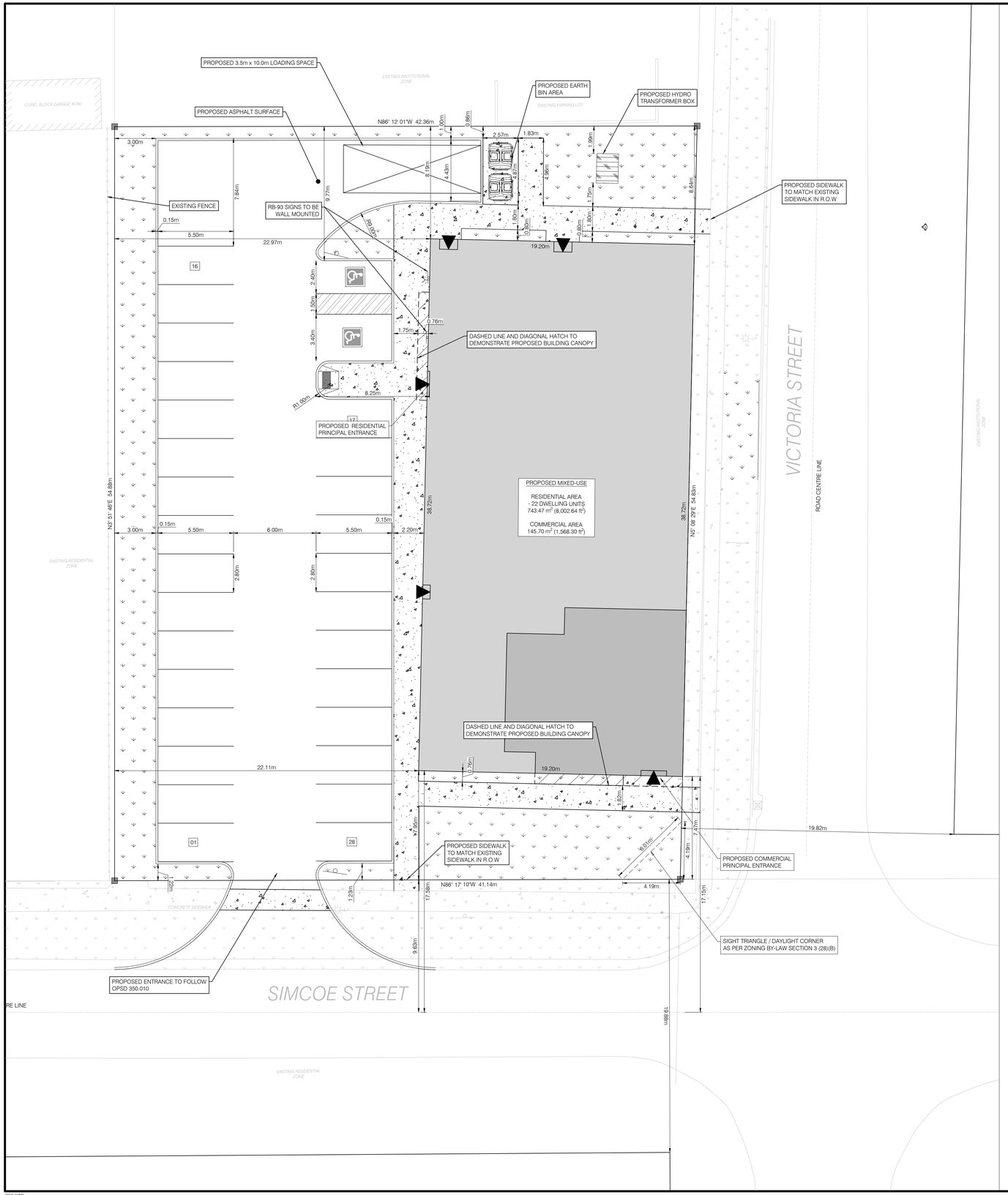


LEGEND

EXISTING	ITEM	PROPOSED
N/A	NUMBERED PARKING SPACES	01
	PARKING/ROAD SIGN	
N/A	ACCESSIBLE SPACE SYMBOL	
	FIRE HYDRANT	
N/A	FIRE DEPARTMENT SIAMESE CONNECTION	
WV	WATER VALVE	
N/A	CURB CUT WITH TACTILE PLATE	
N/A	BUILDING ENTRANCE	
	BUILDING	
	LANDSCAPE OPEN SPACE	
	SIDEWALK/CONCRETE	
N/A	FIRE ROUTE	
N/A	HYDRO TRANSFORMER BOX	
	TELECOMMUNICATIONS BOX	N/A
LP	LIGHT POLE (LP)	N/A
HCA	HYDRO CABLE	N/A
STM	STORM MANHOLE	N/A
STM	STORM MAIN	N/A
SAN	SANITARY MANHOLE	N/A
SAN	STORM MAIN	N/A
	WATERMAIN	N/A
	CATCH BASIN	N/A
	CHAINLINK FENCE	N/A
	PROPERTY LINE	

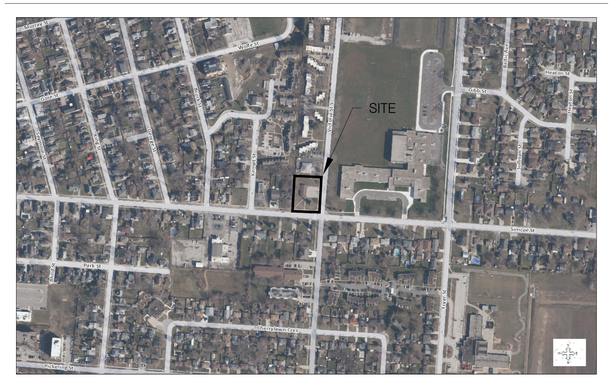
SITE DATA:

