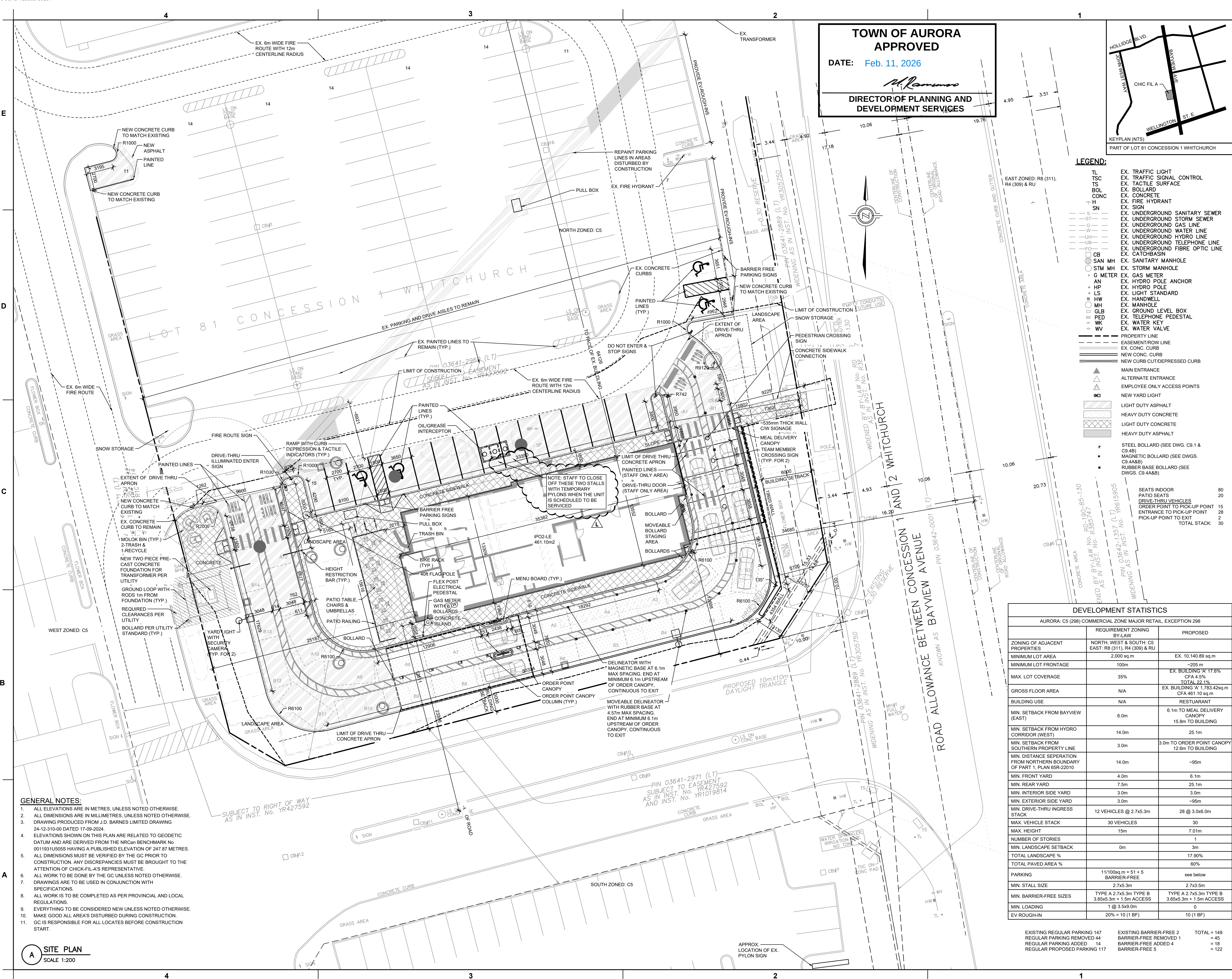




- GENERAL NOTES:**
- ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
 - DRAWING PRODUCED FROM J.D. BARNES LIMITED DRAWING 24-12-310-00 DATED 17-09-2024.
 - ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE ARCN BENCHMARK No. 0011931U5055 HAVING A PUBLISHED ELEVATION OF 247.87 METRES.
 - 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.
 - ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE. DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
 - ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
 - EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
 - MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
 - GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

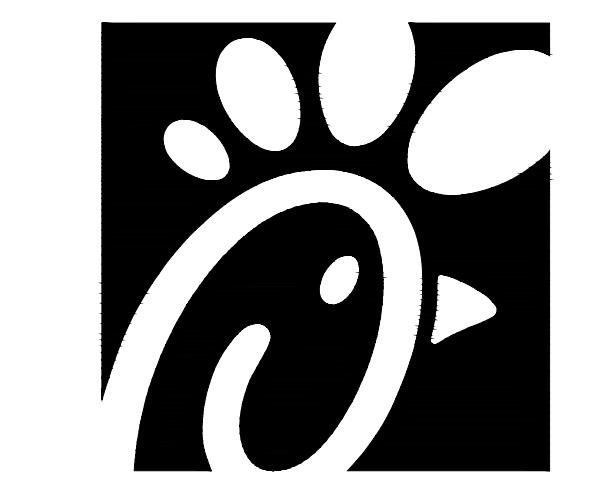
SITE PLAN
SCALE 1:200

**TOWN OF AURORA
APPROVED**
DATE: Feb. 11, 2026
M. Ramnarine
**DIRECTOR OF PLANNING AND
DEVELOPMENT SERVICES**

- LEGEND:**
- TL TSC
 - TS EX. TRAFFIC SIGNAL CONTROL
 - BOL EX. TACTILE SURFACE
 - CONC EX. BOLLARD
 - H EX. CONCRETE
 - SN EX. FIRE HYDRANT
 - SN EX. SIGN
 - SN EX. UNDERGROUND SANITARY SEWER
 - SN EX. UNDERGROUND STORM SEWER
 - SN EX. UNDERGROUND GAS LINE
 - SN EX. UNDERGROUND WATER LINE
 - SN EX. UNDERGROUND HYDRO LINE
 - SN EX. UNDERGROUND TELEPHONE LINE
 - SN EX. UNDERGROUND FIBRE OPTIC LINE
 - SN EX. CATCHBASIN
 - CB 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 15
 - ORDER POINT TO PICK-UP POINT 28
 - ENTRANCE TO PICK-UP POINT 2
 - PICK-UP POINT TO EXIT 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' 17.8% CFA 4.5% TOTAL 22.1%
GROSS FLOOR AREA	N/A	EX. BUILDING 'A' 1,763.42sq.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
REGULAR PARKING REMOVED 44
REGULAR PARKING ADDED 14
REGULAR PROPOSED PARKING 117
EXISTING BARRIER-FREE 2
BARRIER-FREE REMOVED 1
BARRIER-FREE ADDED 4
BARRIER-FREE 5
TOTAL = 149
= 45
= 18
= 122



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- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY



**CHICK-FIL-A
AURORA**

**15370 BAYVIEW AVENUE
AURORA, ONTARIO**

FSR#30027

BUILDING TYPE / SIZE: IP02-LE
RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
T	2025-08-13	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