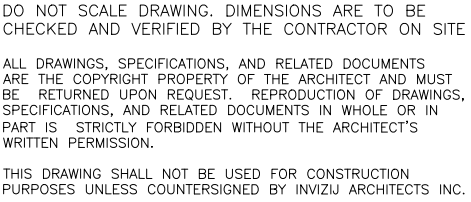


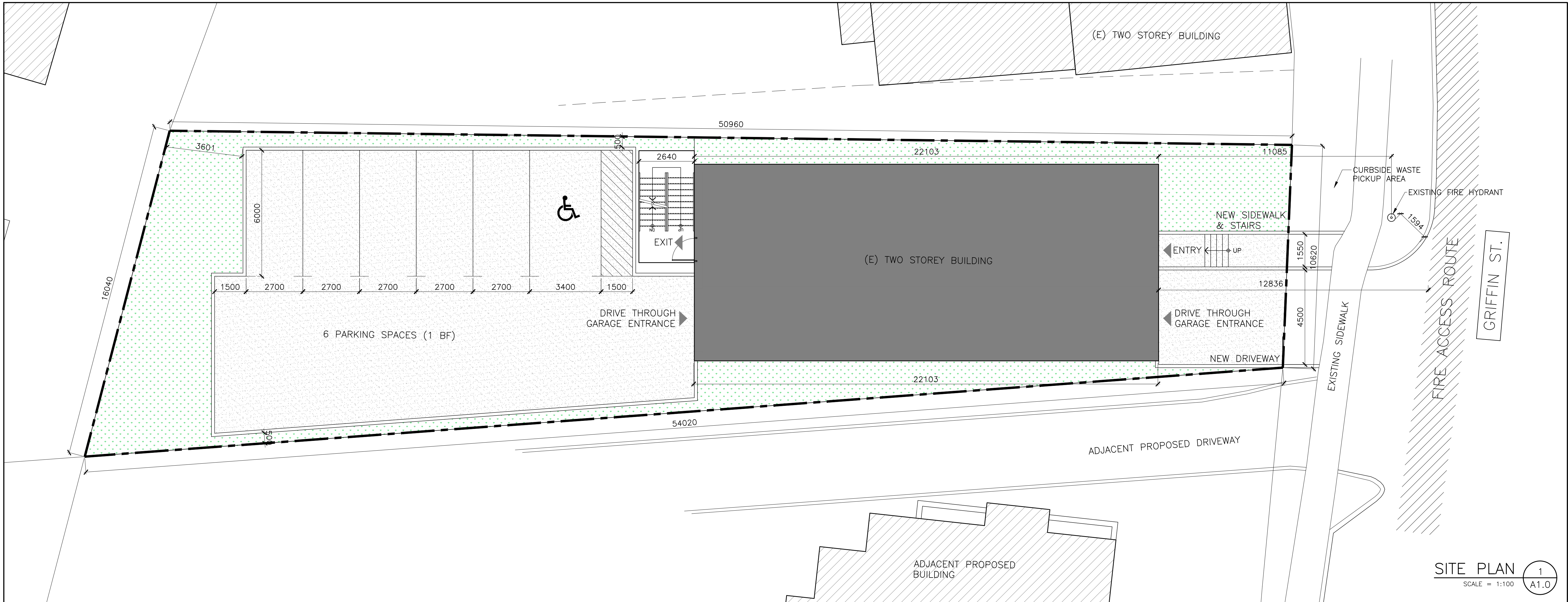


D	ISSUED FOR CLIENT REVIEW	JAN 09/26
C	ISSUED FOR CLIENT REVIEW	DEC 05/25
B	ISSUED FOR CLIENT REVIEW	OCT 22/25
A	ISSUED FOR CLIENT REVIEW	SEP 16/25
2	ISSUED FOR SPA	OCT 26/22
1	ISSUED FOR MINOR VARIANCE	JUL 19/22
REV.	DESCRIPTION	DATE



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-Jan-26
DRWN.:	KW
CHKD.:	EC
DATE:	SEPTEMBER
SCALE:	1:100
DRAWING NO.:	

A1.0



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
<u>PARKING REQUIREMENTS</u>			
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

<u>BARRIER-FREE PARKING FACILITIES</u>			
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 ACCESS AISLE WIDTH	1.5 m	1.5 m	YES
<u>DRIVEWAY REQUIREMENTS</u>			
DOUBLE TRAFFIC LANE FOR TRAVEL IN TWO DIRECTIONS	MINIMUM 7.5m	3.13m	NO
	MAXIMUM 9.0 m	3.35m	
<u>OFF-STREET BICYCLE PARKING FACILITY REQUIREMENTS</u>			
MINIMUM BICYCLE PARKING FACILITIES TO BE PROVIDED FOR APARTMENT DWELLING	1 PER DWELLING UNIT = 4 SPACES	4	YES
<u>LOADING FACILITIES</u>			
MINIMUM NUMBER OF LOADING SPACES TO BE PROVIDED FOR AN APARTMENT DWELLING	NO MINIMUM REQUIREMENT	0	YES
<u>3.3.1 ALLOWABLE PROJECTIONS INTO REQUIRED YARDS</u>			
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 FIRE ESCAPES	0.6 m	0.3 m	YES
	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 EXISTING 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 = 45SQ.M.