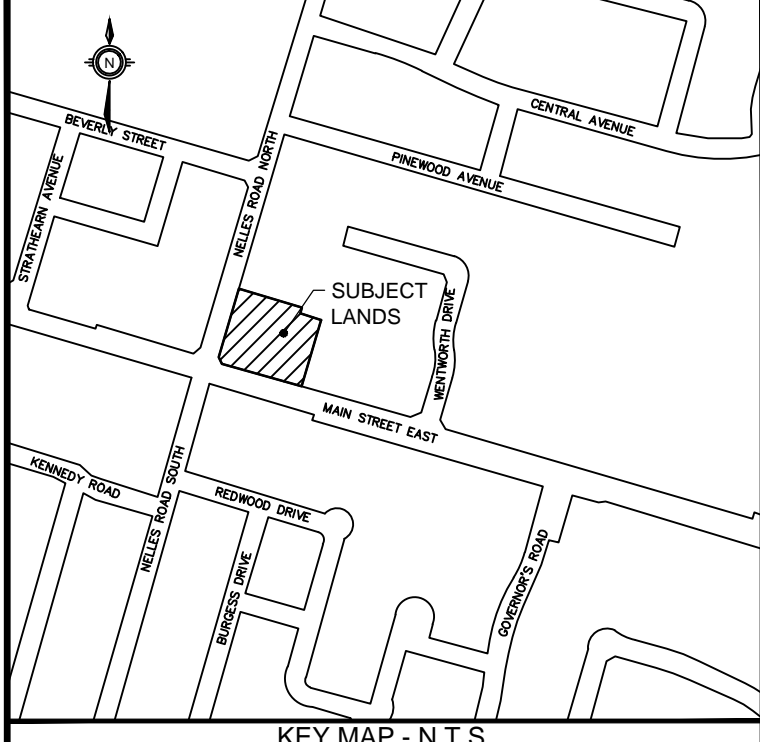
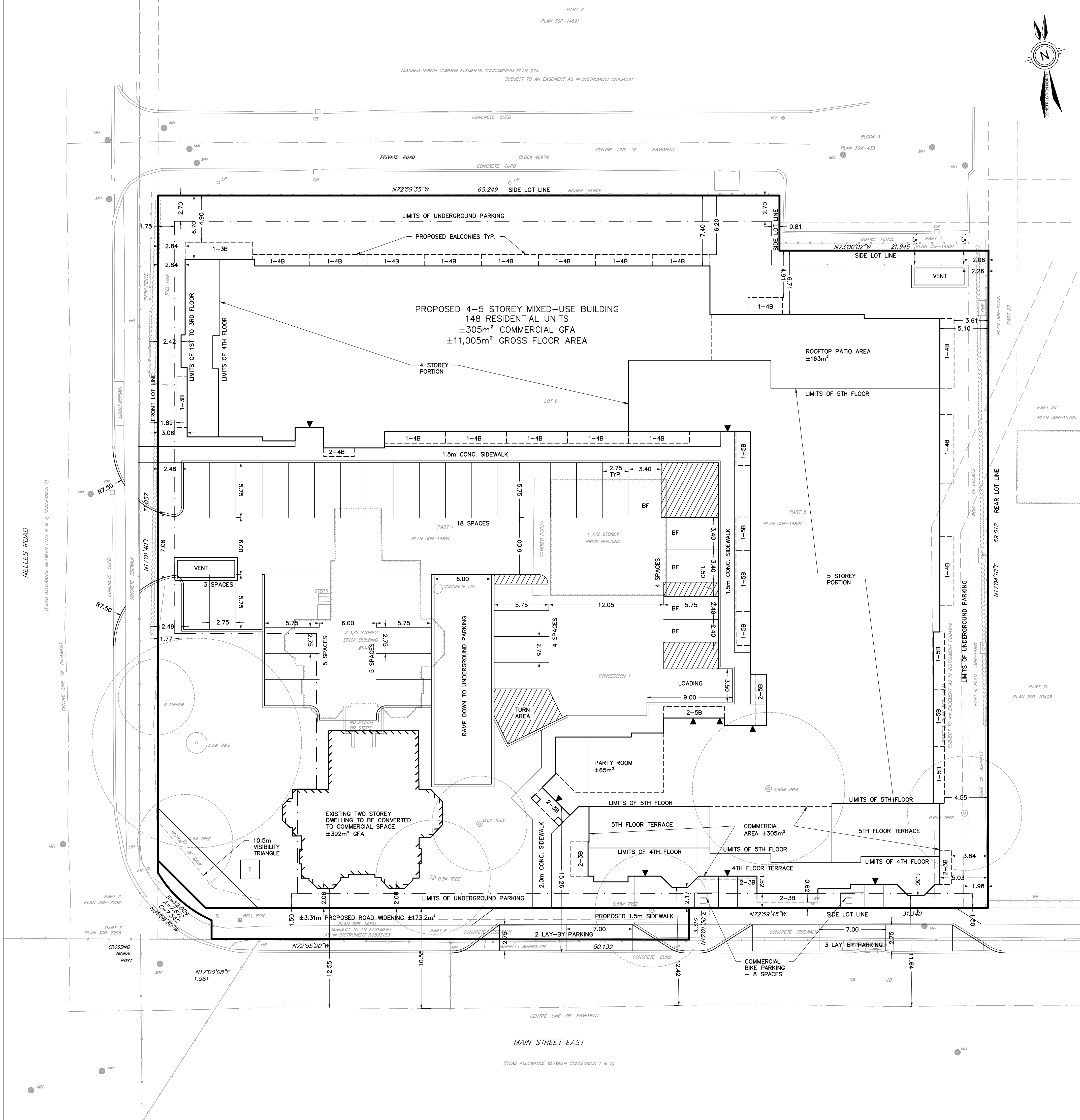


