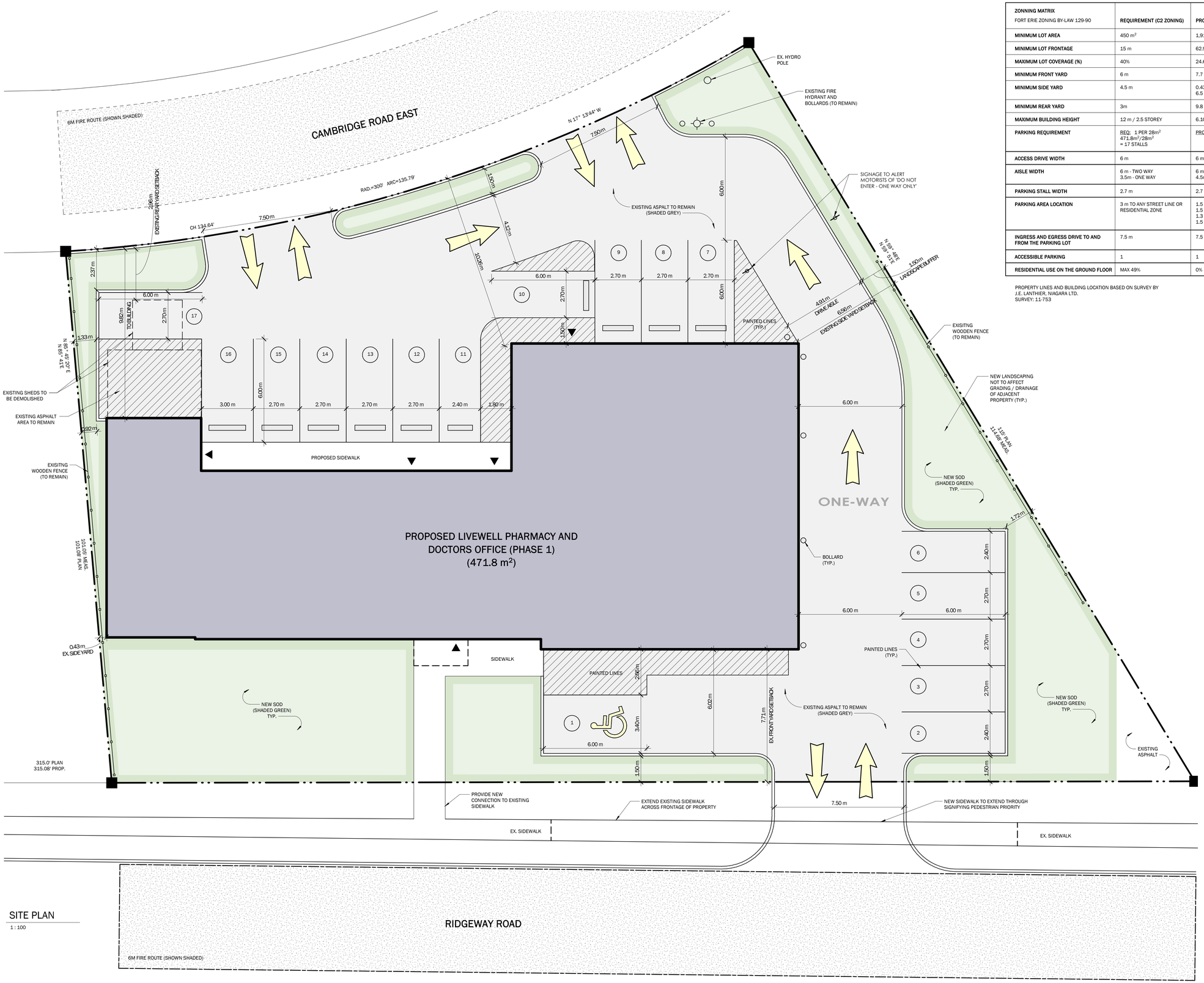


SITE PLAN
1 : 100

| ZONNING MATRIX<br>FORT ERIE ZONING BY-LAW 129-90 | REQUIREMENT (C2 ZONING) | PROPOSED |
|---|---|---|
| MINIMUM LOT AREA | 450 $m^2$ | 1,912 $m^2$ (EXISTING) |
| MINIMUM LOT FRONTAGE | 15 m | 62.91m (EXISTING) |
| MAXIMUM LOT COVERAGE (%) | 40% | 24.6% (EXISTING) |
| MINIMUM FRONT YARD | 6 m | 7.7 m (EXISTING) |
| MINIMUM SIDE YARD | 4.5 m | 0.43 m - SOUTH (EXISTING)<br>6.5 m - NORTH (EXISTING) |
| MINIMUM REAR YARD | 3m | 9.8 m (EXISTING) |
| MAXIMUM BUILDING HEIGHT | 12 m / 2.5 STOREY | 6.10 m / 1 STOREY (EXISTING) |
| PARKING REQUIREMENT | REQ: 1 PER 28$m^2$<br>471.8$m^2$/28$m^2$<br>= 17 STALLS | PROVIDED: 17 STALLS |
| ACCESS DRIVE WIDTH | 6 m | 6 m |
| AISLE WIDTH | 6 m - TWO WAY<br>3.5m - ONE WAY | 6 m - TWO WAY<br>4.5m - ONE WAY |
| PARKING STALL WIDTH | 2.7 m | 2.7 m |
| PARKING AREA LOCATION | 3 m TO ANY STREET LINE OR RESIDENTIAL ZONE | 1.5 m - NORTH<br>1.5 m - EAST<br>1.3 m - SOUTH<br>1.5 m - WEST |
| INGRESS AND EGRESS DRIVE TO AND FROM THE PARKING LOT | 7.5 m | 7.5 m |
| ACCESSIBLE PARKING | 1 | 1 |
| RESIDENTIAL USE ON THE GROUND FLOOR | MAX 49% | 0% |

PROPERTY LINES AND BUILDING LOCATION BASED ON SURVEY BY
J.E. LANTHIER, NIAGARA LTD.
SURVEY: 11-753

## LEGEND

- NEW SOD
- EXISTING ASPHALT (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- SIB
- PROPERTY LINE

ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

| No. | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| | | | |

COMMISSION:

# LIVEWELL MEDICAL

271 RIDGEWAY ROAD, CRYSTAL BEACH, ONTARIO L0S 1B0

N TRUE PROJECT

A·C·K
architects
STUDIO INC.
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

# SITE PLAN

| | | |
|---|---|---|
| DRAWN BY: | AM | DRAWING No.: |
| CHECKED BY: | CH, JMR, MDA | SP1 |
| DATE ISSUED: | 10/05/22 | |
| PROJECT No.: | 2022-178 | |