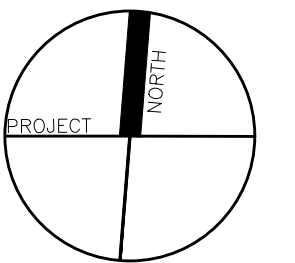


SITE PLAN 1
SCALE = 1:100 A1.0

2	ISSUED FOR SPA	OCT 26/22
1	ISSUED FOR MINOR VARIANCE	JUL 19/22
REV.	DESCRIPTION	DATE



**113 GRIFFIN STREET, SMITHVILLE - NEW MIXED-USE DEVELOPMENT
CORE COMMERCIAL "C1" ZONE OF TOWNSHIP OF WEST LINCOLN ZONING BY-LAW NO. 2017-70**

PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USE	APARTMENT DWELLING COMMERCIAL	COMMERCIAL SPACE (2 UNITS) APARTMENT DWELLING (4 UNITS)	YES
MINIMUM LOT AREA (RH ZONE)	120m ² (PER DWELLING UNIT) 4 UNITS * 120m ² = 480m ²	717.4m ²	YES
MINIMUM LOT FRONTAGE	-	-	N/A
MINIMUM FRONT YARD (ADJOINING REGIONAL ROAD 14)	-	-	N/A
MINIMUM INTERIOR SIDE YARD	-	-	N/A
MINIMUM REAR YARD ABUTTING RESIDENTIAL ZONE	6m	19.38m	YES (EXISTING)
MAXIMUM LOT COVERAGE	-	-	N/A
MINIMUM HEIGHT	2 STOREYS	2 STOREYES	YES (EXISTING)
MAXIMUM HEIGHT	15m	11m	YES (EXISTING)
MINIMUM LANDSCAPED OPEN SPACE	-	-	N/A
MINIMUM GROSS LEASABLE FLOOR AREA	-	-	N/A
MINIMUM AMENITY AREA - DWELLING WITH 3 TO 4 DWELLING UNITS ON ONE LOT (RH ZONE)	20m ² PER DWELLING UNIT = 80m ²	40m ²	NO
SETBACK TO PUBLIC STREET CENTRELINE	10.05m	10.33m	YES (EXISTING)
PARKING REQUIREMENTS			
APPLICABILITY AND GENERAL REQUIREMENTS	ii. NO ADDITIONAL PARKING OR LOADING FACILITIES SHALL BE REQUIRED FOR A CHANGE IN USE OF AN EXISTING LOT, BUILDING OR STRUCTURE LOCATED IN THE CORE COMMERCIAL (C1) ZONE iii. IF THE NUMBER OF DWELLING UNITS, THE FLOOR AREA OR THE SEATING CAPACITY WITHIN A BUILDING OR STRUCTURE IS INCREASED, PARKING AND LOADING FACILITIES SHALL BE PROVIDED FOR SUCH INCREASED DWELLING UNITS, FLOOR AREAS AND SEATING CAPACITY IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION.	0 ON-SITE PARKING SPACES EXISTING	YES
MINIMUM NUMBER OF PARKING SPACES - APARTMENT DWELLING	1.75 PER DWELLING UNIT	2 PER DWELLING UNIT	YES
MINIMUM PARKING SPACE DIMENSIONS	2.7m x 6m	2.6m x 6.0m	NO
MINIMUM PARKING SPACE WIDTH WHERE IT ABUTS LANDSCAPED OPEN SPACE	2.4m	2.6m	YES

