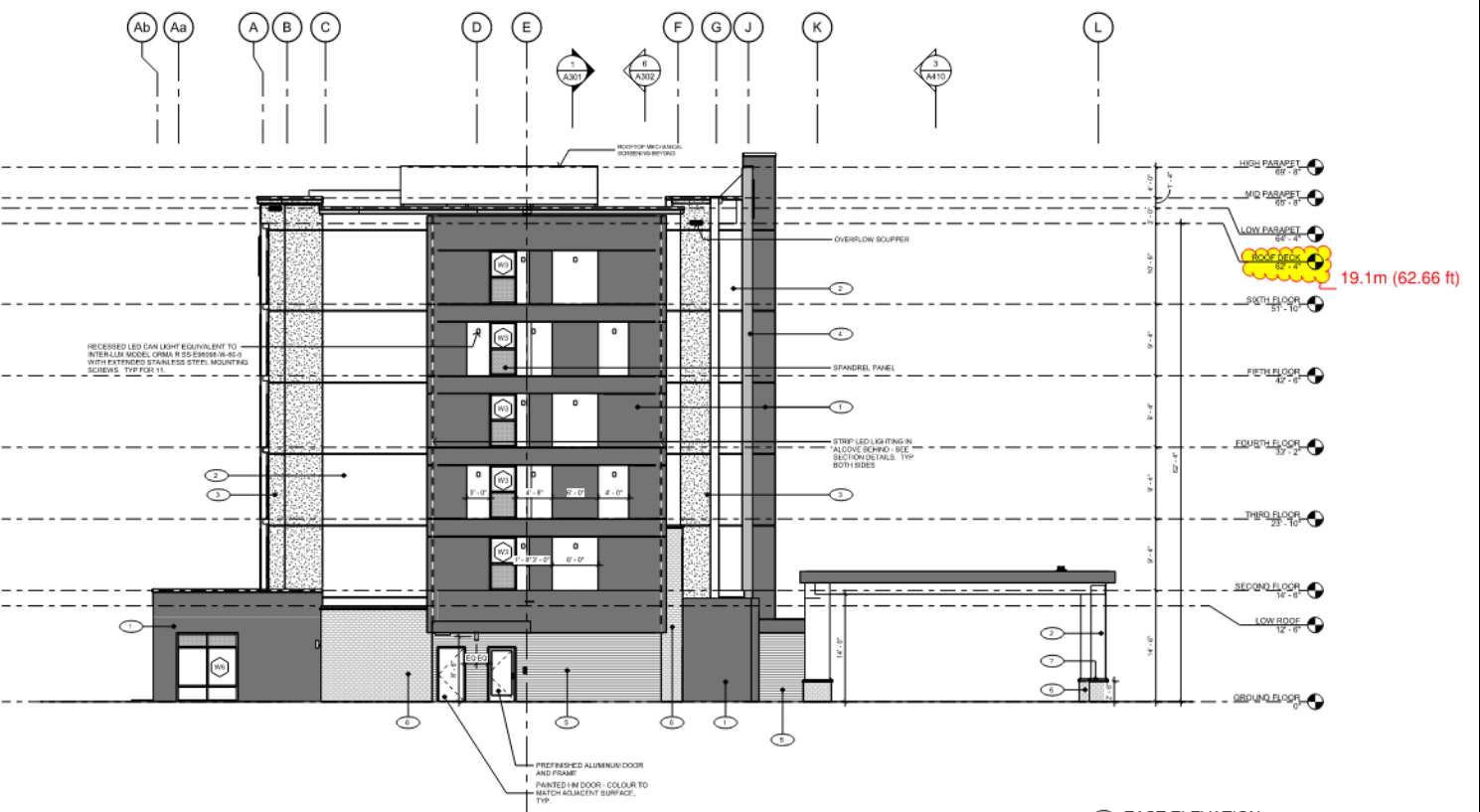




1 WEST ELEVATION
A301 1/8" = 1'-0"

