



PART 1, PLAN 4TR-7535
PIN 55056-0186
ZONE R1-25

PART 2, PLAN 4TR-7246
PIN 55056-0187
ZONE R1-25

PART OF LOT 20, CONCESSION 3, MILITARY TRACT
TOWNSHIP OF HALLOWELL
THE MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD
THE INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN
FROM A SURVEY PREPARED BY IBN SURVEYORS,
DATED OCT 31, 2022

NOTES:
THIS DRAWING AND DESIGN ARE THE COPYRIGHT PROPERTY OF COLBOURNE & KEMBEL ARCHITECTS INC. AND MUST NOT BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ISSUED COPIES MUST BE RETURNED TO THE ARCHITECT UPON COMPLETION.
DRAWINGS MUST NOT BE SCALED. VERIFY DIMENSIONS ON SITE



SITE LEGEND

- TOPSOIL AND SOD
- NEW ASPHALT PAVING, REFER TO 600 SERIES DRAWINGS FOR DETAILS
- NEW CONCRETE, REFER TO 600 SERIES DRAWINGS FOR DETAILS
- NEW CAST IN PLACE TACTILE DETECTABLE MARKING INDICATOR SURFACE
- NEW CONCRETE UNIT PAVERS, REFER TO 600 SERIES DRAWINGS FOR DETAILS
- NEW GRANULAR WALKWAY, REFER TO 600 SERIES DRAWINGS FOR DETAILS
- NEW PLANTING BED, REFER TO 600 SERIES DRAWINGS FOR DETAILS
- NEW PLAYAREA SURFACING, REFER TO 600 SERIES DRAWINGS FOR DETAILS
- NEW CHAIN LINK FENCE AS NOTED
- NEW WOOD FENCE AS NOTED
- SIGN: SIGNAGE REQUIREMENTS IN SECTION 11 OF REGULATION 591 OF THE HIGHWAY TRAFFIC ACT
- NEW POLE MOUNTED LIGHT, REFER TO ELECTRICAL DRAWINGS
- HYDRO POLE (EX - EXISTING)
- MANHOLE (EX - EXISTING)
- CATCHBASIN (EX - EXISTING)
- EXISTING TREE
- REMOVE EXISTING TREE, REFER TO 103 - SITE PLAN-DEMOLITION
- NEW TREES, REFER TO LANDSCAPE DRAWINGS FOR DETAILS

SITE STATISTICS

COUNTY OF PRINCE EDWARD			
DESCRIPTION	REQ'D/PERMITTED	PROVIDED	REMARKS
OFFICIAL PLAN	URBAN CENTRE	URBAN CENTRE	ELEMENTARY SCHOOL
ZONING	INSTITUTIONAL (I)	INSTITUTIONAL (I)	COMPLIES
LOT AREA	465 m ² MIN	20,591.8 m ²	COMPLIES
FRONTAGE	15.0 m	45.60 m	COMPLIES
FRONT YARD	12.0 m	114.42 m	COMPLIES
REAR YARD	10 m ABUTTING ANY OTHER ZONE	43.15 m	COMPLIES
INTERIOR SIDE YARD ABUTTING RESIDENTIAL & MILLENNIUM TRAIL	10.5 m	20.36 m	COMPLIES
INTERIOR SIDE YARD ABUTTING COMMERCIAL	1.5 m	16.77 m	COMPLIES
NUMBER OF STOREYS	2	2	COMPLIES
HEIGHT OF BUILDING	15.0 m MAXIMUM	12.0 m	COMPLIES
GROSS AREA		3,978 m ²	
GROUND FLOOR AREA		2,455 m ²	
BUILDING AREA COVERAGE	95 % MAXIMUM	11.9 %	COMPLIES
LOADING SPACES			
% OF LANDSCAPED AREA	15 % MINIMUM	34.9 %	
PARKING REQUIREMENTS			
PARKING SPACE DIMENSIONS	2.7 m MINIMUM WIDTH TOTAL AREA: 38.1 m ² MINIMUM PER SPACE B/F SPACES - 4.0 m MINIMUM WIDTH TOTAL AREA: 24 m ² MINIMUM PER SPACE	3.0 m WIDTH TOTAL AREA: 18.0 m ² 4.0 m MINIMUM WIDTH TOTAL AREA: 24 m ²	COMPLIES REFER TO DETAIL 3/102
	15 SPACES PER CLASSROOM + 23 SPACES + 1 SPACES PER 10 m ² OF ASSEMBLY (11m ²) = 11 SPACES TOTAL REQ'D = 40 SPACES	52 SPACES	COMPLIES
	BARRIER FREE = 1 SPACE PER 20 PARKING SPACES	4 SPACES	COMPLIES
SEPARATION FROM STREET	3.0 m	3.0 m	COMPLIES
MINIMUM DRIVE AISLE	6.0 m	6.0 m	COMPLIES
ONTARIO BUILDING CODE			
HEIGHT OF BUILDING	2 STOREY		
GROSS AREA	3,978 m ²		
FACING NUMBER OF STREETS	1 STREET		
MAJOR OCCUPANCY(S)	GROUP A, DIVISION 2		
CONFORMANCE ARTICLE	3.2.2.4 GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED		

1 SITE PLAN
SCALE: 1:300
0m 6m 12m 18m 24m 30m
TRUE NORTH CONSTRUCTION NORTH

NO.	BY	REVISIONS/SUBMISSIONS	DATE
7	RHM	ISSUED FOR SITE PLAN CONTROL RESPONSE	25/05/22
6	RHM	ISSUED FOR APPENDUM NO. 1	25/03/22
5	RHM	ISSUED FOR TENDER AND CONSTRUCTION	25/03/22
4	RHM	ISSUED FOR SITE PLAN CONTROL	25/02/26
3	TB	ISSUED FOR PERMIT	24/10/25
2	RHM	REVISED FOR SPC COMMENTS	24/04/26
1	RHM	ISSUED FOR SITE PLAN CONTROL	23/08/04

ARCHITECT OF RECORD
COLBOURNE & KEMBEL, ARCHITECTS INC.
1302 ARLINGTON PARK PLACE
KINGSTON, ONTARIO K7M 6M5
TEL: 613-584-2240 FAX: 613-584-1277
info@ckai.ca www.ckai.ca

PROJECT
ST. GREGORY CATHOLIC ELEMENTARY SCHOOL (GREG)
175 Talbot Street, Picton, Ontario

DRAWING
SITE PLAN

SCALE
As indicated

PROFESSIONAL SEAL	DRAWN	DATE
	TB	04/05/25
	CHECKED	PRINTED
	TB	2025/03/27
	REVIEWED	DRAWING NO.
	RHM	
	PROJECT NO.	
	22063	

NOT FOR PERMIT OR CONSTRUCTION WITHOUT SEAL AND ISSUED NOTE

101