ZONING REVIEW			
NEIGHBOURHOOD COMMERCIAL (NC-126)	REQUIRED	PROPOSED	VARIANCE NEEDED
9.2 LOT, BUILDING AND YARD REQUIREMENTS			
MIN. LOT AREA	700m ²	±6380.5m ²	NO
MAX. LOT COVERAGE	1914.15m ² = 30%	2704m ² = ±42.4%	YES
MAX. GROSS FLOOR AREA	60% OF LOT AREA = ±3828.3m ²	±11,702m ² = 184%	YES
MAX. COMMERCIAL UNIT SIZE	450m ²	196m ²	NO
MIN. LANDSCAPING STRIP	4.5 m ABUTTING A STREET LINE	1.30 m	YES
LOT FRONTAGE	21.0 m	71.05 m	NO
FRONT YARD (NELLES)	MIN. 3.0 m	2.4 m	YES
EXTERIOR SIDE YARD (MAIN)	MIN. 3.0 m	1.3 m	YES
INTERIOR SIDE YARD	MIN. 6.5m ABUTTING RESIDENTIAL	6.7 m	NO
MIN. REAR YARD	7.5 m	5.0 m	YES
HEIGHT	MAX. 8.5 m	17.35 m	YES
9.2.2 ADDITIONAL PROVISIONS			
LANDSCAPE STRIP ABUTTING A RESIDENTIAL ZONE	3.0 m	1.5 m	YES
4.0 GENERAL PROVISIONS			
4.9 PERMITTED YARD ENCROACHMENTS			
PROJECTION OF SILLS, CORNICES, OR PILASTERS INTO ANY REQUIRED YARD	0.5 m	0.5 m	NO
PROJECTION OF EAVES OR GUTTERS INTO ANY REQUIRED YARD	0.5 m	0.5 m	NO
PROJECTION OF BALCONIES, CANOPIES, OR ENCLOSED PORCHES INTO ANY REQUIRED FRONT YARD, EXTERIOR SIDE YARD OR REAR YARD	1.5 m OR 1/2 THE DISTANCE OF THE REQUIRED YARD	FRONT-1.17 m EXT.-2.4 m INT.-1.6 m REAR-3.9 m	YES YES YES YES
4.31 SETBACK FROM REGIONAL ROAD			
MINIMUM DISTANCE FROM THE CENTRE LINE OF THE STREET	16.0 m	11.6 m	YES
5.0 PARKING PROVISIONS			
5.1 PARKING SPACE			
APARTMENT BUILDING 148 UNITS	1.25 SPACES/UNIT PLUS 0.25 VISITOR SPACES - 222 SPACES	166 OCCUPANT SPACES 21 VISITOR SPACES 187 TOTAL SPACES	YES
NEW BUILDING - OFFICE/RETAIL USE 305m ²	1 SPACE/28m ² - 11 SPACES	11 SPACES	NO
EX. BUILDING - OFFICE USE 392m ²	1 SPACE/28m ² - 14 SPACES	12 SPACES*	YES
TOTAL PARKING	247 SPACES	44 SURFACE SPACES* 166 1/0 SPACES 210 SPACES*	YES
5.5 SETBACKS			
PARKING SPACE TO STREET LINE OR WITHIN VISIBILITY TRIANGLE	3.0 m	2.48 m	YES
PARKING LOT TO PROPERTY LINE ABUTTING RESIDENTIAL ZONE	4.5 m	2.48 m	YES
5.6 PARKING SPACE SIZE REQUIREMENT	MIN. WIDTH 2.75 m MIN. LENGTH 5.75 m	2.75 m X 5.75 m	NO
MIN. AISLE WIDTH	6.0 m	6.0 m	NO
5.11 INGRESS AND EGRESS STANDARDS			
WIDTH OF ENTRANCE/EXIT TO LOT MEASURED ALONG THE STREET LINE	MIN. 7.5 m MAX. 10.5 m	7.0 m	YES
ENTRANCE/EXIT ADJACENT TO SIDE OR REAR LOT LINE	3.0 m	>3.0 m	NO
ENTRANCE/EXIT ADJACENT TO ANY OTHER ENTRANCE/EXIT	9.0 m	N/A	NO
ENTRANCE/EXIT ADJACENT TO INTERSECTION	15.0 m	>15.0 m	NO
5.13 ACCESSIBLE PARKING	a) 1 SPACE PER 20 PARKING SPACES REQUIRED = 11 SPACES b) ACCESSIBLE PARKING SPACE SIZE - MIN. WIDTH 4.5 m	7 ACCESSIBLE SPACES 4 @ MIN. 2.4m X 5.75m 3 @ MIN. 3.4m X 5.75m PER ADA REQUIREMENTS	YES
5.15 LOADING REQUIREMENTS	MIN. REQUIREMENT 1 LOADING SPACE	1 LOADING SPACE PROVIDED	NO
GROSS FLOOR AREA OF 251-2,350 m ²			
SIZE OF LOADING SPACE	MIN. WIDTH 3.5 m MIN. LENGTH 9.0 m MIN. HEIGHT 4.5m	MIN. WIDTH 3.5m MIN. LENGTH 9.0m MIN. HEIGHT 4.5m	NO NO NO
SETBACK TO LOT LINE	3.0 m	>3.0 m	NO
SETBACK TO STREET OR RESIDENTIAL ZONE	15.0 m	>15.0 m	NO
5.18 BICYCLE PARKING	a) WITHIN COMMERCIAL ZONE - 7% OF VEHICLE PARKING SPACES REQUIRED - TOTAL 2 BICYCLE SPACES REQUIRED b) APARTMENT BUILDING - PROVIDE RATIO OF 0.3 BICYCLE PARKING SPACES PER UNIT - TOTAL 45 BICYCLE SPACES REQUIRED	a) 8 SPACES b) 45 SPACES	NO
*INCLUDES 5 ON-STREET LAY-BY PARKING SPACES			