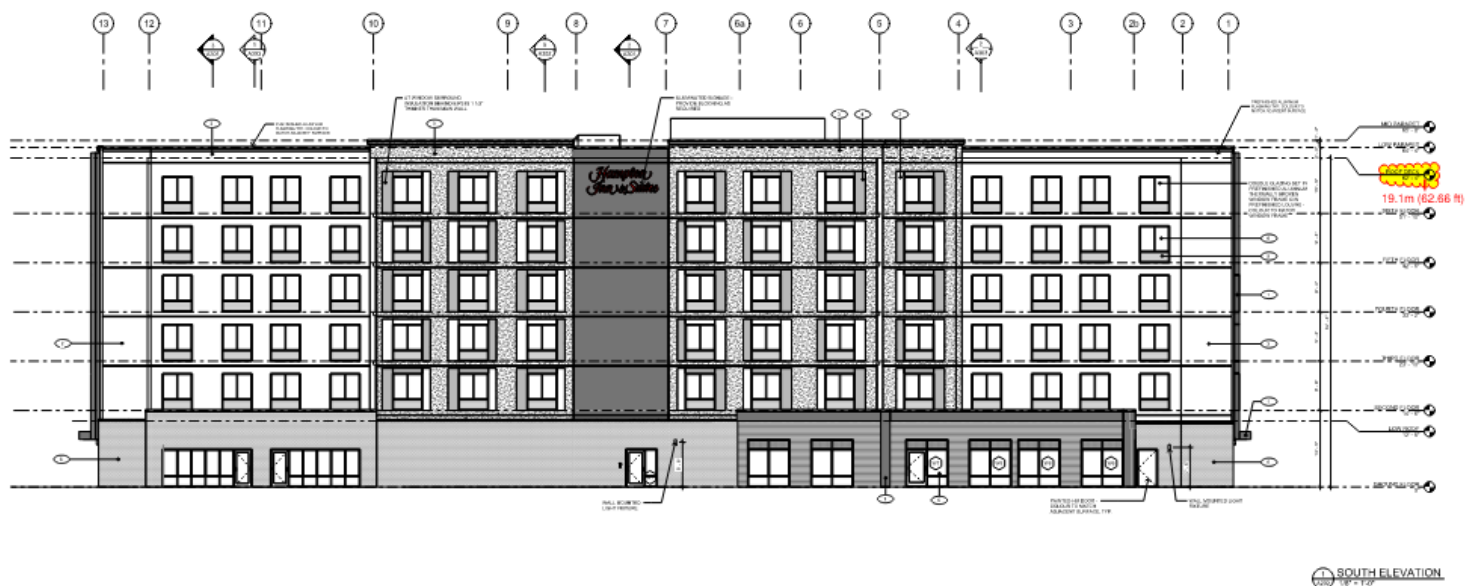


2 NORTH ELEVATION
A302 1/8" = 1'-0"

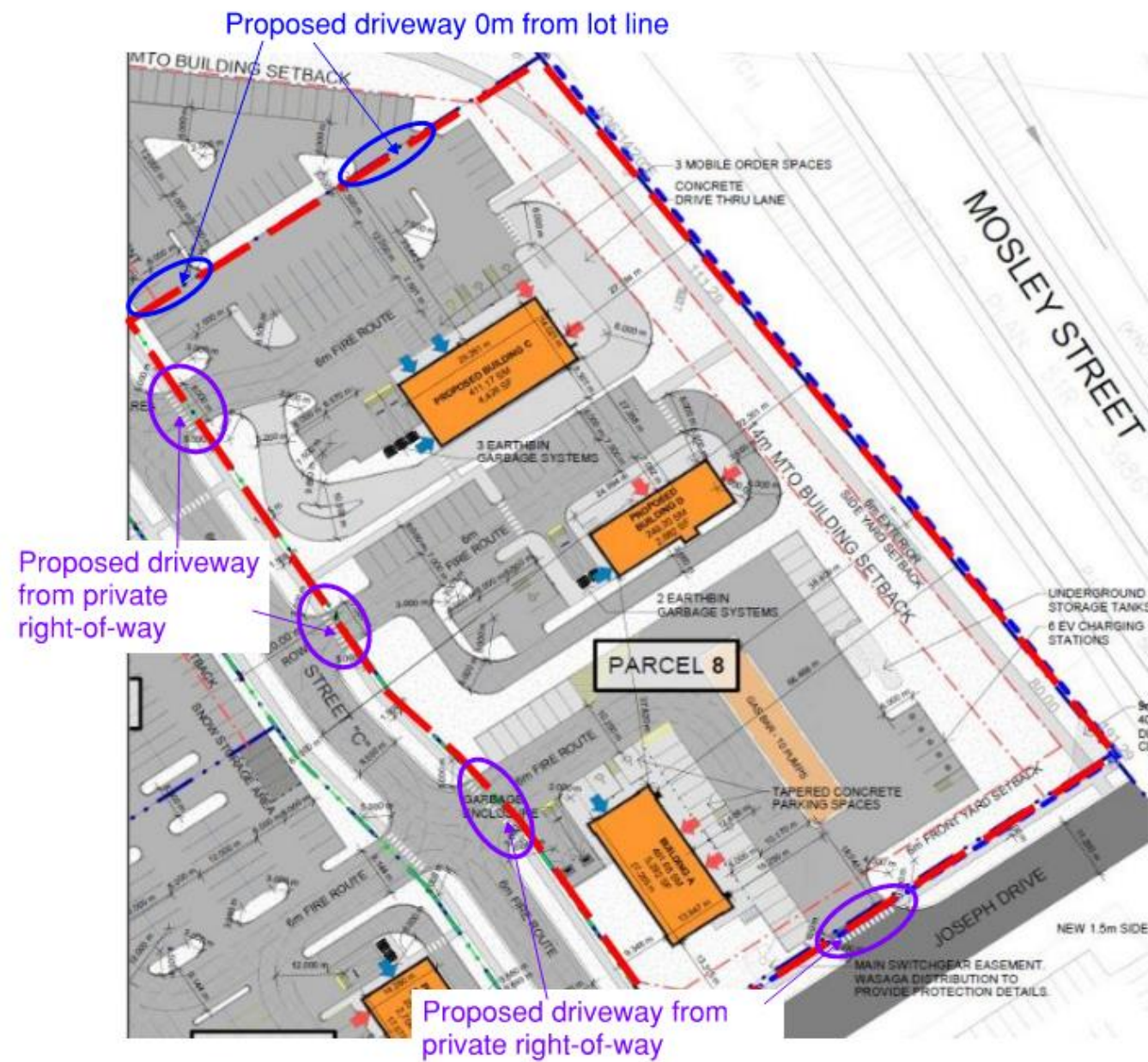


2 EAST ELEVATION
A302 1/8" = 1'-0"

Note: Alternative formats available upon request.

