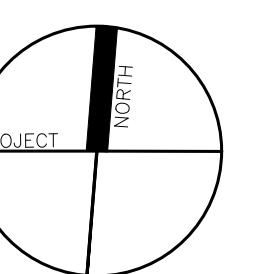


REV.	DESCRIPTION	DATE
D	ISSUED FOR CLIENT REVIEW	JAN 09/26
C	ISSUED FOR CLIENT REVIEW	DEC 05/25
B	ISSUED FOR CLIENT REVIEW	OCT 22/25
A	ISSUED FOR CLIENT REVIEW	SEP 16/25
2	ISSUED FOR SPA	OCT 26/22
1	ISSUED FOR MINOR VARIANCE	JUL 19/22
	REV. DESCRIPTION	DATE



113 GRIFFIN STREET, SMITHVILLE - NEW CONDOMINIUM DEVELOPMENT CORE COMMERCIAL "C1" ZONE OF TOWNSHIP OF WEST LINCOLN ZONING BY-LAW NO. 2017-70			
PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USE	APARTMENT DWELLING	APARTMENT DWELLING WITH 4 UNITS	YES
MINIMUM LOT AREA	120 m ²	717.4 m ²	YES
MINIMUM LOT FRONTAGE	-	10.6 m	-
MINIMUM FRONT YARD ABUTTING RR 14	-	6.31 m / 5.96 m	-
MINIMUM INTERIOR SIDE YARD	-	1.28 m / 2.4 m	-
MINIMUM REAR YARD ABUTTING RESIDENTIAL ZONE	6m	25.2 m	YES
MAXIMUM LOT COVERAGE	-	30.8%	-
MAXIMUM HEIGHT	15m	11m	YES
MINIMUM AMENITY AREA - DWELLING WITH 5 TO 8 DWELLING UNITS ON ONE LOT	40 m ² PLUS 10 m ² PER DWELLING UNIT = 80m ²	45m ²	NO
PARKING REQUIREMENTS			
MINIMUM NUMBER OF PARKING SPACES	1.75 PARKING SPACES PER DWELLING UNIT	1 PARKING SPACE PER DWELLING UNIT	NO
MINIMUM PARKING SPACE DIMENSIONS	2.7m x 6 m	2.7m x 6 m	YES
MINIMUM PARKING SPACE WIDTH WHERE IT ABUTS LANDSCAPED OPEN SPACE	2.4 m	2.4m	YES

BARRIER-FREE PARKING FACILITIES			
MINIMUM BARRIER-FREE PARKING SPACES	1 TYPE A SPACE	1	YES
MINIMUM TYPE A BARRIER-FREE PARKING SPACE WIDTH	3.4 m	3.4 m	YES
BARRIER-FREE PARKING SPACE ACCESS AISLE WIDTH	1.5 m	1.5 m	YES
DRIVEWAY REQUIREMENTS			
DOUBLE TRAFFIC LANE FOR TRAVEL IN TWO DIRECTIONS	MINIMUM 7.5m MAXIMUM 9.0 m	3.13m 3.35m	NO
OFF-STREET BICYCLE PARKING FACILITY REQUIREMENTS			
MINIMUM BICYCLE PARKING FACILITIES TO BE PROVIDED FOR APARTMENT DWELLING	1 PER DWELLING UNIT = 4 SPACES	4	YES
LOADING FACILITIES			
MINIMUM NUMBER OF LOADING SPACES TO BE PROVIDED FOR AN APARTMENT DWELLING	NO MINIMUM REQUIREMENT	0	YES
3.3.1 ALLOWABLE PROJECTIONS INTO REQUIRED YARDS			
AIR CONDITIONERS, HEAT PUMPS AND ANY APPURTENANCES THERETO	UP TO 0.6 m FROM THE SIDE LOT LINE	0.09 m FROM LOT LINE	YES
AWNINGS, CANOPIES, CORNICES, COVES, BELT COURSES, EAVES, GUTTERS, OVERHANGS, PILASTERS, SILLS OR OTHER WEATHER SHIELD	0.6 m	0.3 m	YES
FIRE ESCAPES	1.5 m	1.14 m	YES
PORCHES, UNENCLOSED, 4.5 m OR LESS IN HEIGHT	1.5 m	1.57 m	NO (EXISTING)

STAIRS ABOVE GRADE, UNCOVERED AND UNENCLOSED, FOR ACCESS TO A MAIN BUILDING	FRONT YARD UP TO 1.5 METRES FROM THE APPLICABLE LOT LINE	0.93m	YES
3.9 LANDSCAPING AND PLANTING STRIPS			
PLANTING STRIPS	ALONG THE INTERIOR SIDE LOT LINE AND THE REAR LOT LINE OF A LOT THAT IS USED FOR A DWELLING WITH 5 OR MORE DWELLING UNITS	PARTIAL PLANTING STRIP MINIMUM 0.7m WIDE PROVIDED ALONG INTERIOR SIDE LOT LINE	NO

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

SITE STATS			
TOTAL LOT AREA = 717.4 SQ.M.			
2 - STOREY RESIDENTIAL AND COMMERCIAL BUILDING			
BUILDING HEIGHT = 9M.			
CONDO UNIT TYPE -1 = 39.3 SQ.M.			
CONDO UNIT TYPE -2 = 47.9 SQ.M.			
TOTAL UNITS = 4 UNITS			
BUILDING FOOTPRINT AREA = 221 SQ.M.			
TOTAL GFA = 428 SQ.M.			
PARKING SPACE = 8 (1 BF)			
PARKING RATIO = 1.0			
PAVED AREA = 374 SQ.M.			
GRAVELED AREA = 0			
LANDSCAPED AREA = 343 SQ.M.			
OUTDOOR AMENITY AREA = 455SQ.M.			

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS OF THE CONTRACTOR'S PROPERTY OR WORKS MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

THE DRAWING SEAL IS NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZI 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: 9-Jun-26

DRWN.: KW

CHKD.: EC

DATE: SEPTEMBER

SCALE: 1:100

DRAWING NO.:

A1.0