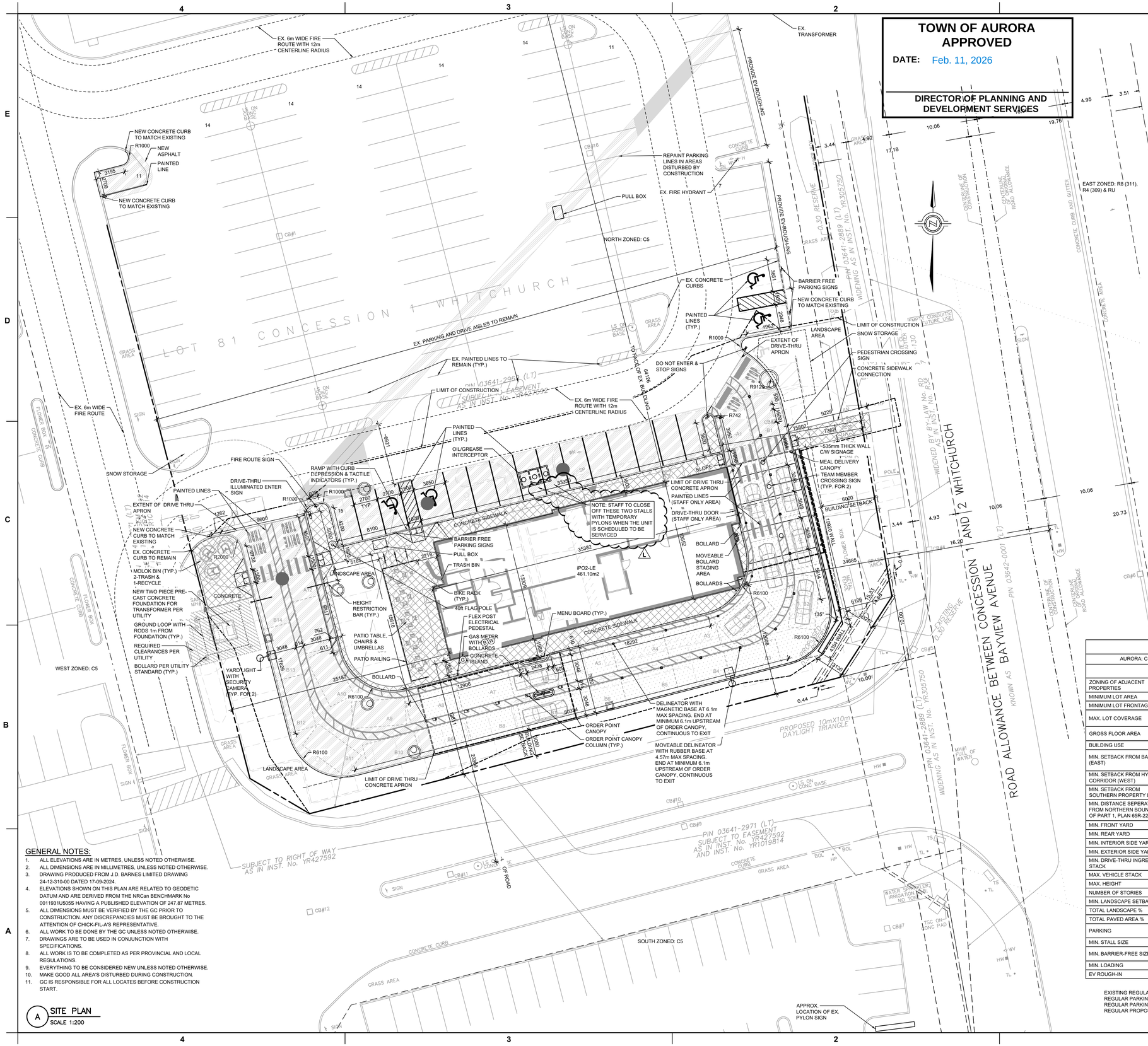
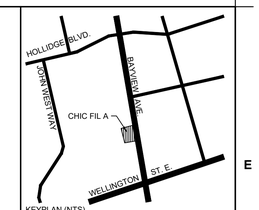
TOWN OF AURORA APPROVED

DATE: Feb. 11, 2026

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES





PART OF LOT 81 CONCESSION 1 WHITCHURCH

LEGEND:

TL	EX. TRAFFIC LIGHT
TSC	EX. TRAFFIC SIGNAL CONTROL
TS	EX. TACTILE SURFACE
BOL	EX. BOLLARD
CONC	EX. CONCRETE
H	EX. FIRE HYDRANT
SN	EX. SIGN
S	EX. UNDERGROUND SANITARY SEWER
ST	EX. UNDERGROUND STORM SEWER
G	EX. UNDERGROUND GAS LINE
W	EX. UNDERGROUND WATER LINE
UH	EX. UNDERGROUND HYDRO LINE
UB	EX. UNDERGROUND TELEPHONE LINE
FO	EX. UNDERGROUND FIBRE OPTIC LINE
CB	EX. CATCHBASIN
SAN MH	EX. SANITARY MANHOLE
STM MH	EX. STORM MANHOLE
G METER	EX. GAS METER
AN	EX. HYDRO POLE ANCHOR
HP	EX. HYDRO POLE
LS	EX. LIGHT STANDARD
HW	EX. HANDWELL
MH	EX. MANHOLE
GLB	EX. GROUND LEVEL BOX
PED	EX. TELEPHONE PEDESTAL
WK	EX. WATER KEY
WV	EX. WATER VALVE
	PROPERTY LINE
	EASEMENT/ROW LINE
	EX. CONC. CURB
	NEW CONC. CURB
	NEW CURB CUT/DEPRESSED CURB
	MAIN ENTRANCE
	ALTERNATE ENTRANCE
	EMPLOYEE ONLY ACCESS POINTS
	NEW YARD LIGHT
	LIGHT DUTY ASPHALT
	HEAVY DUTY CONCRETE
	LIGHT DUTY CONCRETE
	HEAVY DUTY ASPHALT
	STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)
	MAGNETIC BOLLARD (SEE DWGS. C9.4A&B)
	RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)