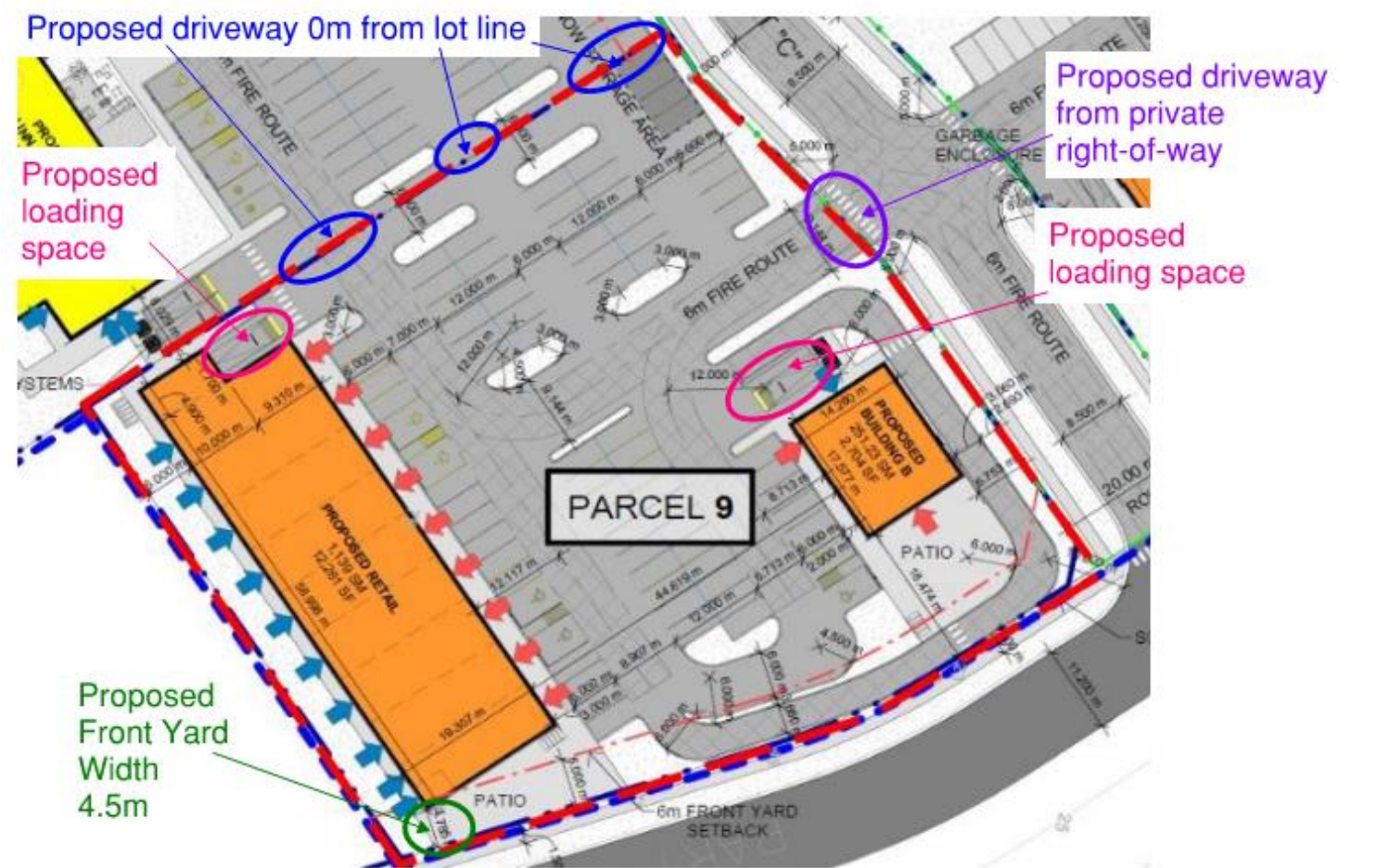


A01624- Proposed Severed Lot B00924