BARRIER-FREE PARKING FACILITIES			
MINIMUM BARRIER-FREE PARKING SPACES	1 TYPE A SPACE	1	YES
MINIMUM TYPE A BARRIER-FREE PARKING SPACE WIDTH	3.4m	3.4m	YES
BARRIER-FREE PARKING SPACE ACCESS AISLE WIDTH	1.5m	YES	YES
OFF-STREET BICYCLE PARKING FACILITY REQUIREMENTS			
MINIMUM BICYCLE PARKING FACILITIES TO BE PROVIDED FOR APARTMENT DWELLING	N/A	N/A	N/A
LOADING FACILITIES			
MINIMUM NUMBER OF LOADING SPACES TO BE PROVIDED FOR A COMMERCIAL USE	450m ² OR LESS (190m ²): NO MINIMUM REQUIREMENT	0	YES
DRIVEWAY REQUIREMENTS			
DOUBLE TRAFFIC LANE FOR TRAVEL IN TWO DIRECTIONS FOR NON-RESIDENTIAL USE	MINIMUM 7.5m MAXIMUM 9.0m	±3.13m 4.49m	NO (EXISTING)
DRIVEWAYS FOR RESIDENTIAL USES WITHIN A SETTLEMENT AREA WITH LESS THAN FIVE (5) DWELLING UNITS	3m	3.13m	YES (EXISTING)
DRIVEWAY LOCATION FOR RESIDENTIAL USE WITH LESS THAN FIVE (5) DWELLING UNITS	NO CLOSER TO THE INTERIOR SIDE LOT LINE THAN THE MIN. INTERIOR SIDE YARD REQUIRED (0m)	0m	YES
3.3.1 ALLOWABLE PROJECTIONS INTO REQUIRED YARDS			
AIR CONDITIONERS, HEAT PUMPS AND ANY APPURTENANCES THERETO	N/A	N/A	N/A
AWNINGS, CANOPIES, CORNICES, COVES, BELT COURSES, EAVES, GUTTERS, OVERHANGS, PLASTERS, SILLS OR OTHER WEATHER SHIELD	N/A	N/A	N/A
FIRE ESCAPES	N/A	N/A	YES (EXISTING)
PORCHES, UNENCLOSED, 4.5 m OR LESS IN HEIGHT STAIRS ABOVE GRADE, UNCOVERED AND UNENCLOSED, FOR ACCESS TO A MAIN BUILDING	1.5m UP TO 4m FROM THE REAR LOT LINE	1.57m 23.0m FROM REAR LOT LINE	NO (EXISTING) YES

3.9 LANDSCAPING AND PLANTING STRIPS			
PLANTING STRIPS LOCATION	ALONG THE INTERIOR SIDE LOT LINE AND THE REAR LOT LINE OF A LOT THAT IS USED FOR A NON-RESIDENTIAL PURPOSE, WHERE THE APPLICABLE LOT LINE ADJOINS A LOT WITHIN A RESIDENTIAL ZONE (REAR LOT LINE ABUTS RESIDENTIAL ZONE)	REAR ABUTTING RESIDENTIAL ZONE (RM2) PARTIAL PLANTING STRIP PROPOSED	NO
MINIMUM PLANTING STRIPS WIDTH	1.5m	PARTIAL PLANTING STRIP PROPOSED	NO

NOTES:

- SEE ENGINEERING DRAWINGS FOR GRADING AND SERVICING DETAILS.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS.
- BARRIER-FREE PARKING SIGN TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AND O.B.C. REGULATIONS.
- GARBAGE AND RECYCLING BINS TO BE ROLLED OUT FROM GARBAGE ROOM TO WASTE COLLECTION PAD ON THE DAY OF COLLECTION.

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE. ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS QUANTIFIED BY INVIZIJ ARCHITECTS INC.

PROJECT NAME:	NEW CONDOMINIUM (CORONATION LODGE) DEVELOPMENT
PROJECT ADDRESS:	113 GRIFFIN STREET, SMITHVILLE, ONTARIO
PROJECT NO.:	21-018
DRAWING TITLE:	SITE PLAN
PLOT DATE:	16-Nov-23
DRWN.:	MS
CHKD.:	EC
DATE:	NOVEMBER
SCALE:	1:100
DRAWING NO.:	A1.0