EXISTING SITE ZONING:	INSTITUTIONAL (I) ZONE		
PROPOSED SITE ZONING:	COMMERCIAL GENERAL SPECIAL PROVISION XX (CG-XX) ZONE		
PERMITTED USE:	RETAIL STORE & DWELLING UNITS RESTRICTED TO ABOVE THE FIRST FLOOR, AMONGST OTHER USES PERMITTED WITHIN THE CG ZONE		
PROPOSED USE:	RETAIL STORE & DWELLING UNITS ON THE FIRST FLOOR AND ABOVE		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	NO MINIMUM	2,290.04 m² (24,649.74 ft²) 0.23 ha (0.57 ac)	COMPLIES
MIN. FRONTAGE:	NO MINIMUM	41.27 m (135.41 ft)	COMPLIES
MAX. BUILDING HEIGHT:	10.00 m (32.81 ft)	14.02 m (46.00 ft)	RELIEF REQUESTED
DWELLING UNIT AREA	55.00m² MIN.	85.75 m² (922.95 ft²)	COMPLIES
SECTION 3(23)(g) YARD IN WHICH REQUIRED PARKING AREA PERMITTED.	IN CG ZONES OR RO ZONES WHERE PARKING SHALL NOT BE PERMITTED IN THE FRONT YARD.	1.22m (4.00 ft) FROM FRONT LOT LINE	RELIEF REQUESTED
SECTION 3 (26) SETBACKS (a) SPECIAL SETBACK SELECT ROADS - SIMCOE ST.	MIN. 25.00m FROM ROAD	7.47m (24.51 ft)	RELIEF REQUESTED
MIN. FRONT YARD DEPTH (SOUTH):	NO MINIMUM	7.47 m (24.51 ft)	COMPLIES
MIN. EXTERIOR YARD SETBACK (EAST):	NO MINIMUM	0.00 m (0.00 ft)	COMPLIES
MIN. REAR YARD SETBACK (NORTH)	7.5m (24.61 ft)	8.19 m (26.87 ft)	COMPLIES
MIN. INTERIOR YARD SETBACK (WEST):	NO MINIMUM	22.11 m (72.54 ft)	COMPLIES
SECTION 3 (3) DWELLING UNITS(a) LOCATION CONTAINING A WINDOW OF A HABITABLE ROOM WITHIN NON-RESIDENTIAL BUILDING (EAST LINE)	MIN. 2.50m FROM ANY SIDE LOT LINE	0.00 m (0.00 ft)	RELIEF REQUESTED
SECTION 3 (3) DWELLING UNITS(a) LOCATION CONTAINING A WINDOW OF A HABITABLE ROOM WITHIN NON-RESIDENTIAL BUILDING (WEST LOT LINE)	MIN. 2.50m FROM ANY SIDE LOT LINE	22.11m	COMPLIES
LOT COVERAGE:	N/A	32.47% (± 743.47m², ± 8,002.64 ft²)	COMPLIES
LANDSCAPE OPEN SPACE:	N/A	26.42% (605.05 m², 6,512.70 ft²)	COMPLIES
DRIVE-WAY WIDTH:	6.00 m MIN.	6.00 m	COMPLIES
SIGHT VISIBILITY TRIANGLE:	THE DISTANCE BETWEEN THE POINT OF INTERSECTION OF THE TWO LOT LINES AND THEIR RESPECTIVE POINTS OF INTERSECTION WITH THE LINE CONSTITUTING THE THIRD SIDE OF THE TRIANGLE SHALL BE 6 METRES	6.00 m	COMPLIES
PARKING CALCULATED BASED ON RESIDENTIAL APARTMENT BUILDING:	1 SPACE MIN. PER 1 UNIT AT 22 UNITS = 22 SPACES	22 SPACES	COMPLIES