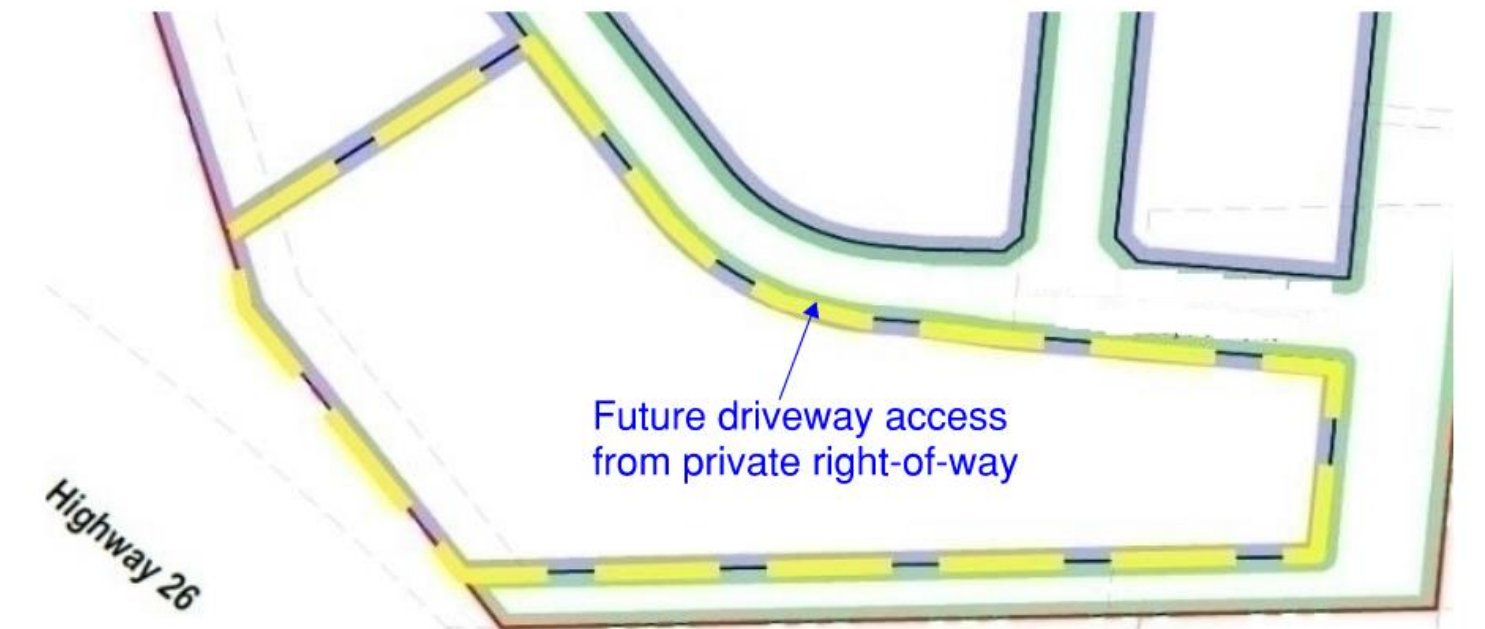


Note: Alternative formats available upon request.