SEATS INDOOR	80
PATIO SEATS	20
DRIVE-THRU VEHICLES	
ORDER POINT TO PICK-UP POINT	15
ENTRANCE TO PICK-UP POINT	28
PICK-UP POINT TO EXIT	2
TOTAL STACK:	30

DEVELOPMENT STATISTICS

AURORA: C5 (298) COMMERCIAL ZONE MAJOR RETAIL, EXCEPTION 298

	REQUIREMENT ZONING BY-LAW	PROPOSED
ZONING OF ADJACENT PROPERTIES	NORTH, WEST & SOUTH: C5 EAST: R8 (311), R4 (309) & RU	
MINIMUM LOT AREA	2,000 sq.m	EX. 10,140.89 sq.m
MINIMUM LOT FRONTAGE	100m	~205 m
MAX. LOT COVERAGE	35%	EX. BUILDING 'A' 17.6% CFA 4.5% TOTAL 22.1%
GROSS FLOOR AREA	N/A	EX. BUILDING 'A' 1,783.42sq.m CFA 461.10 sq.m
BUILDING USE	N/A	RESTUARANT
MIN. SETBACK FROM BAYVIEW (EAST)	6.0m	6.1m TO MEAL DELIVERY CANOPY. 15.8m TO BUILDING
MIN. SETBACK FROM HYDRO CORRIDOR (WEST)	14.0m	25.1m
MIN. SETBACK FROM SOUTHERN PROPERTY LINE	3.0m	3.0m TO ORDER POINT CANOPY 12.6m TO BUILDING
MIN. DISTANCE SEPERATION FROM NORTHERN BOUNDARY OF PART 1, PLAN 65R-22010	14.0m	~95m
MIN. FRONT YARD	4.0m	6.1m
MIN. REAR YARD	7.5m	25.1m
MIN. INTERIOR SIDE YARD	3.0m	3.0m
MIN. EXTERIOR SIDE YARD	3.0m	~95m
MIN. DRIVE-THRU INGRESS STACK	12 VEHICLES @ 2.7x5.3m	28 @ 3.0x6.0m
MAX. VEHICLE STACK	30 VEHICLES	30
MAX. HEIGHT	15m	7.01m
NUMBER OF STORIES		1
MIN. LANDSCAPE SETBACK	0m	3m
TOTAL LANDSCAPE %		17.90%
TOTAL PAVED AREA %		60%
PARKING	11/100sq.m = 51 + 5 BARRIER-FREE	see below
MIN. STALL SIZE	2.7x5.3m	2.7x3.5m
MIN. BARRIER-FREE SIZES	TYPE A 2.7x5.3m TYPE B 3.65x5.3m + 1.5m ACCESS	TYPE A 2.7x5.3m TYPE B 3.65x5.3m + 1.5m ACCESS
MIN. LOADING	1 @ 3.5x9.0m	0
EV ROUGH-IN	20% = 10 (1 BF)	10 (1 BF)

EXISTING REGULAR PARKING 147	EXISTING BARRIER-FREE 2	TOTAL = 149
REGULAR PARKING REMOVED 44	BARRIER-FREE REMOVED 1	= 45
REGULAR PARKING ADDED 14	BARRIER-FREE ADDED 4	= 18
REGULAR PROPOSED PARKING 117	BARRIER-FREE 5	= 122

GENERAL NOTES:

1. ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
3. DRAWING PRODUCED FROM J.D. BARNES LIMITED DRAWING 24-12-310-00 DATED 17-09-2024.
4. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE NRCan BENCHMARK No 0011931U505S HAVING A PUBLISHED ELEVATION OF 247.87 METRES.
5. ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CHICK-FIL-A'S REPRESENTATIVE.
6. ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
7. DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
8. ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
9. EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
10. MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
11. GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

A SITE PLAN
SCALE 1:200

E:\BRM\BRM-23002042-QO\60 Execution\65 Drawings\10-30027-A100-RL.dwg
27 August 2025

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PROVINCE OF ONTARIO

CHICK-FIL-A AURORA

15370 BAYVIEW AVENUE AURORA, ONTARIO

FSR#30027

BUILDING TYPE / SIZE: iP02-LE
RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
I	2025-06-13	FOR INFORMATION
J	2025-07-11	CLIENT REVIEW
K	2025-07-30	FOR TENDER
L	2025-08-22	FOR SPA

AURORA PROJECT #	SP-2025-02
CONSULTANT PROJECT #	23002042-Q0
PROJECT STATUS	SPA
DATE	SEPTEMBER 2024
DRAWN BY	T.M.

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SHEET
SITE PLAN

SHEET NUMBER
A100

Issued for SPA