PARKING CALCULATED BASED ON COMMERCIAL GFA FOR RETAIL STORE:	1 SPACE MIN. PER 25 m² AT 145.70m² = 6 SPACES	6 SPACES	COMPLIES
ACCESSIBLE PARKING:	4% OF THE TOTAL NUMBER OF PARKING SPACES MIN. (28 x 0.04 = 1.12 SPACES) = 2 SPACES	2 SPACES (1 TYPE A, 1 TYPE B)	COMPLIES
LOADING SPACES:	LESS THAN 250m² OF TOTAL NET FLOOR AREA OF NON-RESIDENTIAL = 0 LOADING SPACES MIN.	1 LOADING SPACE	COMPLIES
SECTION 3 (16) LOADING SPACE REGULATIONS (e) YARDS WHERE PERMITTED (i)	MIN. 3.00m TO ANY LOT LINE	REAR LOT LINE: 1.00 m (3.28 ft)	RELIEF REQUESTED
LOT/BUILDING INFO:			
TOTAL LOT AREA:	2,290.04 m² (24,649.74) ft²) 0.23 ha (0.57 ac)		
PROPOSED BUILDING AREA:	TOTAL BUILDING AREA: ± 743.47 m² (± 8,002.64ft²) RESIDENTIAL AREA: ± 597.77 m² (± 6,434.34 ft²) COMMERCIAL AREA: ± 145.70 m² (± 1,568.30 ft²)		
BUILDING GFA:	TOTAL GFA: ± 2,973.88 m² (± 32,010.58 ft²) PROPOSED RESIDENTIAL GFA: ± 2,828.18 m² (± 30,442.28 ft²) PROPOSED COMMERCIAL GFA: ± 145.70 m² (± 1,568.30 ft²)		
TOTAL UNITS:	22 RESIDENTIAL DWELLING UNITS AND 1 COMMERCIAL UNIT		
HEIGHT OF BUILDING/NUMBER OF STOREYS:	14.02 m (46.00 ft) / 4 STOREYS		
CONCRETE CURBING LENGTH:	166.37 m (545.83 ft)		
TOTAL PARKING SPACES:	30 TOTAL SPACES *29 STANDARD SPACES* *2 ACCESSIBLE SPACES*		
BUILDING USE, OCCUPANCY, & CLASSIFICATION:	3.2.2.45 GROUP C, UP TO 4 STOREYS, SPRINKLERED (MINOR OCCUPANCY GROUP E, RETAIL STORE)		

NOTES:
1. ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
2. ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 SIGNS INSTALLED.
3. ALL LIGHTING TO BE DARK SKY COMPLIANT.
4. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.

KEY PLAN

SCALE: N.T.S



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PARTNER / CONSULTANTS

REVISIONS

Date	Revision
SEP. 25, 2024	DPA/ZBA SUBMISSION
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DATE:	SEPTEMBER 25, 2024
SCALE:	1:150
DRAWN BY: KK	X PRELIMINARY
CHECKED BY: BP	- CONSTRUCTION
APPROVED BY: ----	- RECORD

PROJECT TITLE: 300 VIC

300 VICTORIA ST, AMHERSTBURG ON

SHEET TITLE: CONCEPT SITE PLAN

JOB NUMBER: 24-027

SHEET NUMBER: C101

September 25, 2024

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