LEGEND
1-4B - INDICATES BALCONY FLOOR LEVEL

NOT FOR CONSTRUCTION

SOURCE:
BUILDING DESIGN AND SITE LAYOUT PROVIDED BY KNYMH ARCHITECTS.
TOPOGRAPHICAL AND SURVEY INFORMATION OBTAINED FROM A.T. McLAREN LIMITED DRAWING NO. 35863, DATED JANUARY 7, 2019.
BENCHMARK
MONUMENT 0011963U3506
TOWNSHIP: GRIMSBY PARK SCHOOL No. 215, ON NORTH SIDE OF HIGHWAY No. 8, 2.4KM EAST OF POST OFFICE TABLET IN SOUTH OR FRONT STONE FOUNDATION WALL, IN FIRST COURSE OF STONE ABOVE SIDEWALK, 1.57M WEST OF SOUTHEAST CORNER, 74CM FROM A BASEMENT WINDOW, 1.63M BELOW REDBRICK SIDING, 42CM ABOVE SIDEWALK.
ELEVATION: 97.088 metres
CGVD-1928-1978

SCALE
3 1 0 2 4 8
1:200 (m)

DESIGN BY: KNYMH ARCHITECTS CHECKED BY: JARIENS
DRAWN BY: J.MARCUS DATE: 2019-05-29

DRAWING ISSUE RECORD			
NO.	DATE	BY	DESCRIPTION
0	2019-06-18	JM	FIRST OPA/ZBA SUBMISSION

APPROVALS

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TOWN OF GRIMSBY
133-137 MAIN STREET EAST
BURGESS HERITAGE GROUP INC.

PRELIMINARY SITE PLAN
FOR ZONING AMENDMENT

FILE NUMBER: 119714 SHEET NUMBER: SP1



LAST SAVED BY: Jared.marcus, Tuesday, June 18, 2019 2:30:48 PM. PLOTTED BY: Jared.marcus, Tuesday, June 18, 2019 3:15:45 PM.