A01724- Proposed Severed Lot B01024

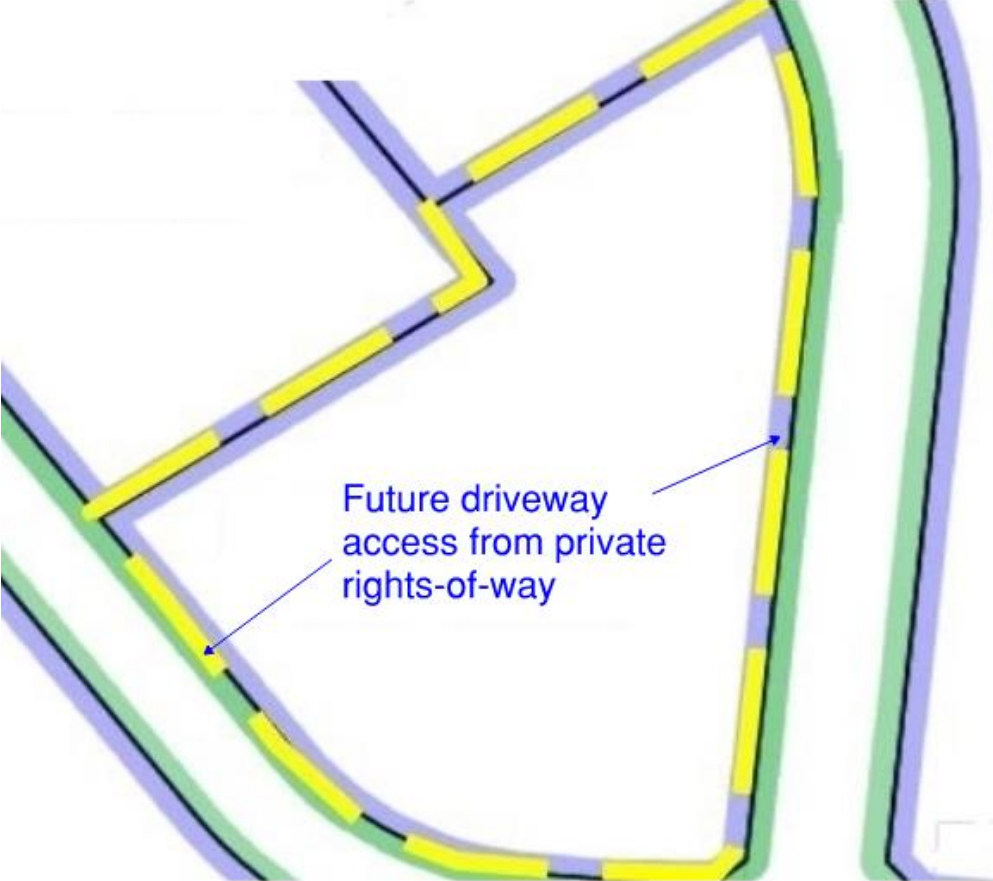


A01924- Proposed Severed Lot B01124

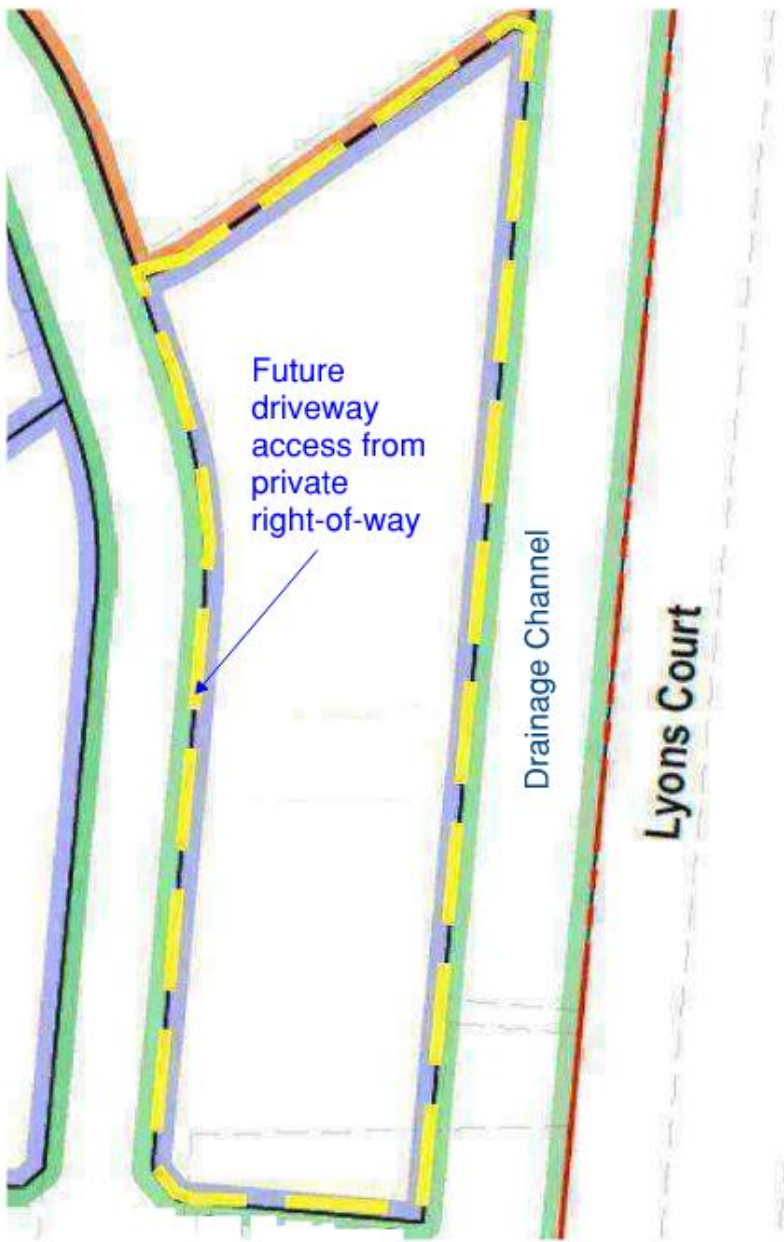


Note: Alternative formats available upon request.

A02024- Proposed Severed Lot B01224



A02124- Proposed Severed Lot B01324



Note: Alternative formats available upon request.